

# Guidance for maintaining External Wall Insulation

Now that your home has had **External Wall Insulation** (EWI) fitted to the outside walls, the change in appearance and warmth is amazing!

So what do you have to do to keep it looking great and performing to the highest standard? EWI is traditionally **maintenance free** but to ensure it performs at its best please follow the guidelines detailed below...

## General advice:

Now your home is insulated, you will benefit from making the following small changes, some of which will help prevent damp in your home:

- Adjust your heating to suit the new temperature of your home one degree at a time.
- Keep all rooms warm during cold weather to prevent **condensation** - this is particularly important in bedrooms.
- **Open** the **windows** occasionally to **circulate air** around the home.
- Open **trickle vents** on your windows (found at the top) to allow ventilation on a more regular basis.
- Do **not block** or **obstruct** wall vents
- Try to produce **less** water vapour by:-
  - ☆ Covering pans when cooking,
  - ☆ Drying clothes outdoors (or opening a window if you have to dry them inside)
  - ☆ Venting your tumble dryer outside.

## Cleaning



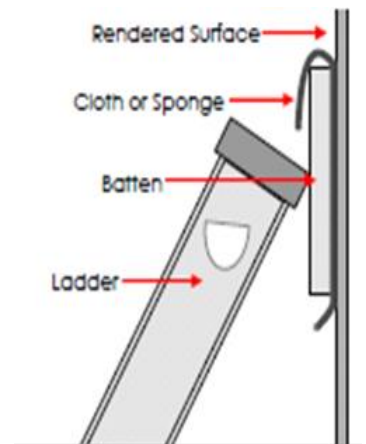
Use a **soft** bristled **brush** to remove any dry dirt. Do **not** brush too hard, as you don't want to take any of the specialist render off.



## Use of ladders

All rendered wall surfaces can be **permanently damaged** by the careless use of ladders. Even ladders with protected ends can remove the render or mark the surface. To avoid problems please ensure you:~

- **Spread the load** on the surface with a batten wrapped in **cloth** or **sponge**.
- Do **not drag** the ladder over the surface when moving.
- Use a **soft brush** when lightly brushing off dried mud etc.



***NB:*** Where possible please ***do not lean*** bikes, ladders – anything in fact - directly on to the walls of the house as it may damage the new system and render – which can make the insulation ***ineffective***. Please be careful when taking out your bins too because any damage to the render, and/or insulation can have an impact.

## Maintenance & repairs

We suggest you inspect your EWI system regularly. In the event that the insulation system is damaged, please call the Council's Contact Centre on **03450 450 501** so that an inspection of the damage can be carried out before repair works are done. Failure to do so may invalidate the guarantee and the efficiency of your property.

# **Fixtures & fittings**

If after the work has been completed you wish to add fixtures and fittings, such as **satellite dishes, gate posts, hanging baskets, lights etc.** to the **outside** of your property, you **must** make sure that the **correct fixings** are applied and are **long enough** to **pass through** to the **original wall**.

**Suitable fixings** are available from any regular building merchant and it's recommended that the insulation fixings should be **at least 110mm** long to ensure they go **through** the insulation to the **brickwork**. If unsure ask, as they will be able to advise on suitable fixtures available for the specific item – so long as you mention you have EWI!

- Care should be taken not to **compress** the system as this could affect the **performance** and **security** of the item being fixed. Fixtures must be anchored **back** to the **original wall** and **not** the EWI system.
- **Percussion drilling** must **not** be used as there is a risk of snagging the mesh layer.
- **Mastic sealant** should be used to prevent water entering the system around **any** fixings.
- Tenants and Tradesmen should obtain the relevant information from the Council **before** starting **any** work which may affect the render. (It is always best to **double check** with SCDC and the Trader **before** they start the work to ensure the right fixings are used.)

*Example of Insulation Fixings (110mm) holds up to 5kg of weight per fixing*



**Mastic sealant** should be applied around the fixture to prevent water entering the insulation system.