

## **Garage Maintenance Details**

You will now have taken delivery of your new garage. The following guidelines are designed to help you maintain your building, to keep it looking new for as long as possible!

### **Fillet**

A sand and cement fillet should be pointed between the bottom of the panels and the concrete base **ON THE INSIDE ONLY**, in order to seal the garage. If a fillet is pointed on the outside of the garage the water will not have anywhere to disperse, and consequently seep into the garage in time. It is **YOUR** responsibility to ensure that the fillet is completed. We suggest a 3:1 building sand / cement mix with a PVA mixed in. It may help if a bead of silicone is pointed into the joint prior to laying the fillet.

### **Ground Conditions**

Please check the ground conditions around the base if you do get ingress of water. The surrounding area to the base should be lower than the base itself or in time water may find its way into the building. If the surrounding area is at a raised level a retaining wall may have to be built to ensure the garage does not let in water. We cannot guarantee any buildings that are erected on a base that is lower than the surrounding area.

The addition of guttering will disperse the water from the garage roof away from the base far more effectively than if it is not attached.

### **Concrete**

The concrete sectional panels are supplied with an external spa chipping finish. These chippings are laid on the wet concrete during the manufacturing process. In the first weeks after you have taken delivery it is common that some chippings may fall off the panels. These are the chippings that were sat on top of others and therefore not fixed directly onto the concrete panel. This will stop as the garage 'weathers' and should not cause concern. The exterior colour of the panels may appear dull when first erected, but they will brighten up as the panels 'weather'.

The concrete itself is in a green state when first manufactured. Depending on the age of the concrete when the building is erected, it will go through

a 'curing' process, which in basic terms means the concrete is drying out. It will become stronger as it cures. This may take up to twelve months in certain circumstances.

Whilst the concrete is drying out it will feel wet to touch, and during heavy rainfall may discolour. This is common and will stop when the concrete has cured.

The concrete panels require no maintenance as such. If you choose, the exterior of the panels can be sprayed with a weather seal product. These are widely available from DIY stores and builders merchants. The inside of the concrete panels can be painted if so desired.

### **Timber**

The timber has been dipped with a proprietary branded treatment during manufacture. This is a base coat primer and will need further treatment within six months in order to protect the timber against the elements. Any branded wood care product can be used. The timber on your garage will have a life span depending on how well looked after it is, and it is therefore important you carry out the maintenance work.

### **Up And Over Door**

The up and over door is galvanised steel, with a powder coated finished. If you choose to paint the door it should be lightly sanded, using a 'wet & dry' sandpaper, then coated with a two pack etching primer which will provide a suitable surface for further painting. If you scratch the door we can supply touch up sticks in both white and brown. The cost of this is £18.00 + VAT (this includes postage). Please note any chips, scratches or dents on up/over doors must be reported within 7 days of erection of the garage. To aid smooth running of the door it is advised that the tracks are cleaned and lubricated with WD40 or a similar product on a regular basis.

If you experience water seeping under the door it is advisable to purchase a weather strip. A hard wood piece of timber fixed directly to the concrete base is the most reliable form of weather strip.

## **Roof**

The roof trusses are provided with a red oxide primer and do not require further treatment, but they can be painted if desired to improve the longevity of the product.

One of a number of roof types may have been ordered. They should all require minimum maintenance, but useful information on each as follows:

Cement fibre sheets – the most common type of sheet on a sectional garage. As with the concrete, the sheets will go through a curing period. They too may look discoloured and feel wet to touch. Please refer to the information sheet attached from the roof sheets suppliers.

Galvanised steel sheets – these are thin steel sheets and will be prone to condensation. This could be remedied by lining the sheets out internally with a membrane of some description.

Plastic coated steel sheets – these sheets are similar to the galvanised sheets with a plastic coating to the outside of the sheet. This means that the coating can be manufactured in a colour of your choice, but the same issues with condensation are relevant with these sheets. These sheets can also be lined out internally to prevent this.

Insulated plastic coated sheets – these sheets are supplied with a lining board to remedy the issues with condensation. Depending on the building ordered these sheets are either supplied with one composite sheet, which comprises of a plastic coated steel sheet and an insulation board compressed together, or the sheets and lining board held together by fixings. Either method will be fit to perform the same purpose.

None of the sheets require any maintenance from the customer, other than basic cleaning.

## **Brick Front Posts**

The brick front posts are manufactured using real bricks and therefore do not require any special maintenance. The bricks may discolour in time and can be revitalised with the use of a brick cleaning agent.

## **Guttering**

The guttering is guaranteed against manufacturing defect for the period of our guarantee. However, the gutters will discolour due to exposure to sunlight, and as a result the colouring is not covered by the warranty (brown gutters will fade faster than white).

## **PVCu**

The PVCu fascias will require no more than basic cleaning with any proprietary branded cleaning agent for use on PVCu products. This applies to both fascias and windows.

**We hope that the above information helps with the maintenance of your garage over the coming years.**

**If any further information is required please do not hesitate to call our sales office on 01977 695111.**