

### **Running-in your new home**

New homes need to be run-in gently; this is due to water that has been absorbed by the construction materials during the building. This water will need to be ventilated away.

### **Drying out**

Once moving into your new property you may find small cracks on wall and ceiling finishes. This is caused by the shrinkage in the construction materials when your property is heated. These cracks can be rectified by redecoration.

### **What can I do to minimise cracking?**

- Keep a reasonable temperature throughout your home
- Keep your home well ventilated to allow moisture to evaporate – keep trickle vents open as long as you can each day

### **Reduce condensation**

Condensation is common in new and newly converted homes whilst the materials of the property dry out. At times, condensation can lead to mould on walls and ceilings, in exceptional cases mould can damage clothes, bedding and flooring.

Please refer to the Repairs section of the handbook to find out how excessive condensation can be prevented.

Once the constructive materials have dried out, condensation will reduce, however normal day-to-day activities can still produce condensation. Please click on the following link for more information:

[http://youtu.be/rEhKSP9\\_EGY](http://youtu.be/rEhKSP9_EGY)

### **Instructions and manuals**

Along with your keys to your new property, you will be given instructions and manuals for the operation and maintenance of your home. We advise that you read through these and keep them for future reference.

### **Connecting appliances**

When installing appliances to the water supply and drainage, please ensure that the hoses are properly connected and tightened before you turn the water on, as dripping connections can cause damage.

## Decorating

The walls to your property will have been painted with emulsion paint. Further coats of emulsion and oil-based paints or wallpaper can be used for later redecoration, once the walls have dried out (this can take approximately 12 months). Please use decorator's filler to make good any plaster cracks or minor gaps, which have been caused by the normal drying-out process.

## Maintenance

What is required by you:

<b>Smoke alarms</b>	The smoke alarms fitted should be mains operated. You should check smoke alarms once a week by pressing the test button.
<b>Gutters</b>	Gutters should be cleaned out at least once a year to remove leaves and debris. Wet patches on the walls below may indicate that gutters or downpipes are blocked
<b>Drainage access</b>	Inspection chambers and rodding eyes (pipe fitting) are there to provide access to the drainage system, so that blockages can be cleared. It is important to keep these accessible by not covering with soil, turf or paving.

## Planting trees or shrubs

Trees and shrubs take moisture from the soil, so if your soil is clay, planting may cause it to shrink. Excessive shrinkage could damage the foundations; however this depends on the type, size and the location of the trees and shrubs. It is advisable to avoid planting trees next to your home.