



**AFTERCARE GUIDE  
&  
FREQUENTLY  
ASKED QUESTIONS**



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# UNIQUE SELLING POINTS

- Handmade at our factory in the UK
  - Value For Money
- We Only Use Quality FSC Suppliers for Our Timber
- We Use Swedish Redwood & Whitewood Timber
  - Tanalised Timber Range
  - Custom Painted Range
- Bespoke Buildings Made to Order
- Standard 16mm Nominal and Optional 22mm Cladding
- Standard 38x50mm Framing and Optional 50x50mm or 75x50mm
  - Excellent After Sales Support
  - Company Established in 2007



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## Taking Care of Your New Garden Building

*Help Make Your Building Last Longer*

### AFTERCARE GUIDE

#### Factory treated building information; maintenance & aftercare (applicable to all our building range & cladding options)

##### 1. Treatment

All our buildings are factory treated and have been dipped in a water based preservative pre-treatment which will give a medium oak appearance. The preservative pre-treatment will not offer full timber protection and will need to be recoated with a waterproofing treatment suitable for exterior timber within three months of installation and annually thereafter.

When treating your building you must ensure the timber is dry and remove any surface mould with a stiff brush prior to application. Apply the treatment generously in an even coat, treatment can normally be applied by brush, roller or spray however refer to manufacturer's instructions for information on how to apply your chosen treatment. For maximum protection, a second coat should be applied when the first coat is completely dry, again refer to manufacturer's instructions for drying and recoat times.

When applying treatment, it is advisable to wear protective gloves and suitable respiratory equipment during application. You should always wash your hands and any exposed skin after completing your treatment.

##### 2. Roof care

All roof coverings must be regularly checked for any bushes, brambles, and trees as these can cause tears and splits. You must also check for any bird waste and remove it as soon as possible as the uric acid residue can eventually erode roofing materials.

##### 3. Turn buttons

Please ensure your two turn buttons are closed when your garden building is not in use to help prevent the doors from warping. Do not remove the turn buttons until the building is stabilised, so warping of the doors does not occur. This will not apply on British CE mark registered buildings.

##### 4. Ironmongery

You can regularly oil your ironmongery to prevent rust, increase longevity and freshen the appearance. You should never use anything abrasive to clean its surface, simply polish with a cotton or microfiber cloth.







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## **5. Tips on how to prevent condensation in a timber garden building**

Condensation inside a timber building can occur from a variety of sources. Summer heat can build inside the structure, causing the air to become damp if it is not extracted to outside the building. Humid air inside a building can rust stored tools, cause mildew to form on surfaces and promote insect infestations. Preventing a building from retaining moisture requires making it as waterproof whilst allowing air flow particularly in Pent roof buildings.

**Seal Around trims and joints to further combat moisture penetration:** Consider applying caulk on the outside of the building. Place it on all seams where siding sections join, around windows, doors, trim, air vents and corners, and where the building's sides meet the roof. Caulk prevents rain and moisture from entering the building. If caulk is applied on the building interior, rain can penetrate seams and leak into the building.

**Install a Shed Dehumidifier:** Dehumidify the air inside the building with a dehumidifier or window-unit air conditioner during the day. Close all the building windows and doors before operating either appliance. Do not run a dehumidifier and air conditioner at the same time. A dehumidifier or air conditioner should be used only in a building without vents. A dehumidifier would draw outside air through the vents and into the building. Cool air produced by an air conditioner would be lost to the outdoors through the vents.

**Use a Window Fan:** Operate a window [fan](#) in the building to improve air circulation and to vent hot air to outside the building. When controlling humidity in a building, run the [fan](#) during the day or as needed. Install a window [fan](#) in a sliding window by raising the window's lower panel of glass, setting the [fan](#) inside the window frame and lowering the raised panel of glass onto the [fan](#) to secure the appliance in place. The [fan](#)'s power cord must be inside the building. A window [fan](#) can be used in a building with or without vents because it improves air flow in the building. A window [fan](#) should not be used in conjunction with a dehumidifier or air conditioner.

**Install Vents:** Install a [ridge vent](#) in the building's roof and install [gable vents](#) in the buildings gables. Both kinds of vents allow warm air to escape from the building but do not allow rain or melted snow to enter the structure.

**Let in Fresh Air:** Open the building door, window or both periodically to allow cooler, drier air to circulate through the building. Running a window [fan](#) with a door and window open creates even more air circulation to dry the buildings air.

