



# A guide to living in a new home

If your Lloyds Living home is a brand new home there are some things that you will need to know.



## Letting your home settle

New homes need time to settle and dry out fully especially in the first few months. During this time you may notice small cracks in walls, around door and window frames and around stairs. This is all completely normal in new homes.

Small cracks are often referred to as shrinkage and this happens when the materials within your home contract as they dry out. These would usually be rectified during routine decoration.

To keep cracks to a minimum the materials within your home need to dry out gradually and below are a few things you can do to help with this process:

- Try to keep an even temperature throughout your home as heat can increase shrinkage. It's best not to use central heating on its highest settings.
- Ensure that all of the trickle vents on your windows are open at all times as this will help to ventilate your home and allow moisture to evaporate more naturally.
- Where possible leave your windows open as this will also help to ventilate your home.

You may see white deposits on outside walls, this is called efflorescence and can be part of the drying out process. These deposits are natural salts and are quite normal. The salts are not harmful and should disappear over time. If they appear on the inside walls then they can be brushed or wiped away.

The length of time it takes for your home to dry out very much depends on how and when it was built but most homes will take around 9 months to a year to settle fully.

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## Condensation

Condensation is caused by water vapour or steam coming into contact with cold surfaces such as windows and walls. It can also be the result of evaporation of moisture from building materials which is quite common in new homes.

This will reduce as your home dries out but there are steps you can take to help reduce condensation as this could result in the appearance of mould on interior surfaces.

- Keep windows and trickle vents open to allow moisture to escape.
  - Cover pans when cooking to reduce steam and use the extractor fan in your kitchen.
  - Always use your bathroom extractor fan when bathing or showering.
  - Help stop the spread of steam throughout your home by keeping kitchen and or bathroom doors closed.
  - Where possible avoid drying clothes indoors and do not hang wet washing on radiators.
  - Heat your home evenly and constantly. When you've been out all day, if you set your heating to come on before you come home it will reduce the cold surfaces for warm air to settle on ready for when you start cooking or using the bathroom.
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## Looking after new turf

All of our new homes have new turf in the garden and this will require maintaining. New turf can take 2 to 3 weeks to settle and root so here a few tips to keep your grass looking at its best.

- Avoid walking on newly laid turf as you will leave footprints in it.
- New turf will require plenty to drink in the first few weeks so make sure it is watered regularly.
- Keep pets off the grass for the first weeks as their mess can kill new turf.
- Do not cut your lawn until it has had time to settle.