



Installation Guide

BreaEase

High-Performance Breathable House Wrap

For Residential & Commercial Walls • Roof Walls • Basements

Product Overview

BreaEase protects homes from wind, water, and moisture intrusion while allowing walls to breathe and dry efficiently. Lightweight, durable, and easy to install, it helps prevent mold, rot, and energy loss, ensuring long-lasting building envelope performance. BreaEase is suitable for installation behind siding, brick, or stucco, providing an effective air and water barrier while allowing walls to dry naturally.

Storage

Rolls of BreaEase should be stored palletized or on their sides on a smooth clean surface, under cover and protected from direct sunlight.

General

Care should be taken when handling the membrane in order to prevent tears and punctures occurring. Any that do occur should be repaired with Acrylic Tape.

Application

Unroll BreaEase horizontally over the face of the construction. Ensure maximum coverage of membrane by extending 100mm min below the lowest structural timber/steel member.

Initial fixing

Double sided (acrylic) Tape (50mm) may be used to provide an initial fix for BreaEase, but mechanical fixings (see below) must be made almost immediately after. Permanent security of the membrane may also be made with external insulation, battens or cladding brackets. Extra care should be taken where the membrane is exposed to high wind conditions.

Fixing – to timber studs/sheathing

Fix BreaEase with stainless steel staples or corrosion resistant nails. Fix membrane at 600mm centres horizontally, 300mm centres vertically and at 150mm centres at joints and openings.



Fixing - to masonry

BreaEase may be fixed to masonry with a suitable anchor fixing system or a masonry nail/screw and EPDM rubber washer. Fixings should be at maximum 500mm centres. Butyl Tape (double sided) may be used to fix the membrane in addition to the mechanical methods suggested above. A Primer can be applied to chalky or porous masonry to seal the surface and improve adhesion before applying adhesive tape.

Fixing - to steelwork (SFS)

Initial (temporary) fixing of BreaEase may be made with continuous strips of Double Sided (acrylic) Tape. These should be supplemented with mechanical fixings through to the steel structure, where suitable drill-tip or self tapping screws may be used. The screws must sit flush (not countersunk) and a rubber or EPDM washer should sit between the screw heads and the membrane to avoid water ingress. Screw fixings should be spaced vertically at 500mm centres on every stud (typically spaced at 600mm horizontal centres).

Fixing - Rainscreen Cladding Applications

BreaEase may be fixed to the external face of a cement bonded particle board, OSB or ply sheathing, using a combination of Double sided (acrylic) Tape and stainless-steel staples. BreaEase may also be secured by fixing through the sheathing to the underlying structure using suitable drill-tip or self-tapping screws. See Fixing - to steelwork (SFS) above. In many cases, the retrospective fixing of timber battens or metal brackets (& insulation) will provide the principal security for the membrane. Care should be taken to ensure these components are fixed tightly over the membrane to avoid water ingress. If in doubt Butyl Tape may be used between the component and the membrane.

Fixing to insulation

Fix BreaEase to rigid/semi-rigid insulation with a proprietary expanding insulation fixing anchor at maximum 500mm centres. Penetrations made by wall ties or cladding brackets must be made good with either Acrylic Tape.

Laps

All horizontal laps should be 100mm min. Vertical laps should be 150mm min.

External corners dress

BreaEase around external corners ensuring a return of 300mm min.

Window openings

Wrap BreaEase into window/door openings and seal to frame with Acrylic Tape or

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Plastering Tape if render is later to be applied. Make good to corners using Tape.

Cavity barriers/trays/flashings

Dress BreaEase over cavity barrier/tray/flashings ensuring a minimum lap of 100mm.

Floor junctions

Dress BreaEase over intermediate floor zone ensuring a minimum lap of 100mm between sheets.

Airtightness – sealing (optional)

With all laps and penetrations sealed, BreaEase will contribute to the overall airtightness of the building. Seal the laps in BreaEase with Double Sided (acrylic) Tape. Fixing penetrations can be sealed by applying Butyl Tape to the substrate before the membrane is installed. Complicated penetrations may be sealed using Tape.

Compatibility

Where timber treatments are used care should be taken to ensure they are touch-dry before the installation of the BreaEase membrane. Retrospective spray applied micro emulsions can also pose significant risk to polymer-based materials such as BreaEase. Masking the membrane against preservative treatments should be considered.

Temporary exposure period

BreaEase may be left exposed for a period not exceeding 6 months, provided that the membrane is adequately secured in accordance with our recommendations. Site conditions and exposure to wind should be assessed to determine whether extra security measures for the membrane are required.

Precautions

Personal Protection: When handling house wrap, always wear appropriate personal protective equipment (PPE), including gloves and safety glasses, to prevent cuts from sharp edges or installation tools.

Environmental Conditions: Avoid installation in wet, windy, dusty, or extreme temperature conditions (too hot or too cold), as these can affect adhesion and overall performance of the house wrap.

Handling Penetrations: Properly prepare and seal wall penetrations (such as windows, doors, pipes, and vents) using dedicated sealing tape or sealant to maintain continuous air and water resistance.



Maintenance & Warranty

BreaEase do not need special maintenance after installed; Lifetime warranty from the day of installation if it is quality defects.

Remark

Recommendations on methods, materials, and construction details are provided by Ark Synthetics based on current knowledge and experience. They serve as a general guide for designers, contractors, and manufacturers. Installation should also consider local conditions, project-specific requirements, and guidance from designers or other qualified professionals. For project assistance, contact info@arksynthetics.com

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