Garden sheds can suffer from moisture and damp issues at certain times of the year. Wooden sheds are even more prone to these problems, as timber is a perishable material. Winter and spring are the main times when there may be a high level of moisture in the air. This is caused by wet weather and damp conditions.

Effects of moisture are...

- Premature rot
- Mould on interior panels and roof
- Warping and sagging of timber

**Preventing damp issues:**

A major cause of rot in garden sheds is rising damp, this is caused by ground water being absorbed through the floor bearers and into the floor. To prevent this from happening it, is best sorted during the initial planning stages of siting and building the shed. You will need a barrier between the ground and the floor of the shed, to stop the moisture entering.

There are a few things that you can do to prevent and minimise the damage which can be caused by moisture.

How you do this will depend on what type of base you prepare and where you position the building.

- Timber bearers can be used to raise the shed completely off the ground, so that it is almost impossible for water to penetrate the floor bearers.
- Concrete and paving slab bases need to be a level as possible to allow water to run off and prevent it from pooling. A building that sits in puddled water will inevitably absorb water.



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Not only can sheds suffer from ground moisture, but also from moisture in the air. This issue is particularly prevalent in winter. Moisture, caused by damp, wet conditions can get trapped inside sheds, 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. This condensation will cause mould and mildew to form very quickly.

To combat this issue, it is recommended to allow the shed to air as often as possible throughout the winter. This will enable fresh air to circulate around 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. It is also a good idea to not store wet or damp items in the shed, like garden tools or bikes etc... try to dry them off before returning them to the shed. If you do get mould forming, it is advisable to remove it as quickly as possible with an anti-mould cleaner before it penetrates and permanently damage the timber.

## 6. Natural Shrinkage / Expansion & Cupping

The timber used in the construction of your garden shed, playhouse or summerhouse will have retained some of its natural moisture content. The moisture content of the timber will vary, depending upon prevailing environmental conditions, which will result in the boards either expanding or contracting naturally. As the boards dry out further shrinkage may occur.

As wood is a natural product it is also likely you may notice small splits and cracks in some components or holes may appear where knots shrink and fall out these can be filled using a suitable flexible wood filler, this will not affect the structure of your Garden Shed or Summerhouse.

To mitigate the risk of your building shrinking or swelling it is advised to treat the whole building ASAP, inside and outside.





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## Information For Factory Spray Painted Building Information; Maintenance & Aftercare



The primer and paint are applied to each section of the building with a spray gun ensuring complete coverage and a finish that would not be achievable by hand application. The coatings provide a water repellent, flexible and decorative finish which will give many years of service. There are certain factors we would like you to be aware of with regards to this type of finish.

### **Discolouration of coated timber**

Staining of opaque coated joinery is a complex phenomenon and generally results from two main sources: soluble extractives or tannins and resins, both of which are naturally present in timber. Resin exudation is prevalent in softwood, particularly around knots. As well as timber species, the severity of staining is also influenced by the following: growing region, knots, preservation treatment, processing, and exposure to conditions. Moisture plays a major part in tannin migration through the coating system and site problems occur most often when dry timber from the factory is exposed to warm moist conditions. The rapid uptake of moisture in the timber will mobilise the resin and tannins whilst heat and sunlight will draw them to the surface. Many tropical and naturally durable timbers have soluble extractives that are released when the timber is wetted by a coating. Such extractives can discolour the coating film, and the effect is most pronounced with traditional water borne coatings. Western Red Cedar is perhaps the most extreme example of a species prone to this type of staining.

### **Resin staining and exudation**

In addition to soluble extractives, the cell structures of wood contain groups of chemicals, often referred to as exudates. In softwoods, the principal exudate is referred to as resin and can show itself in coating discolouration, viscous liquid, or crystalline solids on the surface of the timber or coating, or combination of both. Resin staining and exudation is commonly seen at knot margins but is also found in resin ducts and sometimes on latewood bands. Timber species, age, growth conditions, season of harvest, the ratio of sapwood to heartwood and the number of live knots all have an influence. The staining associated with resin is chemically different from the tannin stains of hardwoods and many hardwoods isolating primers offer relatively ineffective protection against resin staining. Resin exudation is usually initiated by a combination of heat and moisture, which changes the resin from a solid to a liquid and in severe cases a gas. Specific weather conditions can trigger the problem and discolouration will occur most rapidly on warmer southern elevations when humidity levels are high. Darker coating colours, which absorb more energy, may initially disguise staining, but can accelerate resin migration leading to blistering and adhesion failure. The problem is often seen around knots, where the preservation fluid will partly dissolve resin concentrates, bringing them to the timber surface, producing severe staining and blistering even when knotting solution is used. There is no fool proof solution to the problem of resin exudation.

