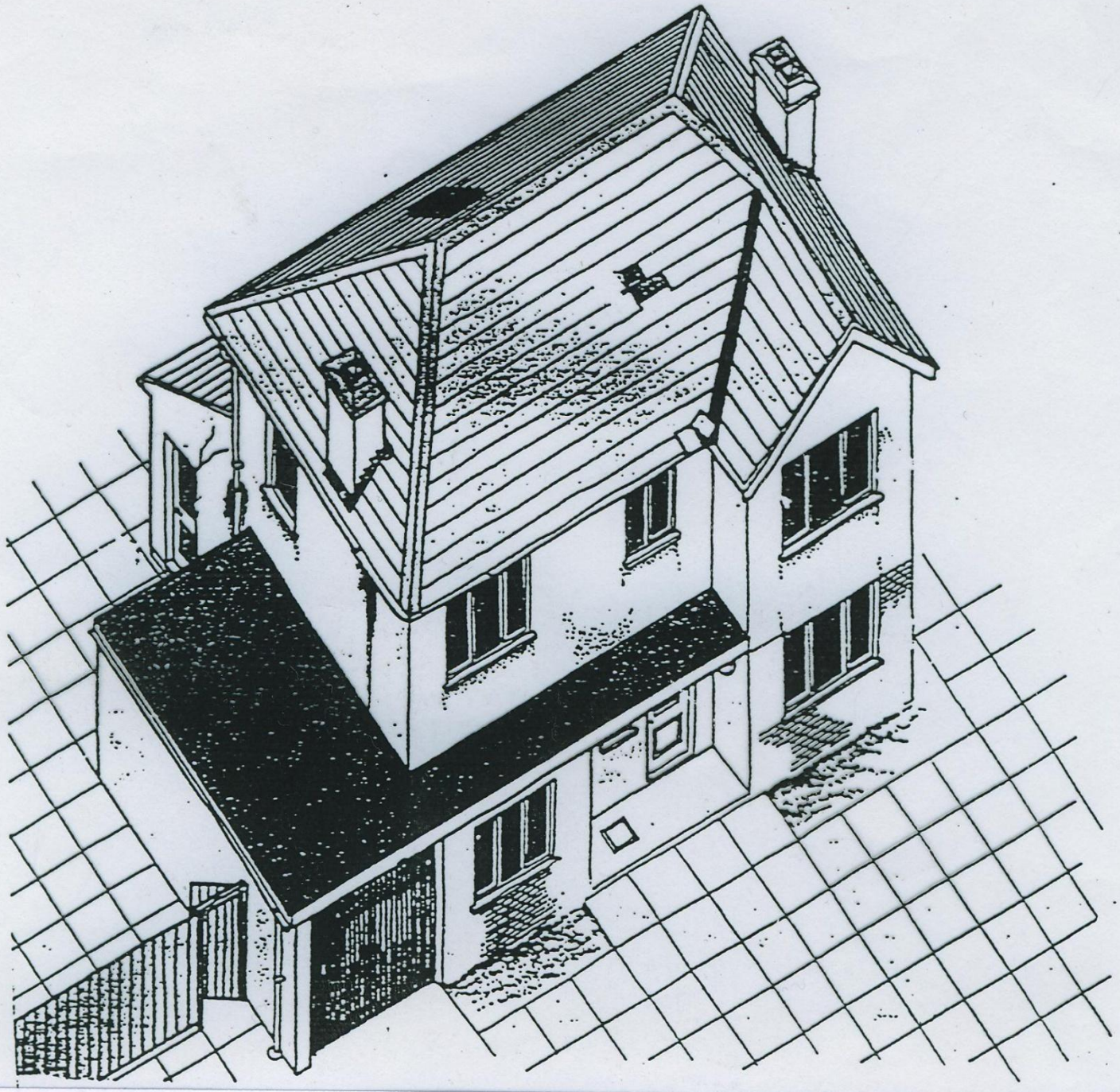
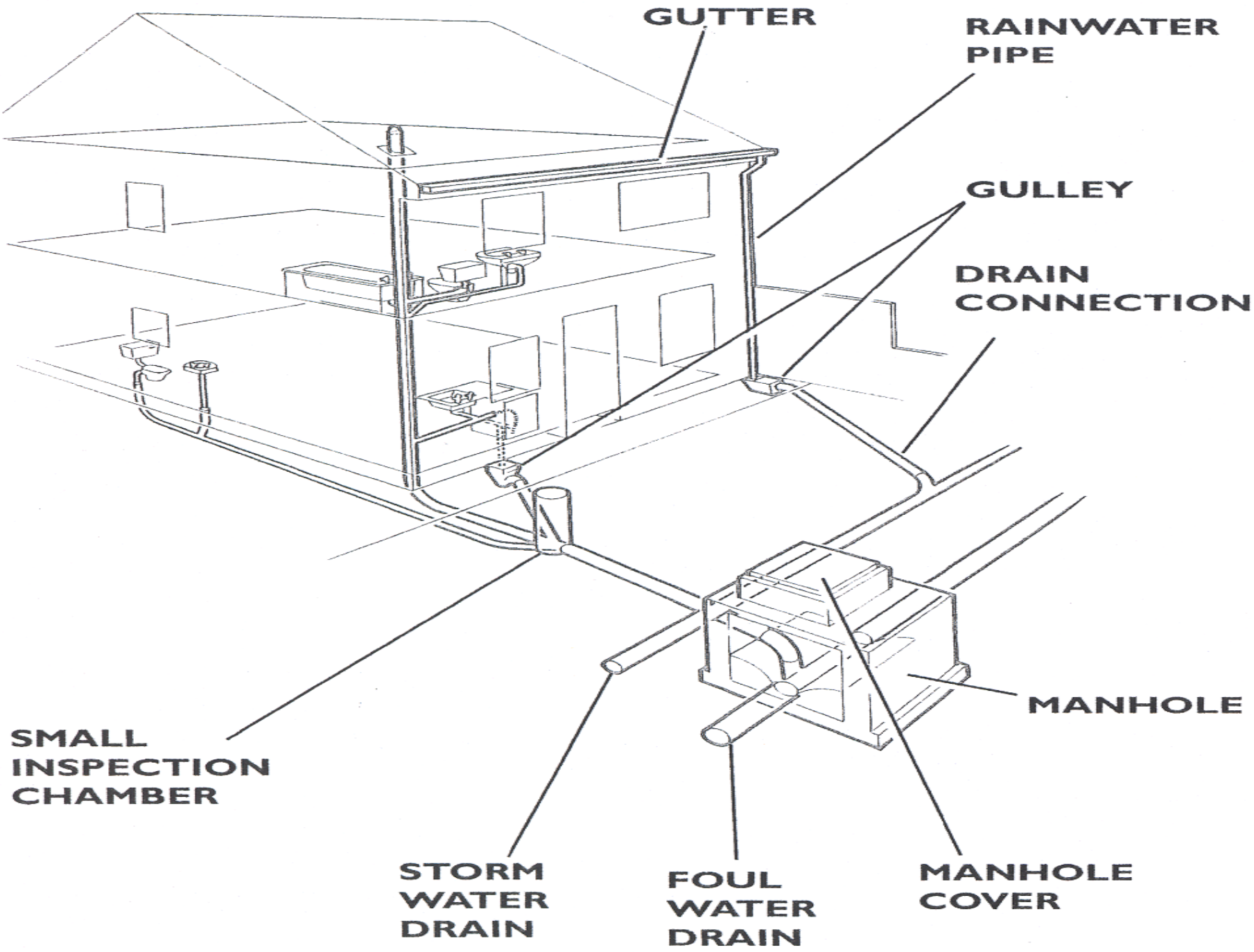



GUTTER
RAINWATER PIPE
GULLEY
DRAIN CONNECTION
MANHOLE
SMALL INSPECTION CHAMBER
STORM WATER DRAIN
FOUL WATER DRAIN
MANHOLE COVER











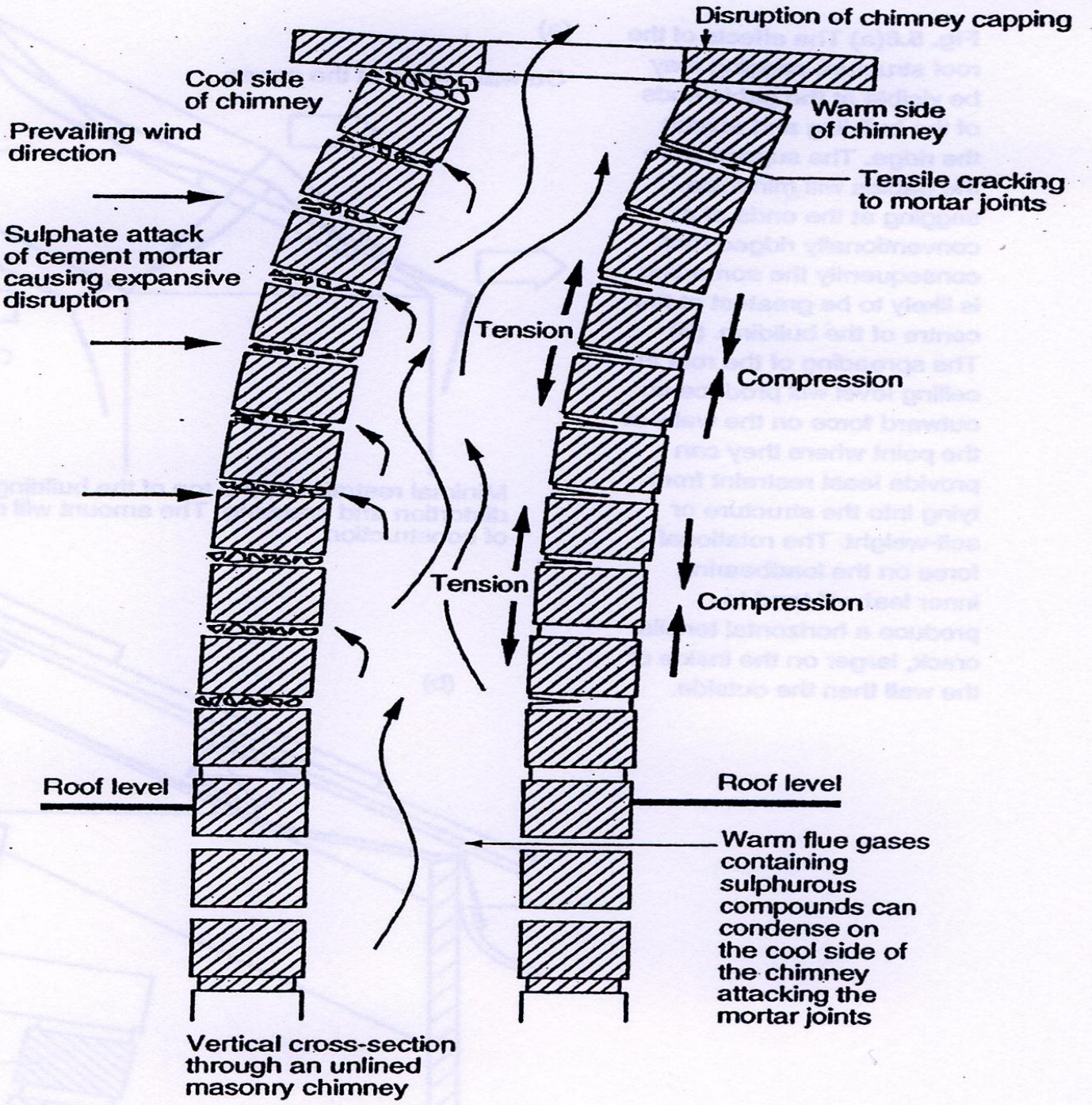


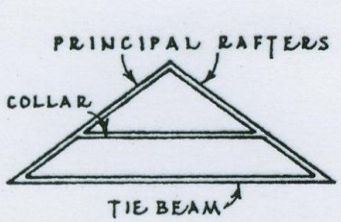


Chimney Stacks

- *Unsafe Height – Too tall – height over 4.5 times it's width ?*
- *Leaning chimney stacks in danger of toppling over*
- *Evidence of Sulphate attack*
- *Unsafe pots and crumbling flaunching*
- *Shrubs/ plants growing out of the flaunching etc*
- *Deteriorated mortar joints, top courses of masonry loose*
- *No flashings or flashings that have come loose*
- *Condition of back gutters*
- *Cavity tray functioning*
- *Inadequate support for TV aerials*
- *Inadequate function – flues etc*

Fig. 13.37 Schematic representation of sulphate attack of brick chimney.

