



# Cavity Wall Tie Solutions

## The Problem

In the main, cavity walls have been constructed since the beginning of the 20th century and were constructed to offer better protection from the elements as well as reduce the amount of heat lost unnecessarily from a property. The system comprises of two separate walls 'tied' at strategic intervals using a form of wall tie commonly made of metal coated in bitumen or zinc.

In the 1980's it became apparent that the metal wall ties deteriorated much quicker than anticipated leading to the need for Cavity Wall Tie Replacement.

There are many issues associated with failing wall ties:

- Horizontal and stepped cracking of the masonry / mortar.
- Possible bulging of the walls
- The original building specification may have used too few wall ties.



- The removal of old wall ties is often a difficult procedure.
- Detection of the problem requires specialist equipment in the form of metal detectors and a borescope.

## The Solution

Timberwise have fully trained and experienced Surveyors who have a range of solutions at their disposal to solve your problem. Our Surveyors will recommend the most suitable structural repair for your property as well as providing a written report for the work to be carried out.

- In order to assess existing Cavity Wall Ties Timberwise use various types of specialist equipment. High quality metal detectors are used to locate the wall ties within the construction. After location the condition of the wall ties is assessed using fibre optic borescopes.
- After assessment of the Cavity Wall Ties Timberwise will put forward a specification for remedial works if required.
- In general terms the remedial work is dependent on the severity of the problem and the specific type of wall tie within the construction. Timberwise have an extensive range of high quality stainless steel remedial wall ties to suit almost any application. Once completed our remedial works are left to a very high cosmetic standard.

## Technical Information

- **Mechanical Ties**

This kind of tie has mechanically expanding ends that lock into each leaf of the wall. The advantage to this tie is that it can be load tested to ensure correct installation immediately after fitting.
- **Resin Ties**

As the name suggests, this tie is dependant on resin to bond it to the base material. This is an excellent solution where the base material is less substantial or unable to take the stress of a mechanical device.
- **Combination Ties (Resin/Mechanical)**

For buildings that are constructed of mixed materials a combination of ties provides a robust solution for your replacement tie needs.
- **Quality you can trust**

Random in-situ load testing is performed to ensure that the ties have correctly locked into place and meet the standards required. Testing coupled with long term guarantees gives you complete peace of mind.



## Why use Timberwise?

- ✓ Professional competence.
- ✓ Approved by leading Architects/Surveyors.
- ✓ Long-term guarantees backed by the GPI.
- ✓ Fully insured for Public Liability and Professional Indemnity.
- ✓ Fast friendly local service nationwide.
- ✓ Speedy, efficient and competitive.
- ✓ Health & Safety approved products.
- ✓ Conscientious and tidy workmanship from trustworthy tradesmen.



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