

# General Maintenance of your HAYMAC Timber Building



## Painting and Weatherproofing

Ensure your initial painting and weatherproofing is undertaken in line with HAYMAC's painting and weatherproofing information sheet. Ensure annual re-application of the exterior painting and weatherproofing, you may need to undertake this more frequently after jet washing clean your garden timber building.

## Outside of Your New Timber Building

If your timber building is located under trees or does not enjoy full sun, it may be subject to a build-up of green algae, surface mould and/or general grime on the exterior of the building over time. Regularly check that debris has not built upon the roofing felt or in gutters if fitted. Remove the build-up of grime and algae from the exterior walls using one of the following methods: Using a stiff brush, scrub affected timber with warm water with diluted detergent. Rinse thoroughly with clean water and allow to dry. Or, following manufacturer's instructions, use a diluted standard garden fungicide.

## Use of a Pressure Washer

A pressure washer, used with care, can be used to clean timber surfaces but may cause the grain to "lift" and remove previously applied paint treatments and thus require light sanding, re-painting and re-waterproofing. Should you choose to use a pressure washer, great care should be taken to ensure the nozzle is not too close to the surface to prevent damage to the timber.

## Guttering

Your new timber building will benefit greatly from having guttering fitted during installation or immediately after if you have not chosen guttering as an optional extra during your purchase. Guttering will help stop excess water from the roof running down the walls, helping to keep the interior of your timber building dry.

## Maintaining Adequate Airflow Inside Your Timber Building

Your new timber building will require an adequate free flow of air to avoid the build-up of stale damp air which, under certain conditions, can promote the growth of mould & mildew.

Garden buildings can suffer from moisture and damp issues at certain times of the year. Timber buildings are even more prone to these problems due to the porous nature of timber. Winter and Spring are the main times when there may be a high level of moisture in the air.

Effects of moisture are;

- Premature rot.
- Mould and mildew build-up on interior panels and roof.
- Mould and mildew build-up on items stored within the timber building.

Preventing Damp Issues:

Please remember that the windows and doors on your timber building are not constructed to the same specification as external Joinery Quality windows or doors that are used on domestic dwellings and as such, by their construction, are not fully water tight and during periods of heavy driven rain will allow some water penetration into the timber building.

Moisture caused by damp, wet conditions can get trapped inside timber buildings, especially if they are not used often. If the outside temperature drops, any moisture inside the shed will cause condensation on the inside of the shed panels, roof, floor and possibly other items stored in the shed. Damp conditions will cause mould and mildew to form very quickly.

To combat this issue, it is advised to allow the shed to vent as often as possible throughout the winter. This will enable fresh air to circulate inside the building and stop moisture from building up. To do this, you can open the windows, if you have them, or leave the door open from time to time.

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It is a very good option to add at least one opening window, 2 is better, to your new garden timber building. A great alternative to an opening window, as it is a more security conscious option, is to add two stainless steel vents to your new garden timber building, these are best positioned at either end of the timber building, one at high level and one at low level to aid with air flow throughout the building. These optional extras need to be requested when you place your order for your new timber building.



It is also a good idea to not store wet or damp items in the garden timber building, like garden tools or wet clothes etc. Try to dry them off before returning them to your timber building.

Installing a floor covering such as Carpet or Linoleum/Vinyl is not recommended in your garden timber building as carpet will absorb moisture, and without adequate ventilation, the carpet will hold the moisture and cause an excessive build-up of mould or mildew which will cause the floor boarding to rot prematurely. Linoleum/Vinyl will not allow adequate air flow beneath the Linoleum/Vinyl floor covering and the floor boarding which will not allow the floor boarding to dry during periods of high ambient air moisture and will cause excessive mould and mildew build-up which will cause the floor boarding to rot prematurely.

Do not store items directly against walls as this will cause areas where airflow is restricted, and the same applies to storing items too close to the ceiling.

If you do get mould or mildew forming, it is advisable to remove it as quickly as possible with an anti-mould cleaner, before it penetrates and permanently damages the timber, and address the free flow of air requirement.

If some cases you may need to temporarily install a dehumidifier to dry out the inside of your timber building.

Key Items to Prevent Mould & Mildew Build-Up Inside your Timber Garden Building:

- Ensure your initial painting and weatherproofing is undertaken correctly inline with HAYMAC's painting and weatherproofing information Sheet.
- Ensure annual re-application of the exterior painting and weatherproofing or as is deemed necessary, i.e. after jet washing.
- Ensure adequate free flow of air through the timber building, especially during periods of high ambient air moisture content and in particular after periods of heavy rain.
- Regularly check for any excessive water penetration through doors and windows, if apparent, dry out using a dehumidifier or increasing the air flow through the building until dry. You may need to check you have adequately painted and waterproofed the timbers around the windows and doors.
- Do not store wet/damp items in your timber building.
- Avoid storing items up against the walls or ceiling which will create a reduced airflow behind the item and the exterior cladding.