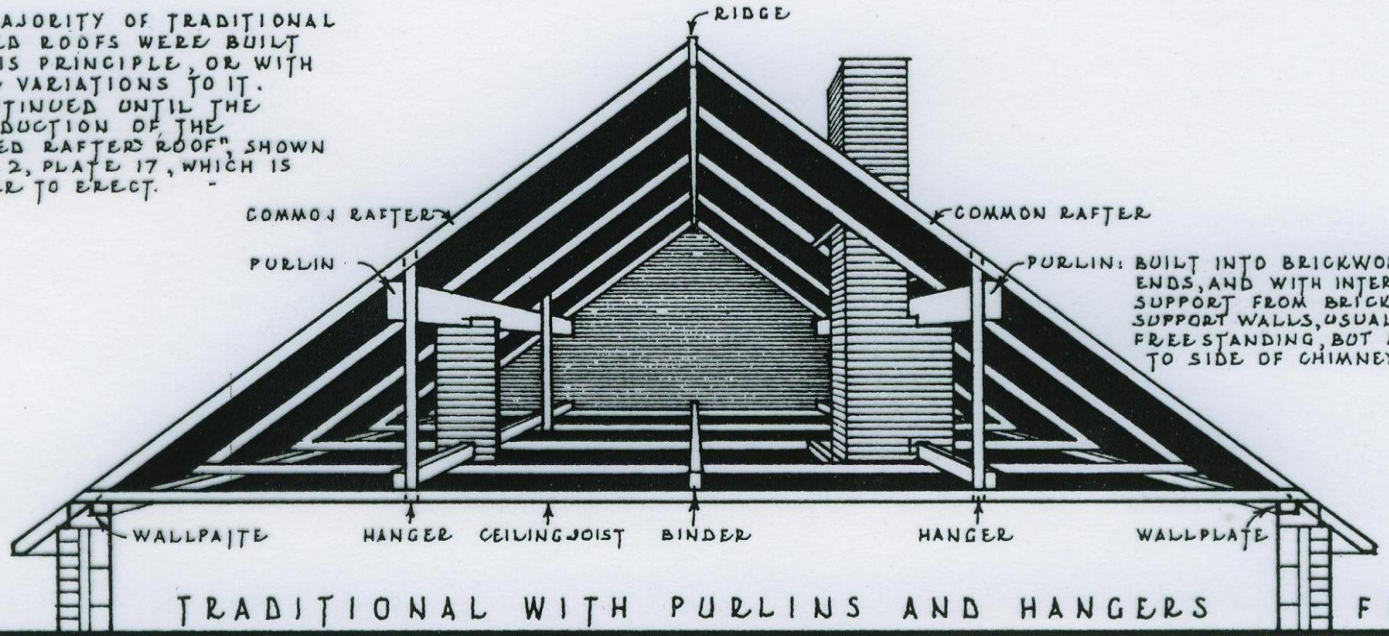




TRUSS MEMBERS

OLD TRADITIONAL WITH COLLARED TRUSS FIG. 1

THE MAJORITY OF TRADITIONAL PITCHED ROOFS WERE BUILT ON THIS PRINCIPLE, OR WITH SMALL VARIATIONS TO IT. IT CONTINUED UNTIL THE INTRODUCTION OF THE "TRUSSED RAFTER ROOF", SHOWN IN FIG. 2, PLATE 17, WHICH IS QUICKER TO ERECT.



TRADITIONAL WITH PURLINS AND HANGERS FIG. 2

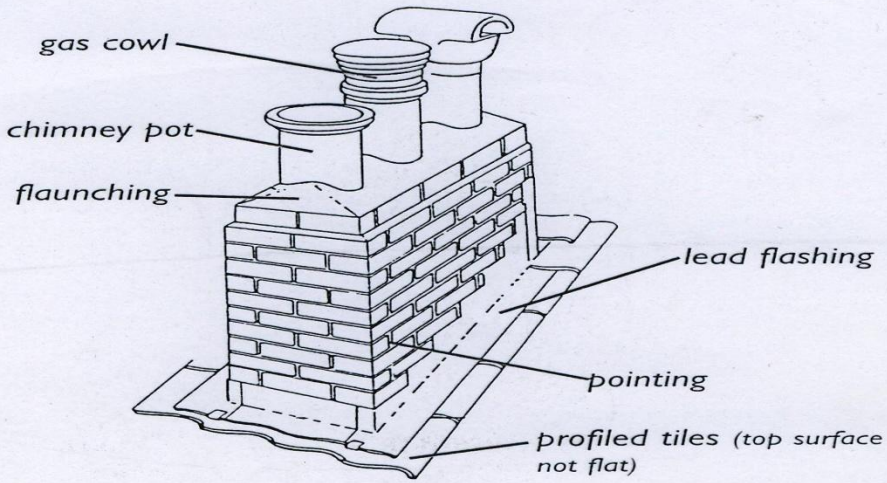
Roof Structure

- *Over-spanned rafters, purlins and other timbers*
- *Trussed rafters at too great centres*
- *Lack of ties/ lateral restraint to roof structure*
- *Split and warped timbers*
- *Insufficient strength for imposed loading*
- *Lack of wind bracing to trussed rafters*
- *Structural stress due to storage*

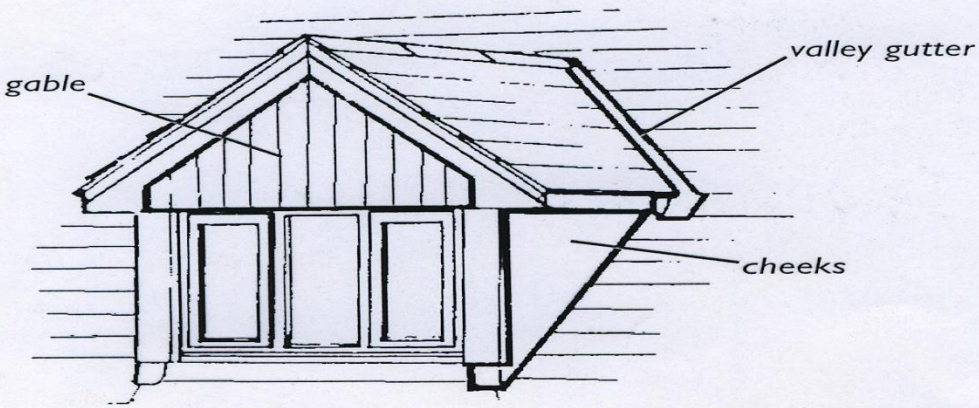
Roof Structure

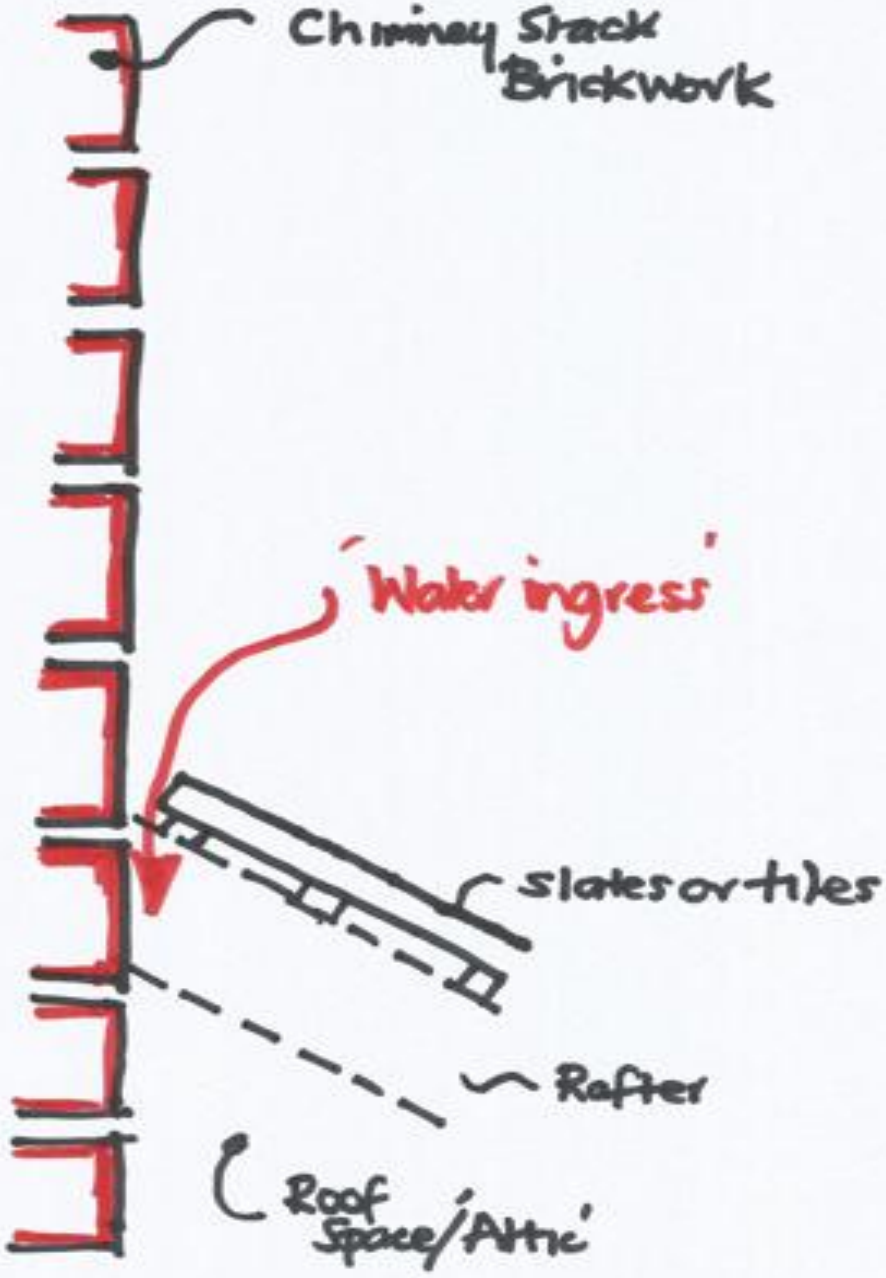
- *Struts and supports not taken down to load-bearing walls*
- *Un-authorised cutting of timbers*
- *Wood boring insect infestation*
- *Inadequate ventilation*
- *Torn / defective felt*
- *Entry by birds/wasps/bats etc*
- *Position and depth if any of insulation and form of*

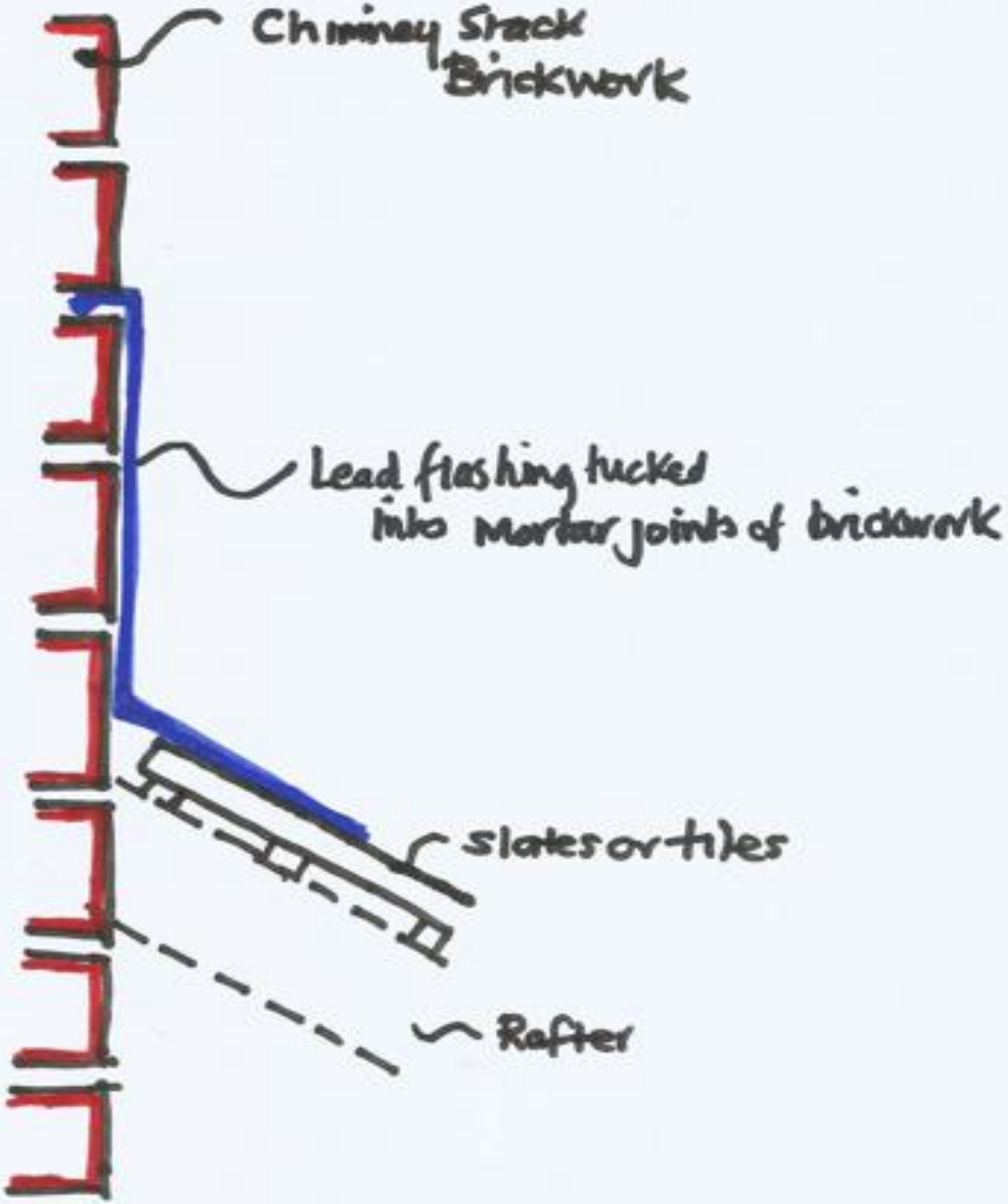
Chimney stack with three flues



Dormer window (with pitched roof)