### **Resin Exudation remedial measures**

When resin has exuded through the permeable coating, the best remedial treatment is to allow the resin to weather until it dries and oxidises, forming a white crystalline powder. The dried resin can then be removed with a stiff nylon or natural bristle brush, and any remaining residues washed off with a cloth. Water based coatings with their relatively high degree of moisture vapour permeability are more likely to allow the passage of resin to the surface without damage to the coating, and if the finish is not damaged by over vigorous scrubbing during crystal removal, re-coating is often unnecessary.





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Although it may be unsightly, it is better not to remove fresh sticky resin in practice, this can be exceedingly difficult, and the presence of sticky resin indicates that the exudation is continuing. The remedial work for resin exudation is often best left until the first maintenance period, by which time the resin has normally fully crystallised. After removal as described above, the overall application of one maintenance coat to finish restores the general appearance of the timber and maintains its protection.

### Maintenance

This gives basic guidelines on maintaining and redecorating your factory spray painted building. Typically, these buildings will have a maintenance cycle of around three years, but in exposed and coastal locations or on open elevations, wind, rain, and strong sunlight can cause increased amount of dimensional movement within the timber substrate, causing a more rapid disruption of the protective film. For this reason, it is recommended the cladding is inspected annually and any areas of damage or breakdown repaired. Preventative rather than reactive maintenance will ensure the timber is always protected, extend its service, and maintain the decorative appearance of the building.

### General Care

At least once a year inspect the timber cladding, ideally washing it down with soapy water to remove surface pollution, this can be done at the same time as when the windows are cleaned. Do not use a pressure washer as this will drive water between the tongue and groove and into the building. Inspect the coated boards, looking for signs of surface damage or splitting, coating breakdown, or discolouration of the timber surface beneath the coating, which indicates moisture ingress. Inspect and clean out any guttering and down pipes that have been installed, repairing any leaks, which can cause localised and excessive wetting of the cladding. Spot repair any minor areas of coating damage, shakes or open joints.

STICKY SAP AND RESIN CAN EASILY PENETRATE THROUGH PRIMERS AND PAINTS. TO REDUCE THE RISK OF THIS WE USE HIGH QUALITY PRIMER AND A TOPCOAT OF WOOD PAINT.

WE SUPPLY SPARE POTS OF 'TOUCH UP' TREATMENT WITH ALL BUILDINGS TO ALLOW FOR BASIC MAINTENANCE WHEN REQUIRED

(Please see image of typical potential penetration of sticky sap)







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## Tanalised Building Information; Maintenance & Aftercare

All our tanalised buildings have been treated with TANALITH wood preservative under controlled conditions in a vacuum pressure timber impregnation plant. TANALITH is a water-based wood preservative that contains copper and proven organic biocides. When impregnated into the timber the preservative components bond with the wood structure and cannot easily be removed. TANALITH pressure treated timber has a long-term protection against fungal and insect attack, including termites, for both in and out of ground contact, interior and exterior applications when treated to the correct usage specification. TANALITH pressure treated timber has an initial natural green colourisation. Upon external exposure, the green colour slowly weathers to a warm, honey brown and in the long term becomes a silver grey. The weathering process does not indicate any loss of preservative protection.

### Main Features:

- All pressure treated buildings are manufactured using 15mm finished cladding with an extended 10mm tongue
- Protected by a unique, highly developed preservative formulation, TANALISED E pressure treated timber gives a reliable and consistent protection against fungal decay and insect attack
- Appealing natural pale green colour with excellent weathering properties
- Usually specified for indoor and outdoor applications where there is a medium to high risk of fungal decay and insect attack, e.g. general construction, landscaping and leisure timbers, fencing and other outdoor timber projects.
- TANALISED E is tested in accordance with the requirements of BS EN599 and new European standards
- TANALISED E is acknowledged globally on performance for long term protection against decay and insect attack

### Maintenance:

- We recommend all tanalised buildings to be treated **IMMEDIATELY** following installation and annually thereafter using a water repellent treatment and all windows to be made watertight using silicone or sealant to maintain validity of the guarantee. If you allow your building to become too wet or too dry this may lock moisture in or out and affect the integrity of the building.

### Guarantee:

Our 15-year guarantee against general timber rot and decay - the guarantee does not cover against splits or movement which may occur naturally over time

No warranty is given on ex-display buildings; these are sold as seen.





