Coastal homes: moisture and insulation

Treat exposure, rain control and ventilation as one design problem.

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1 Inspect the envelope

Check roof, render, cladding, flashings, openings and drainage for wind-driven rain paths.

2 Check hidden defects

Investigate damp insulation, leaks and timber condition before covering the construction.

3 Choose suitable materials

Specify fixings, coatings and products for the actual coastal exposure.

4 Insulation choices

Compare products and installation quality. Mineral wool or glass wool does not universally fail in coastal homes.

5 Air and moisture control

Plan airtightness, ventilation, vapour control and drying according to the whole build-up.

6 Assess spray foam

Do not use spray foam as a default repair. Obtain application-specific moisture and fire assessment where proposed.

Stop water entering, establish drying and then choose the insulation system.

REFERENCE GUIDANCE

GOV.UK: resistance to moisture research
BSR: spray foam roof fire research

Use current product instructions and the approved project design. For regulations, confirm the UK nation, applicable edition and transitional arrangements.

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