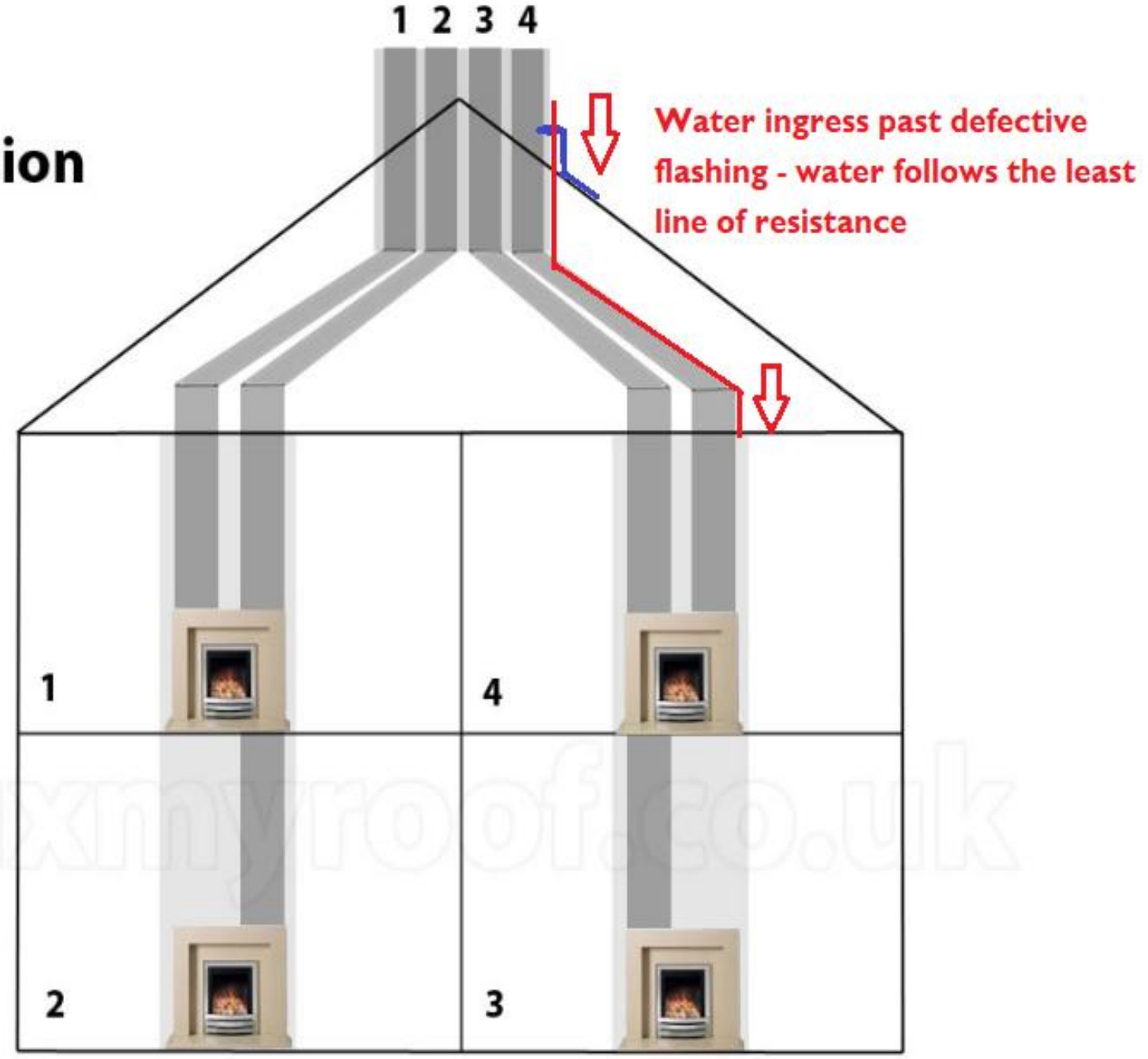

Chimney Stack Brickwork
'Water ingress'
slates or tiles
Rafter
Roof Space/Attic


Chimney Stack Brickwork
Lead flashing tucked into Mortar joints of brickwork
slates or tiles
Rafter