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## Roofing Felt Information, Maintenance & Aftercare

There are lots of environmental factors which can affect the lifespan of your roofing felt. Our buildings are supplied with either standard green mineral felt, heavy duty grey mineral felt or felt shingle tiles (red, green, slate, or black) depending on your chosen product. Over the past decades, weather has proven to be the largest source of environmental damage to roofing products. Still, other conditions related to the environment can also take a toll on your roofing materials. Even though roofing materials are engineered to take a perennial beating from various elements like snow, wind, sun and rain, environmental conditions consistently test the roof materials integrity. Consequently, the roofs lifespan is directly relative to its ability to endure the devastating effects of the harsh elements. In case you experience a roof failure, one or more of these natural culprits could be behind the issue.

### Extreme Wind

The innovative design of premium roofing felt, and its placement has been improved to resist the average wind-load for different regions. Nevertheless, in situations where the wind gets too extreme, even beyond the felt's strength, the felt becomes vulnerable and weakens. It should be noted that the effect of wind moving over the felt is never uniform because certain regions are more predisposed to higher wind pressure than others. This means that areas with extreme wind may need a felt repair or replacement sooner than other regions.

### Sunlight Exposure

It is a well-known fact that the sun produces certain electromagnetic radiations such as UV light, infrared light, and more. The longevity of felt is determined by the intensity of these radiations and how often they get exposed to these unfriendly rays. When felt is exposed to a higher degree of sunlight, its effectiveness begins to decline. This is because the heat generated from the sun radiations attack the layer, thus, causing brittle damages to the felt.

### Change in Temperature

Temperature fluctuation is also a significant factor in the felt's lifespan. The extremity of temperature experienced by the felt can play a role in determining how long it last before it is compromised and needs replacing. Increased temperatures accelerate the photo-oxidation of the felt, therefore leading to a higher deterioration rate. While at low temperatures, the rate of expansion of the felt increases. Making the felt vulnerable to splitting under applied stress.

### Atmospheric Gases

The atmosphere is made up of some gases such as nitrogen (78%), oxygen (21%), water vapour, and other gases make the remaining (1%). Chemical reactions between these gases can lead to the formation of certain oxides and hydroxides. These formations react with the felt surface to expedite a corrosive chemical reaction, which is detrimental to the felts structure.

### Trees and Natural Debris

Branches from trees and bushes that overhang the roofing expose the felt to potential damage from accumulated abrasions and impact. This can also increase the collection of leaves and other debris on the felt surface which will lead to increased moisture and naturally rotting foliage.

Since environmental factors are out of TGB sheds control, we do not offer a guarantee on any of our roofing materials. You can control a few factors and manage the rest, typically it would be good practice for you to plan the initial position of your building then to adopt a regular roof maintenance check and replace the roofing felt as required.

N.B. Roofing felt will shrink and expand due to temperature fluctuations resulting in a rippled appearance, this is unavoidable and will not warrant a re-felt.



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## Frequently Asked Questions

### **What warranty do I receive with my building?**

All new buildings are guaranteed for 12 months following the date of delivery, except for the roofing felt and if failure to treat the building within 3 months.

No warranty is given on ex-display buildings; these are sold as seen.

Timber Garden Buildings cannot be held responsible for any storm damage caused to buildings by severe or adverse weather conditions.

All Tanalised buildings are guaranteed for 15 years following the date of delivery, with the exception of the roofing felt and failure to treat the building within a reasonable time frame and then annually thereafter.

All warranty is subject to the terms and conditions of your order Guarantee.

### **Do I need to treat my building?**

Simple Answer – Yes!

All our buildings are factory treated (except tanalised buildings) and have been dipped in a water based preservative pre-treatment which will give a medium oak appearance. The preservative pre-treatment will not offer full timber protection and will need to be recoated with a waterproofing treatment suitable for exterior timber within three months of installation and annually thereafter.

When treating your building you must ensure the timber is dry and remove any lichen with a stiff brush prior to application. Apply the treatment generously in an even coat, treatment can normally be applied by brush, roller or spray however refer to manufacturer's instructions for information on how to apply your chosen treatment. For maximum protection, a second coat should be applied when the first coat is completely dry, again refer to manufacturer's instructions for drying and recoat times.

When applying treatment, it is advisable to wear protective gloves and suitable respiratory equipment during application and you should always wash your hands and any exposed skin after completing your treatment.

### **Why are the tongue and groove cladding boards not in line?**

All the panels have a start point for the boards, this means that panels that are made in 2 or more sections should line up. There is a chance it may run out over the full panel, as there is a +/- of 0.5mm in the machining tolerances. This will mean over 20 boards it could be up to 20mm out at the last board. However, this is rare, as the timber is run and cut a load at a time but can still happen.