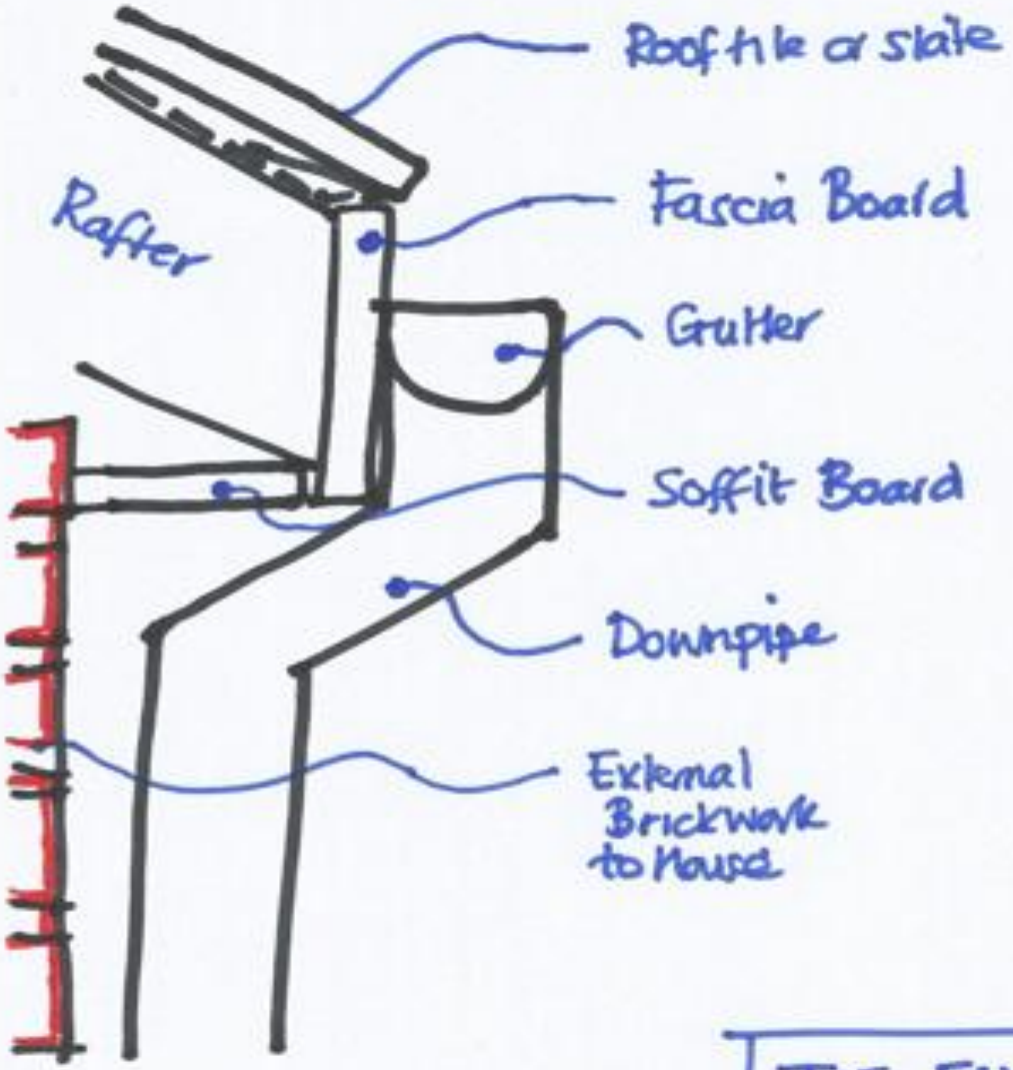
Chimney construction



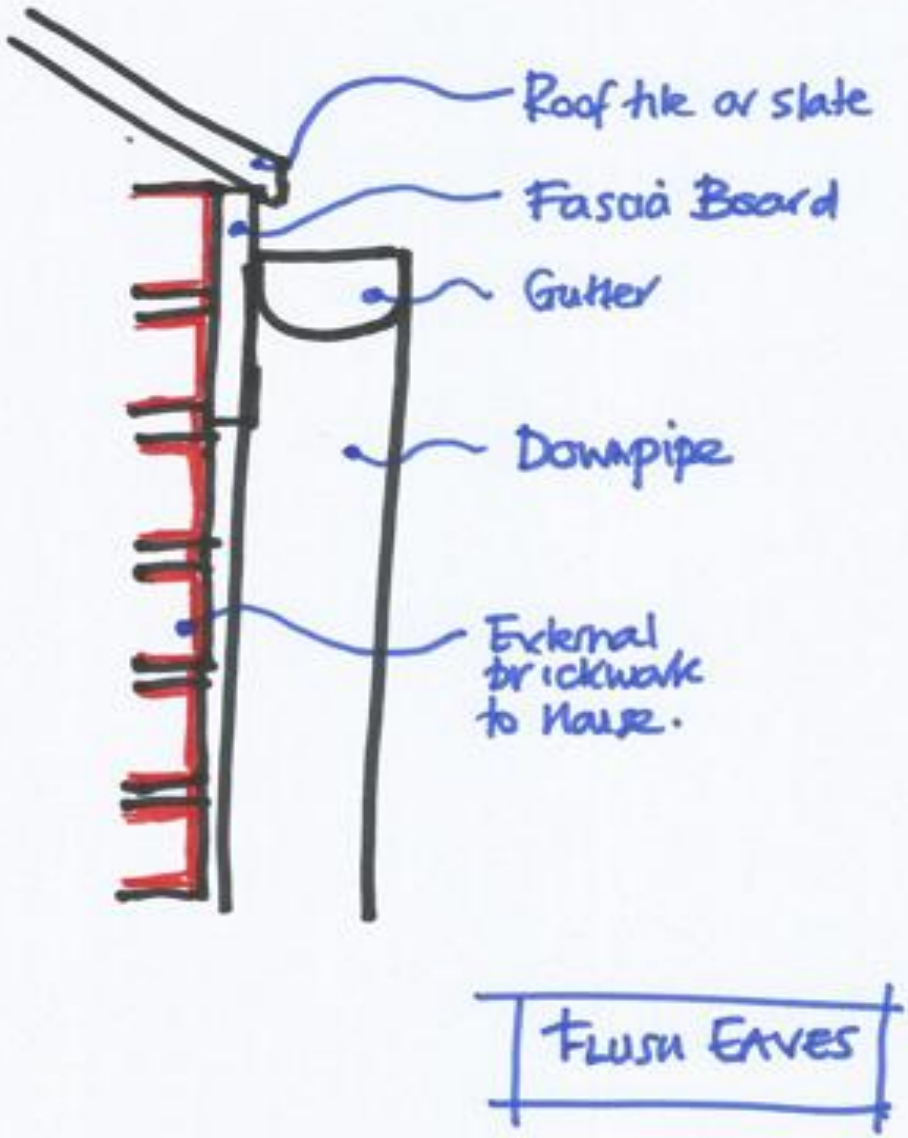
fixmyroof.co.uk





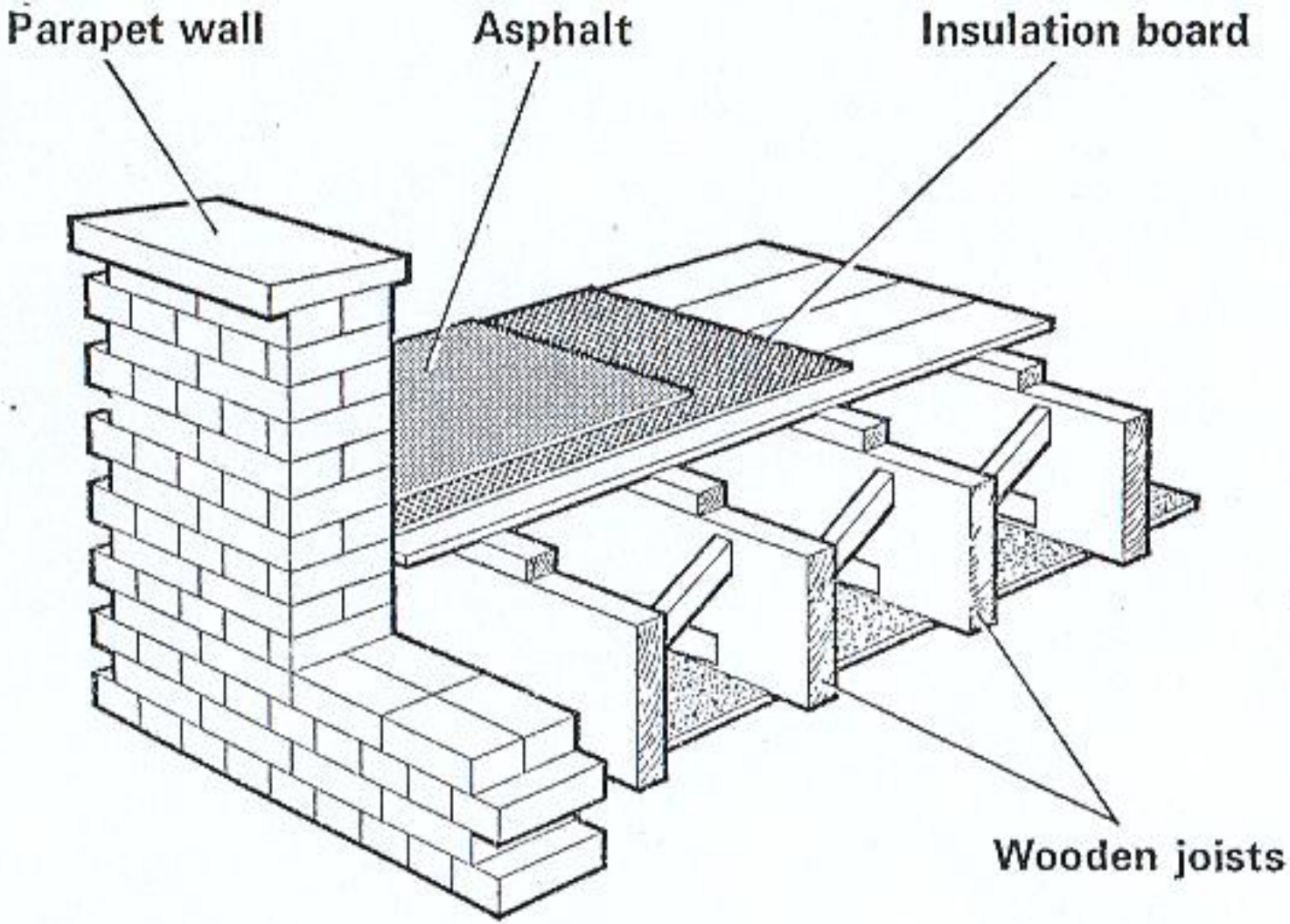

Roof tile or slate
Fascia Board
Rafter
Gutter
Soffit Board
Downpipe
External Brickwork to House

THE EAVES


Roof tile or slate
Fascia Board
Gutter
Downpipe
External brickwork to House.

FLUSH EAVES

Parapet and Flat Roof Detail

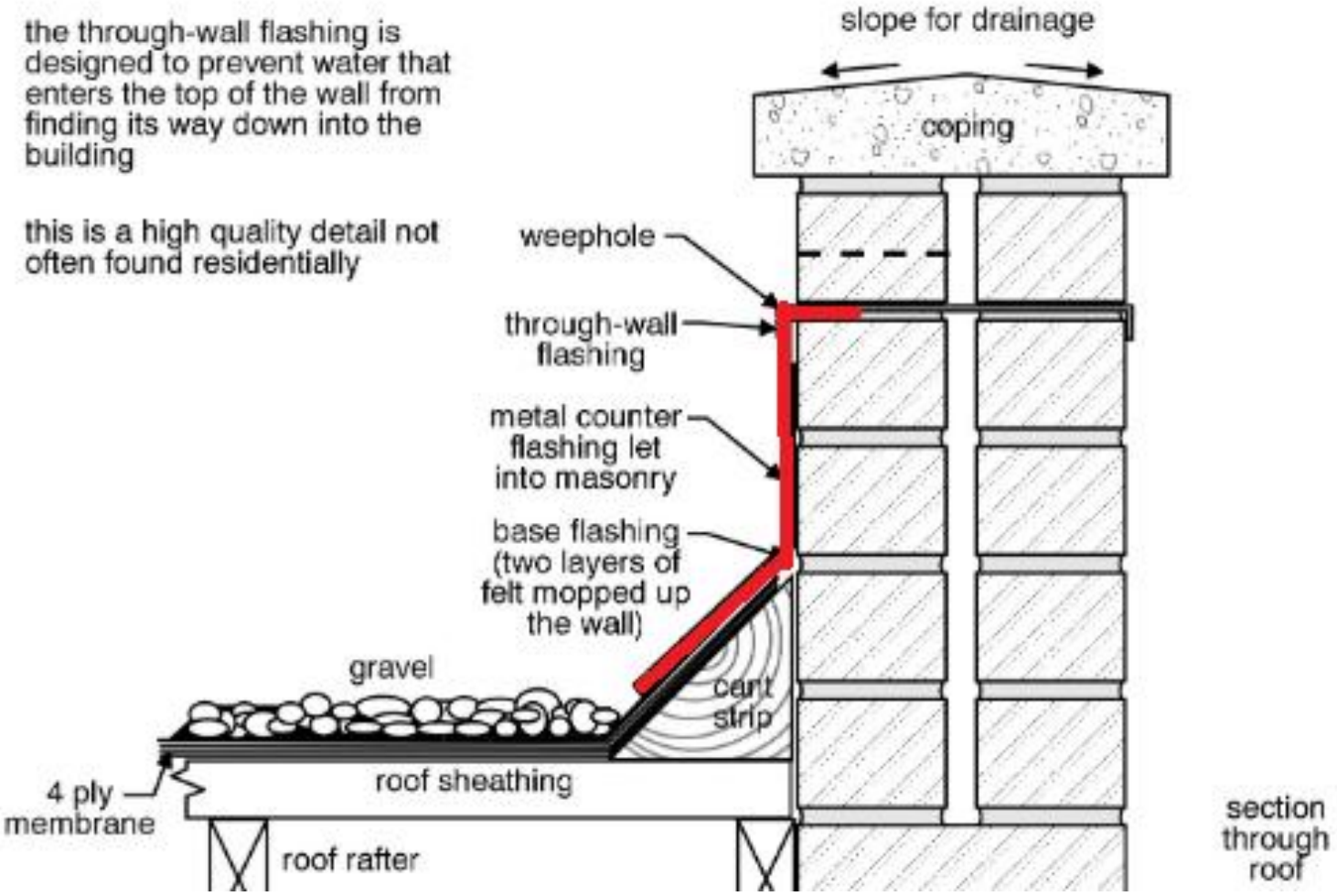






the through-wall flashing is designed to prevent water that enters the top of the wall from finding its way down into the building

this is a high quality detail not often found residentially



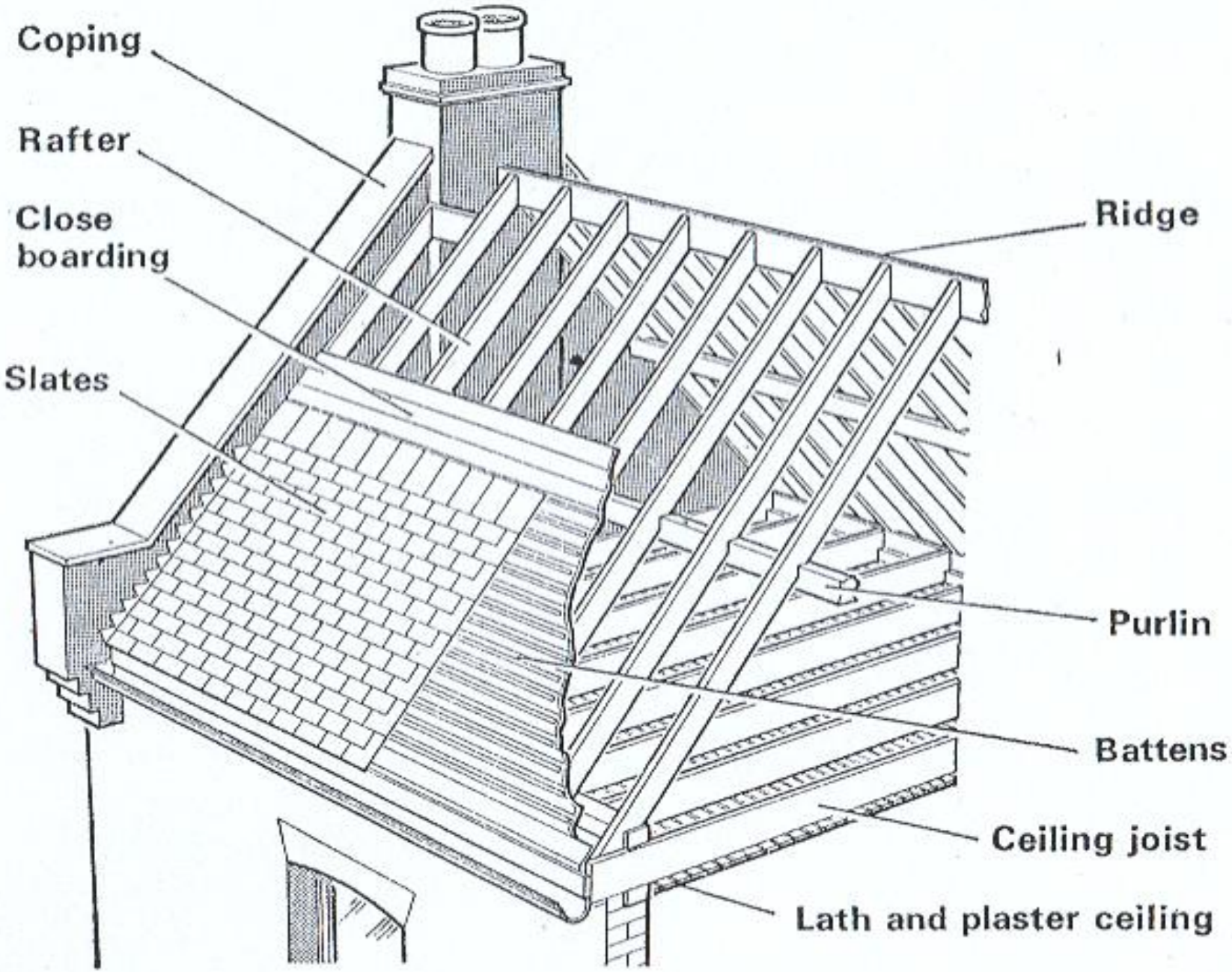
section through roof










Coping
Rafter
Close boarding
Slates
Ridge
Purlin
Battens
Ceiling joist
Lath and plaster ceiling




29 06 2015 11:03







Flat Roofing

- *Blistering and Rippling - water trapped under mastic asphalt or felt roofing, vaporising*
- *Splitting and Cracking - asphalt surface oxidised and embrittled, thermal movement of roof structure, moisture penetration of insulation*
- *Sagging of roof - excessive span/ depth ratio of roof joists, inadequacy of main supporting beams, Lack of bracing, Settlement of Foundations*
- *Leakage of flat roofs - Differential movements between wall and roof*
- *Ponding of water - Differential movement between roof and surface covering - falls rainwater outlets*
- *Condensation - Insufficient insulation, poor design*

Large Scale Un-jointed Roofs

- *Craizing - Surface Cracks - Dressing sand not rubbed in, Poor solar treatment, Water ponding*
- *Cracking - Significant - Differential movement around changes in direction and high stress regions, Movement between asphalt and covering*
- *Blisters - Entrapped moisture from structure or within the building*
- *Ridging or Cockling - Differential thermal movement between asphalt and sub-structure*

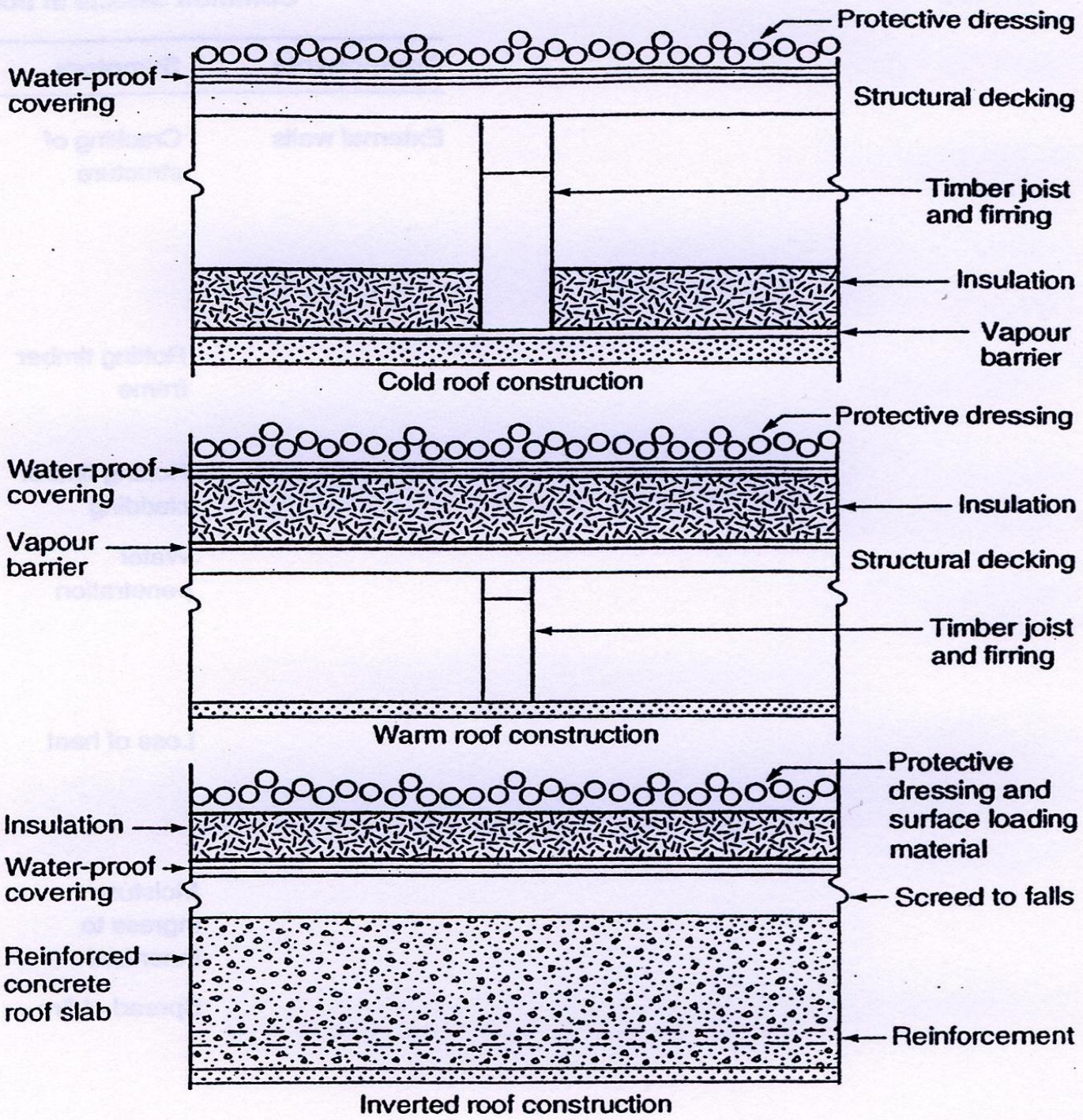
Large Scale Un-jointed Roofs

- *Ponding - Symptomatic of Differential movement, Settlement, Poor workmanship and/or poor maintenance*
- *General Damage - Poor maintenance, workmanship and/or material, Vandalism, Roof traffic*
- *Chemical Damage - Spillage from stored containers, Plant and equipment*
- *Loss of chippings - Severe falls, Wind erosion of poorly bedded chippings, Inadequate depth of chippings*

Large Scale Un-jointed Roofs

- *Discoloured Solar Treatments - Surface film breaking down, Oxide layer forming, Repainting cycles too widely spaced*
- *Water Ingress - Cracking of surface layers, Inadequatew or defective skirtings, Failure around pipes penetrating the asphalt, Physical or chemical damage*
- *High Temperature Embrittlement - Overheating asphalt during the laying process, Poor or inadequate supervision*
- *Low Temperature Embrittlement - Low ambient and structural temperature, Unheated building, Cold roof construction*

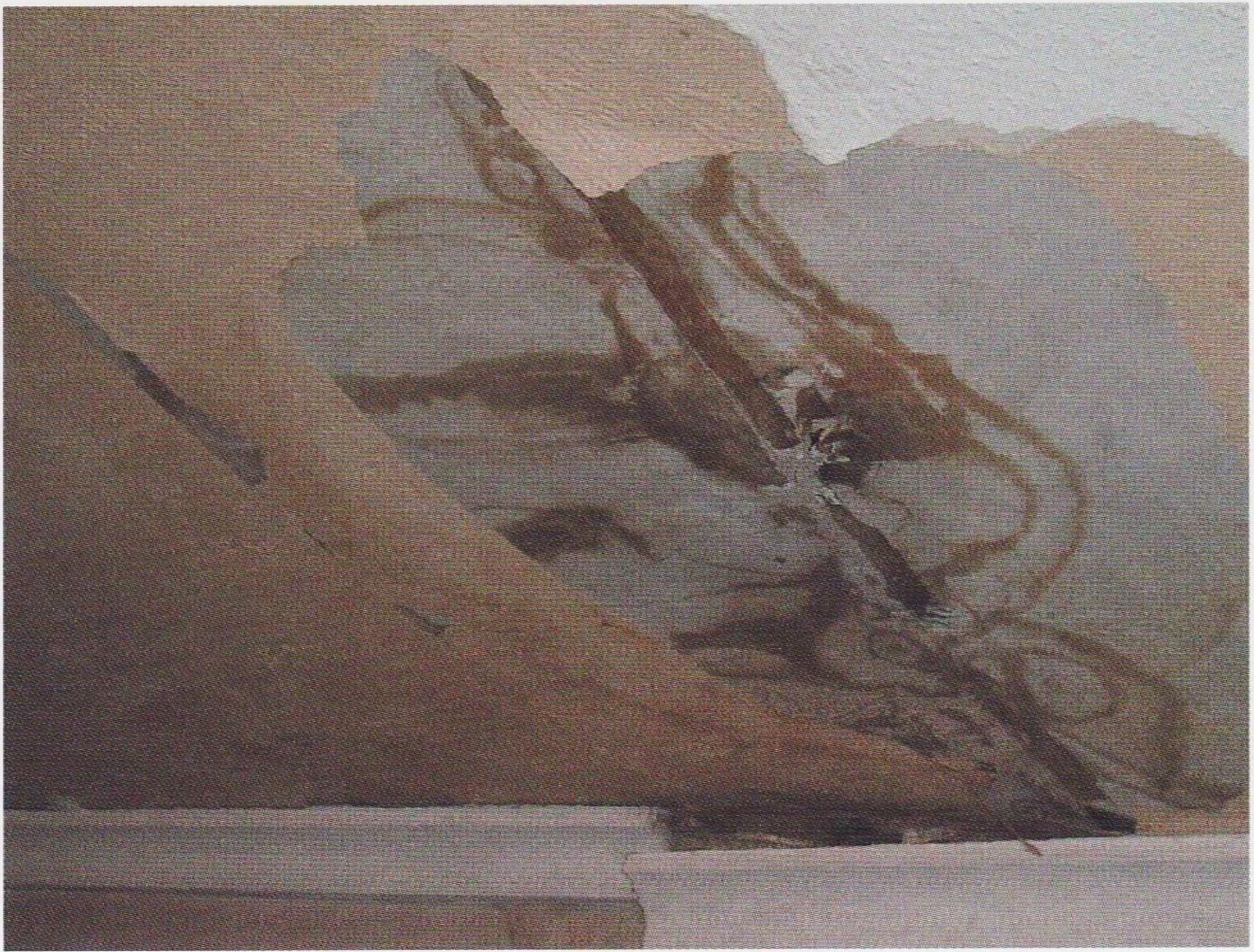
Fig. 13.25 Standard types of roof construction.