When the panels are manufactured there are 3 main factors that must be considered prior to production; door size, where the windows are on the panel and to ensure there is a reasonable overhang on the bottom of the panel (see above).

### **Why is there a joint under my windows?**

All standard windows have a butt joint at the bottom of the window to create a rebate so that the glass can sit in the recess, there is framing behind the joint to stop rain and daylight coming through the joint (a butt joint is a technique in which two pieces of material are joined by simply placing their ends together without any special shaping).





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#### **Why are the tongue and groove cladding boards cupping/swelling/shrinking?**

Timber is a natural product; therefore, it is subject to change. When the timber absorbs water and then dries out in extreme heat, this can result in the above happening. The best way of reducing & minimising this is to ensure your building is treated with a waterproofing timber treatment asap following installation (must be within 3 months) and annually thereafter. It is also essential that the building is well ventilated and not butted up to a wall or fence thus allowing a good ongoing maintenance plan.

#### **Why has my door dropped?**

If the base is not level it can put stress on the panels thus causing the panels to move, doors to drop or touch at the top or making contact with the side of the door rail, if the panel is not plum or twisted on the base it can cause the door to bow out at the top or bottom of the panel. Some movement may occur post-delivery, and this is beyond our control.

#### **Why has my Building developed knots cracks and splits?**

Timber is a natural product therefore as it expands and contracts knots, splits and cracks may appear. This is a completely normal occurrence which you may fill with sealant and retreat with wood preservative. To mitigate the risk of your building experiencing these types of incidents, you must treat the building ASAP after delivery, and we recommend annually thereafter.

#### **Why is my building leaking, why is there Condensation & Mould?**

Condensation can often look like the building is leaking but this is not the case. Condensation is a natural occurrence that can happen with fluctuations in temperature. The garden building must be regularly aired especially in the winter months. You may add vents, open any opening windows and doors to keep the building well ventilated.

See Tips [on how to prevent condensation in a timber garden building in the aftercare section](#) for useful tips to prevent condensation and mould.

#### **Why is my felt wrinkling?**

The felt membrane is likely to wrinkle when exposed to change in humidity and temperature, this does not compromise the purpose of the felt and it allows for expansion and contraction during varying weather conditions.

#### **Why is my Shed Discolouring?**

Wind, rain, and sun all contribute to shed timbers becoming discolored and dirty. Protecting your shed with oil-based treatment will reduce the amount of discolouring to your building.

#### **Driving rain has penetrated my building?**

Extreme weather conditions, unfortunately, may affect your timber building as the construction is built to withstand normal weather conditions. Driving rain and if positioned in exposed areas or both, may cause temporary water penetration.

#### **What is Tanalised wood?**

Tanalised wood and pressure treated wood are the same thing. They both refer to wood that has been specially treated with a mixture of chemicals to make the timber more durable and longer lasting. This treatment is done under pressure which forces chemicals into the wood, and generally involves a chemical called Tanalith E. Tanalith is a brand name of the chemical, the actual chemical used in the process may be a relation of Tanalith E, but one that gives the same result.





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### **Are Tanalised buildings waterproof?**

A tanalised building is not waterproof, even pressure treated wood will need protection as it is not waterproof; a weather-proofing topcoat or base layer preservative is recommended every 12 months to fully protect timber through the winter months. We recommend you treat your building with a good quality wood preservative / water repellent within the first month of installation and annually thereafter in accordance with the instructions of the preservative used.

### **Why does some of the wood look green?**

As the pressure treatment begins to dry some of the tanalised solution comes to the surface of the timber. The copper in the Tanalith E chemical reacts with air which, is what causes the green appearance on the surface of some of the timber. Sometimes small crystals can form, this happens when sap in the wood undergoes pressure treatment, if you notice this or resin bubbles you can remove these with a hard bristle brush. The green appearance will fade over time and can be painted if you are unhappy with the appearance. The green colour slowly weathers to a warm, honey brown and in the long term becomes a silver grey

### **What does my 15-year guarantee cover on Tanalised buildings?**

Tanalised E wood used for our buildings has a unique, highly developed preservative formulation to give a reliable and consistent protection against fungal decay and insect attack. Fungal decay is caused by a biological attack within the wood by a certain species of fungi. The fungus can lie dormant in the timber for years until the right conditions present themselves. The conditions needed are oxygen, moisture, and nutrients, with moisture being the critical component. Mould is not a type of fungal decay.