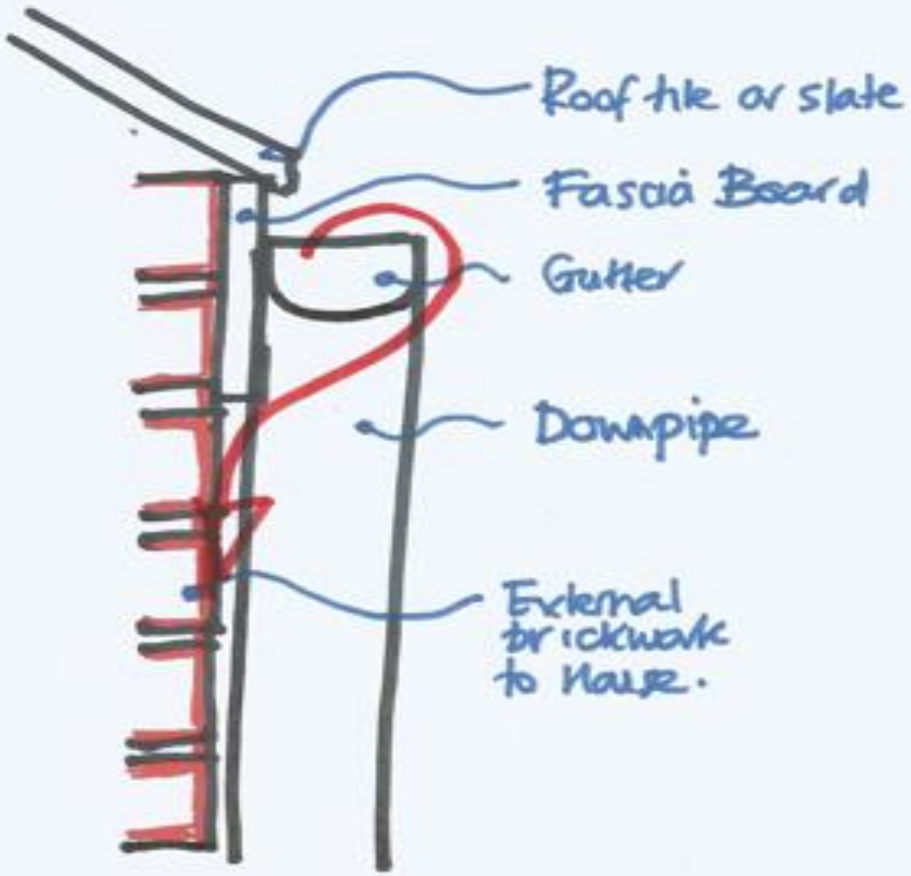




Rainwater pipes and guttering

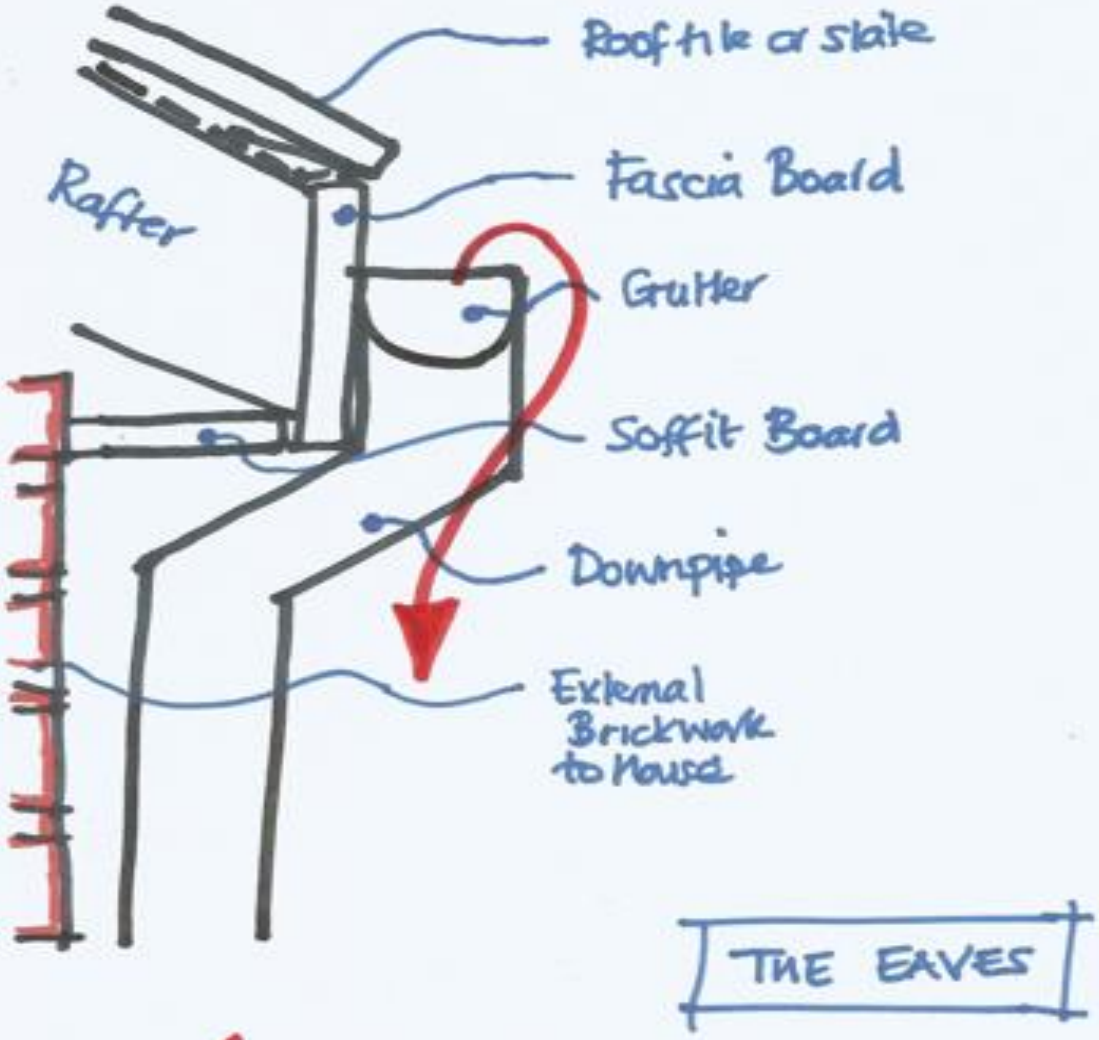
- *Rusting and cracked gutters and downpipes*
- *Leaking joints*
- *Lack of falls, bends etc – proper alignment and fall*
- *Insufficient brackets and supports – fixing ccs*
- *Leaf clutter and other blockage*
- *Insufficient downpipes*
- *Drainage or discharge splashing over dpc*
- *Misalignment between roof edge and gutter*
- *Affected decorations/ fabric – efflorescence etc*
- *Discharge into poorly maintained/ defective gullies, missing grates*





FLUSH EAVES

FLUSH EAVES WOULD SOAK THE WALL AND ROT THE 'FASCIA BOARD' BEHIND



THE EAVES

'OVERHANGING ROOF ACTS AS AN UMBRELLA' TO THE WALL





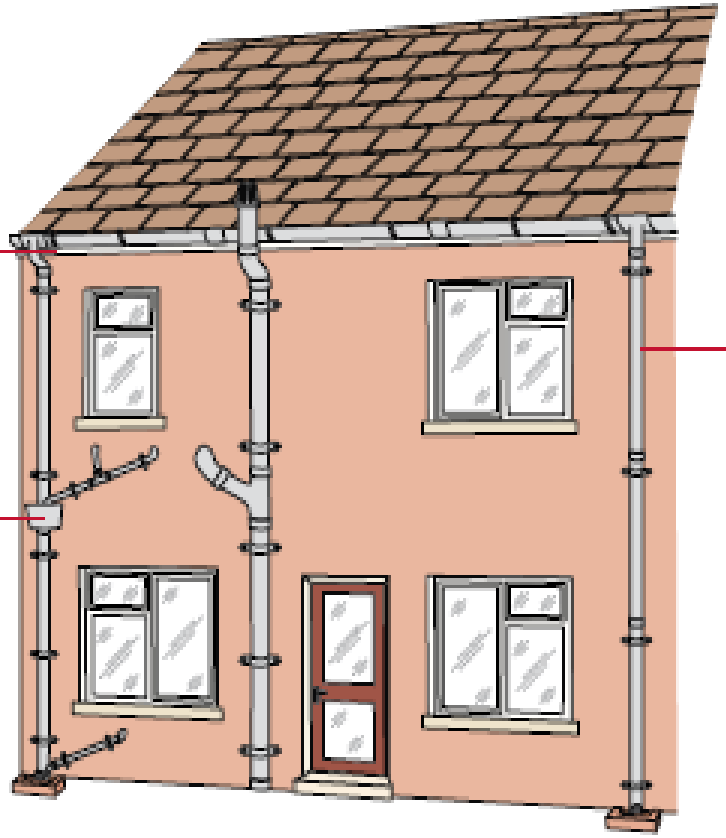
Rainwater pipes and guttering

- *Rusting and cracked gutters and downpipes*
- *Leaking joints*
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- *Misalignment between roof edge and gutter*
- *Affected decorations/ fabric – efflorescence etc*
- *Discharge into poorly maintained/ defective gullies, missing grates*

Repairs picture finder

Gutters

1. Gutter blocked along elevation
2. Plastic gutter leaking
3. Plastic gutter bracket broken or missing
4. Metal gutter leaking
5. Metal gutter bracket broken or missing
6. Hopperhead blocked



7. Downpipe blocked over 4 storeys
8. Downpipe blocked 2 to 4 storeys
9. Downpipe blocked up to 2 storeys
10. Plastic downpipe leaking
11. Plastic downpipe loose
12. Metal downpipe leaking
13. Metal downpipe loose



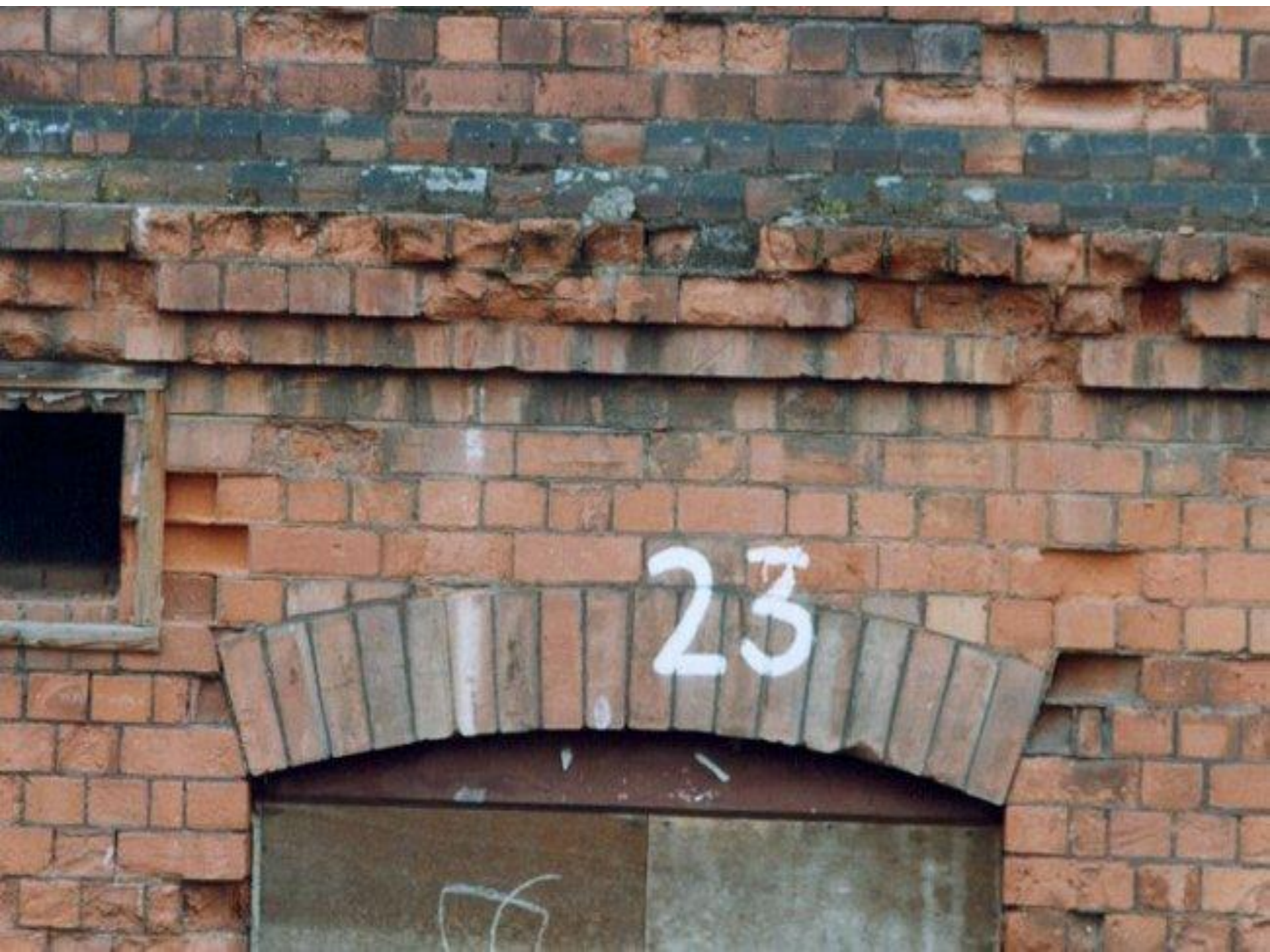




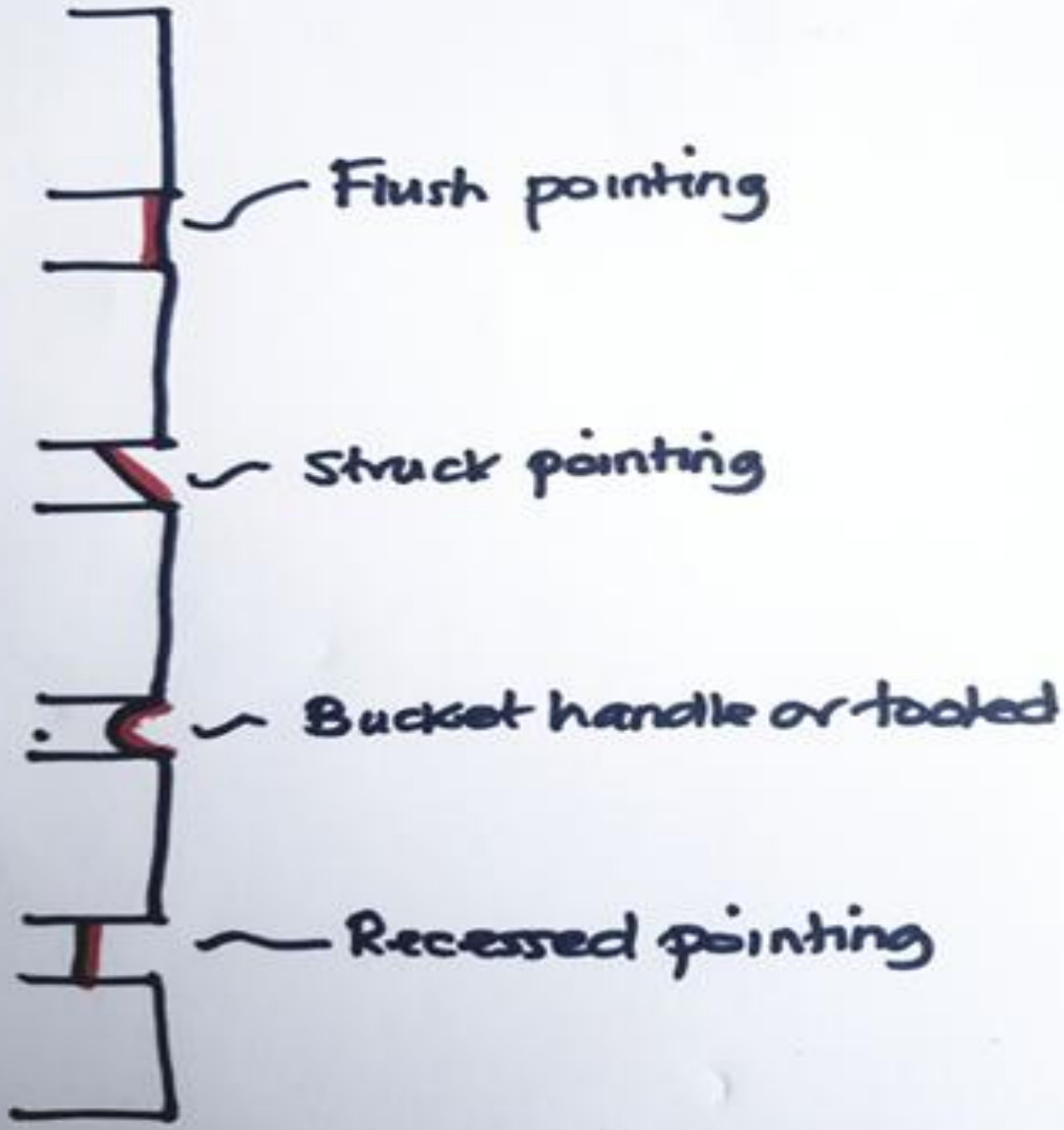


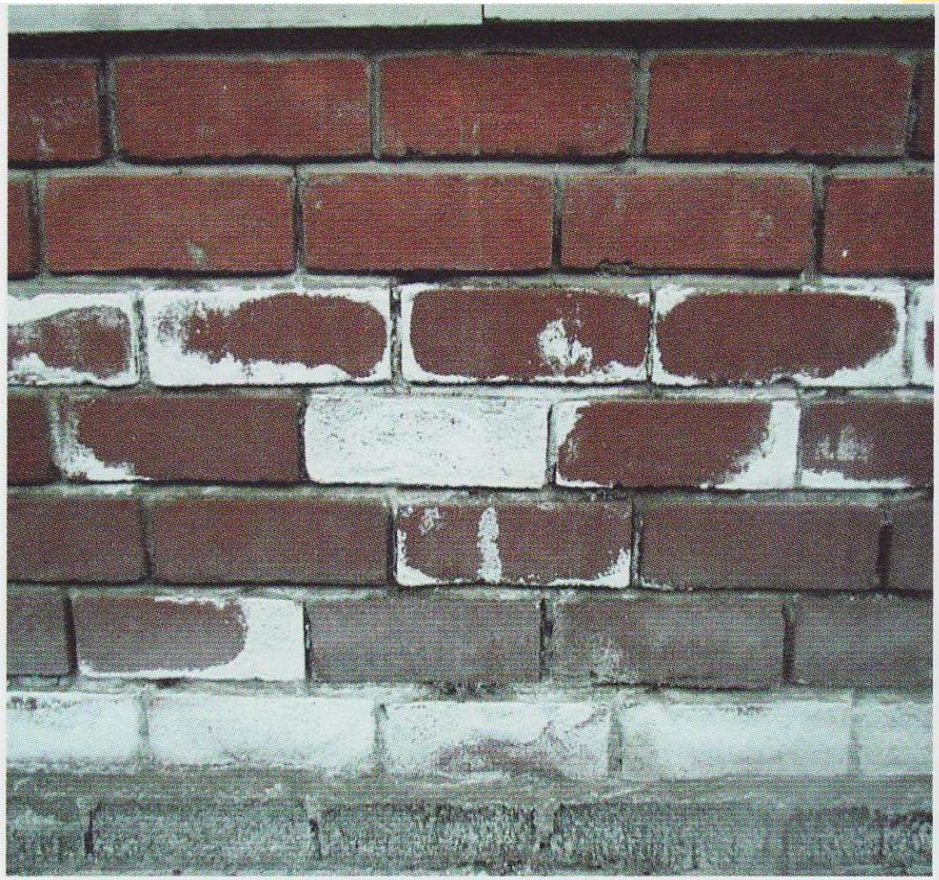


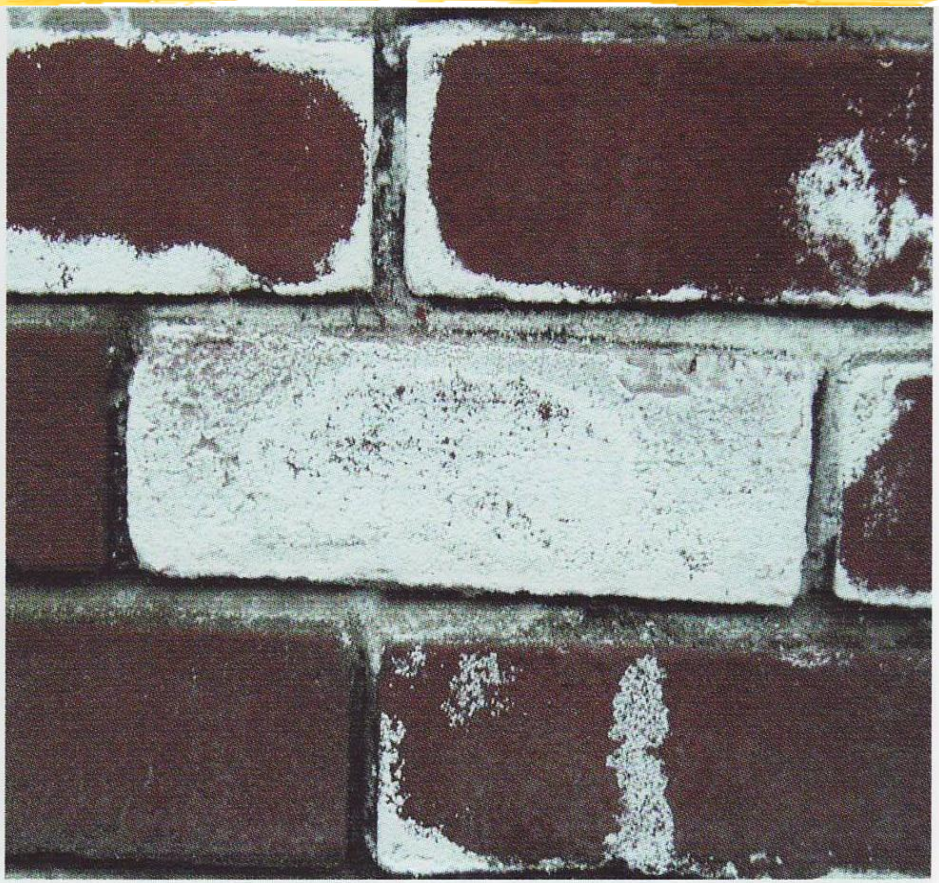



23

Pointing Forms







White surface on the face of new brickwork irritates rather than damages the bricks. It should go away as the salts are washed out of the bricks. This is an example of heavy efflorescence.









Defective scratch coat



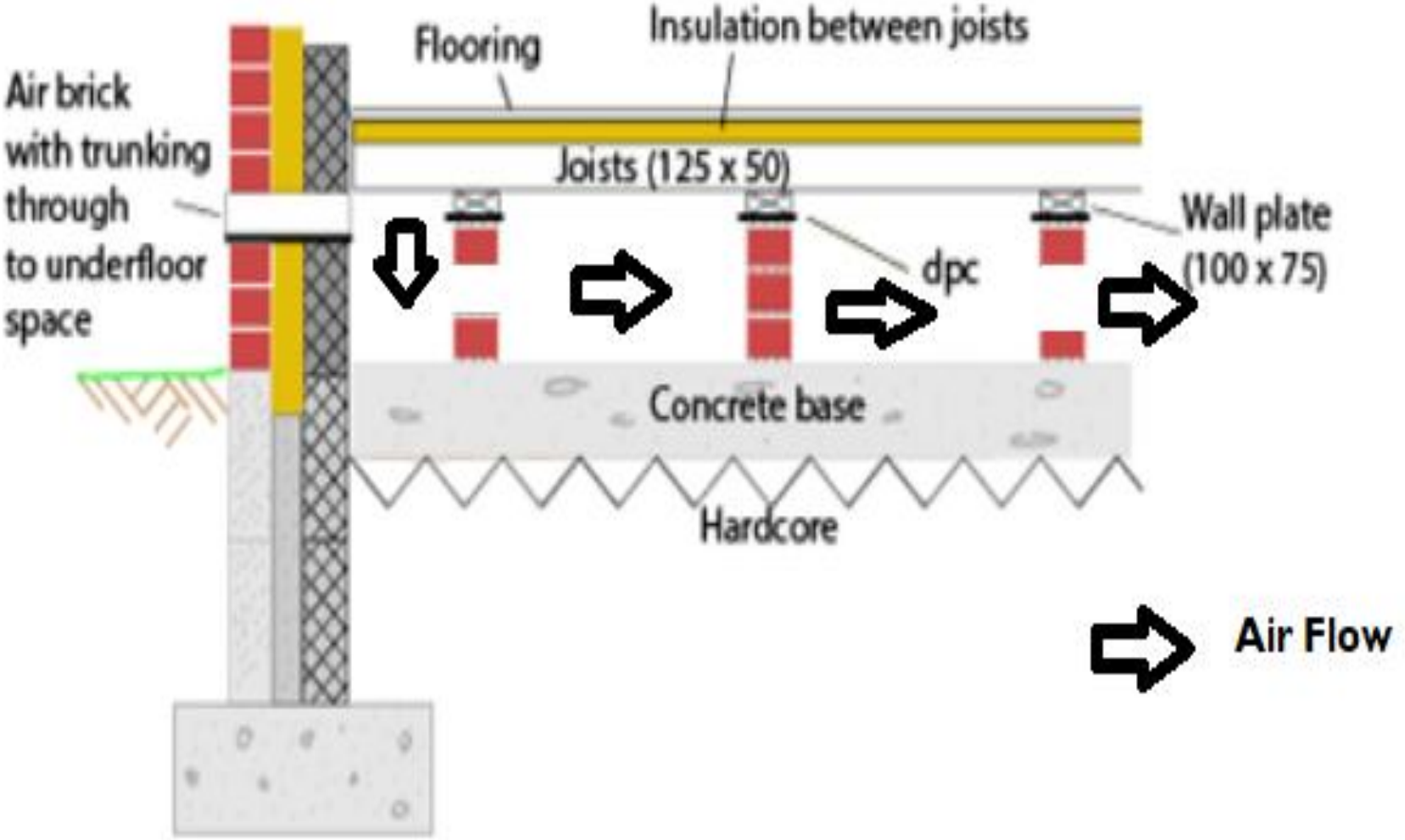








Timber Suspended Floor





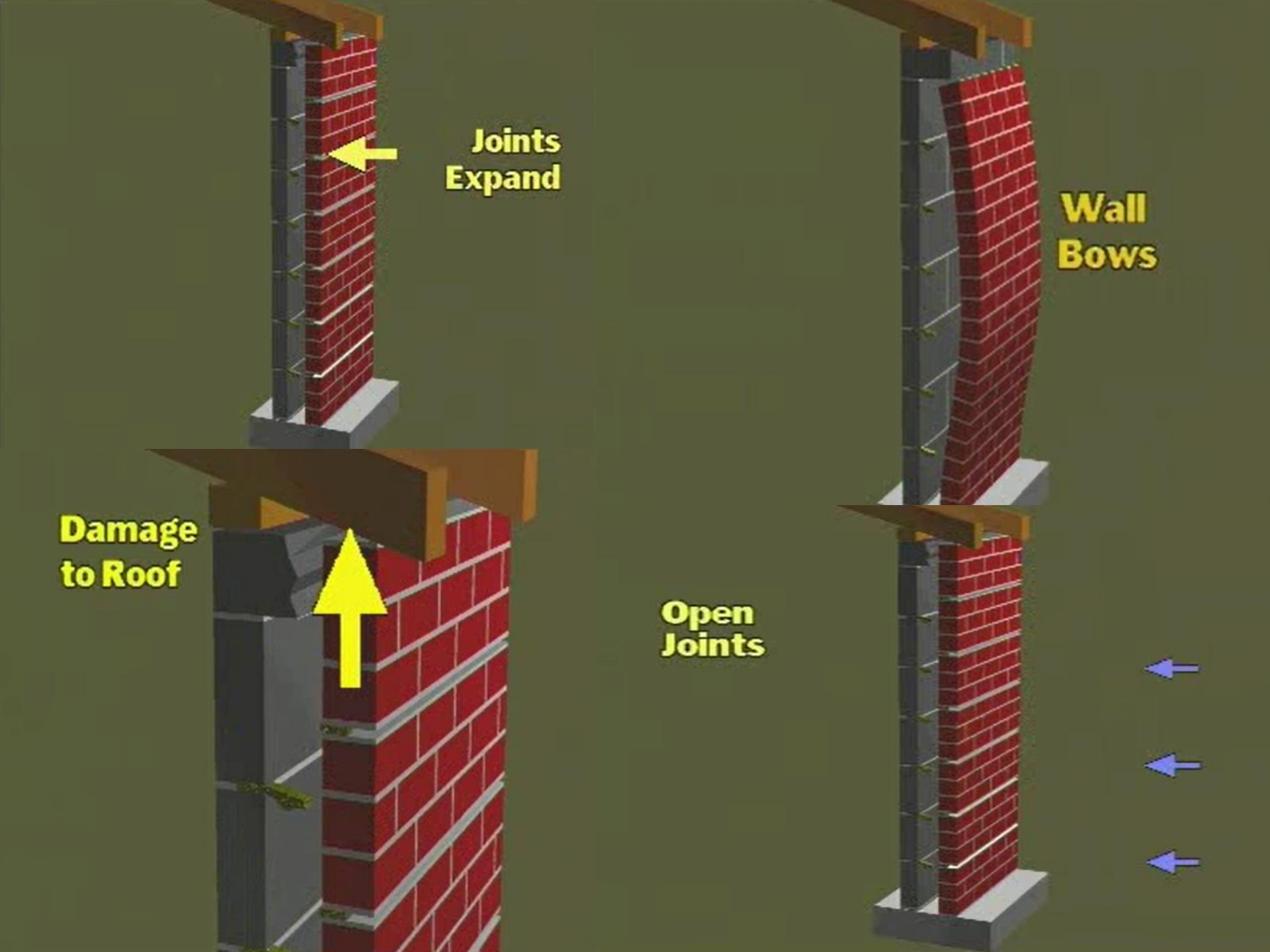











Joints
Expand
Wall
Bows
Damage
to Roof
Open
Joints

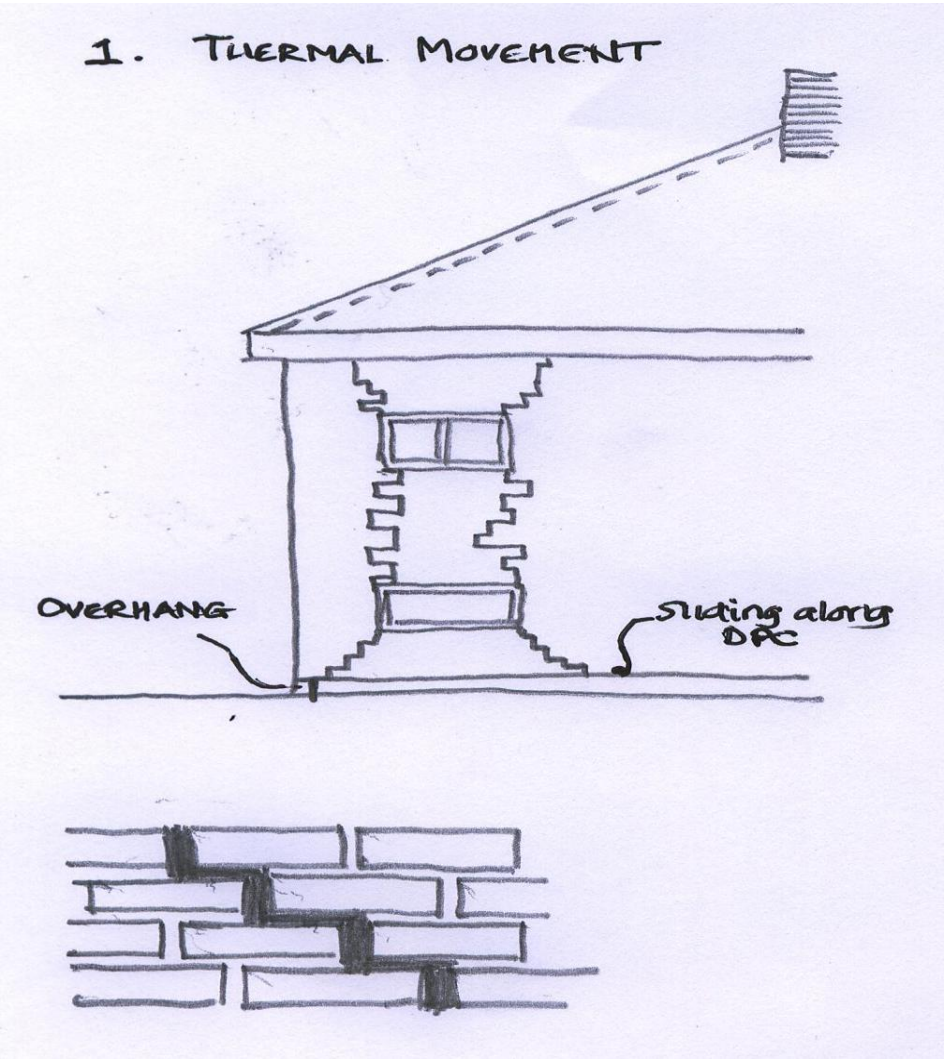
External Masonry Wall - Defects

- *Cracking in it's various forms ……..often heat….or too much/ too little water!*

Classification of visible damage to walls with particular reference to ease of repair of plaster and brickwork or masonry. (Reproduced from Building Research Establishment Digest 251: British Crown copyright.)

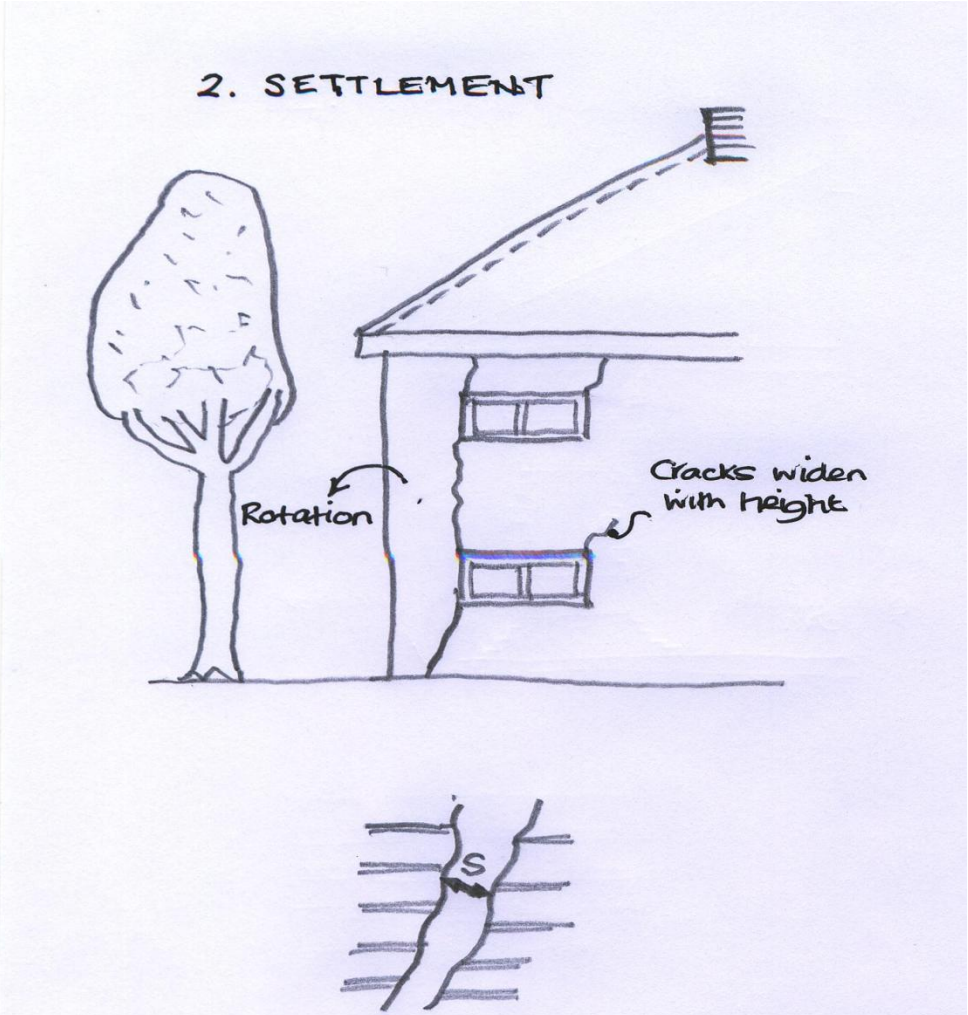
Category of damage	Description of typical damage *Ease of repair in italic type*	Approximate crack width (mm)
0	Hairline cracks of less than about 0.1 mm width are classed as negligible	Up to 0.1[1]
1	*Fine cracks which can easily be treated during normal decoration*. Perhaps isolated slight fracturing in building. Cracks rarely visible in external brickwork.	Up to 1[1]
2	*Cracks easily filled.* *Redecoration probably required.* *Recurrent cracks can be masked by suitable linings.* Cracks not necessarily visible externally; *some external repointing may be required to ensure weathertightness*. Doors and windows may stick slightly.	Up to 5[1]
3	*The cracks require some opening up and can be patched by a mason.* *Repointing of external brickwork and possibly a small amount of brickwork to be replaced*. Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5 to 15[1] (or a number of cracks up to 3)
4	*Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows*. Window and door frames distorted, floor sloping and noticeable.[2] Walls leaning[1] or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15 to 25[1] but also depends on number of cracks
5	*This requires a major repair job involving partial or complete rebuilding*. Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability.	usually greater than 25[1] but depends on number of cracks

1. Thermal Movement



- *Lateral expansion causes wider vertical cracks and only narrow horizontal cracks*
  - *Watch out for :*
- *Continuous concrete lintels*
- *Calcium Silicate Bricks*
- *Walls over 30 m length without movement joints*
- *Walls and openings generally remain level and plumb*
- *Overhang at corners*
- *Sliding of brickwork along dpc*

2. Settlement

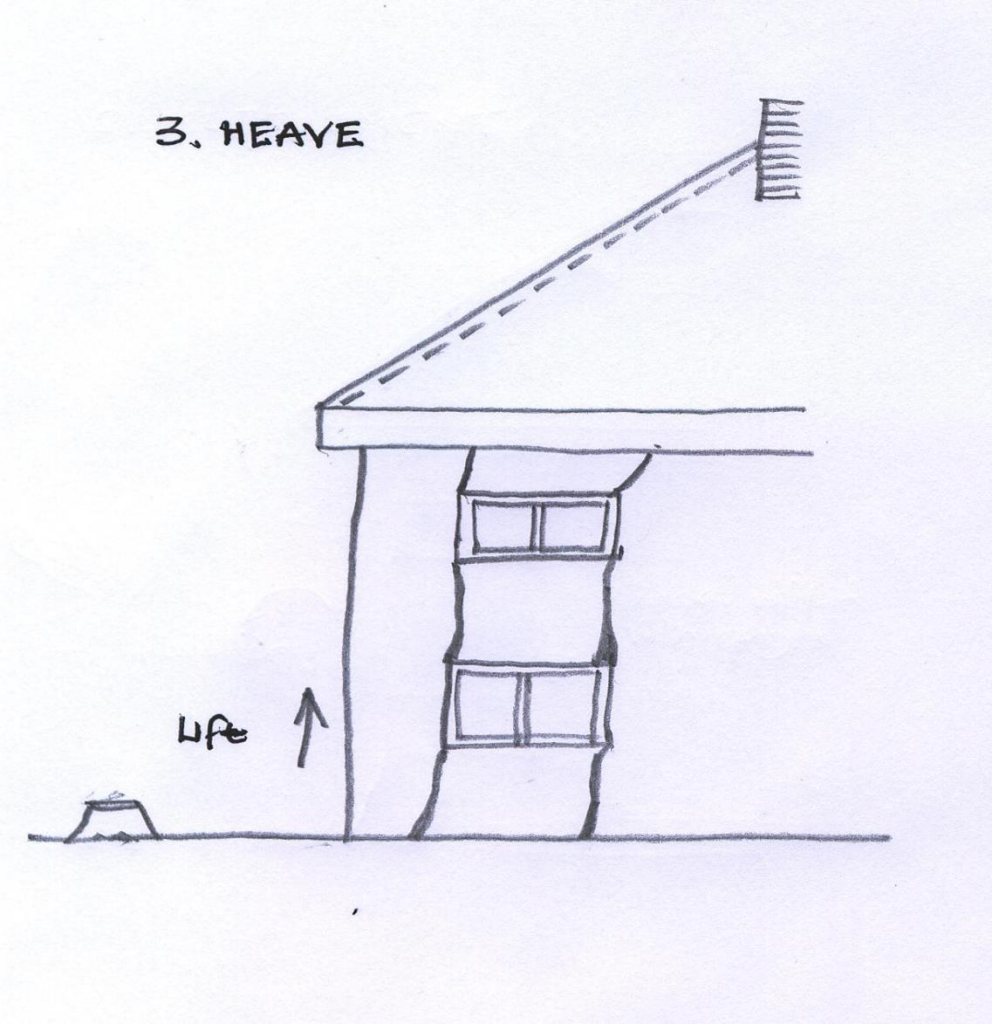


- *Cracks widen with height*
- *Rotation of building fabric*
- *Measure crack size in direction of movement*
- *Walls may lean*
- *Openings distorted*
- *Windows and doors may stick*

- *Watch out for :-*

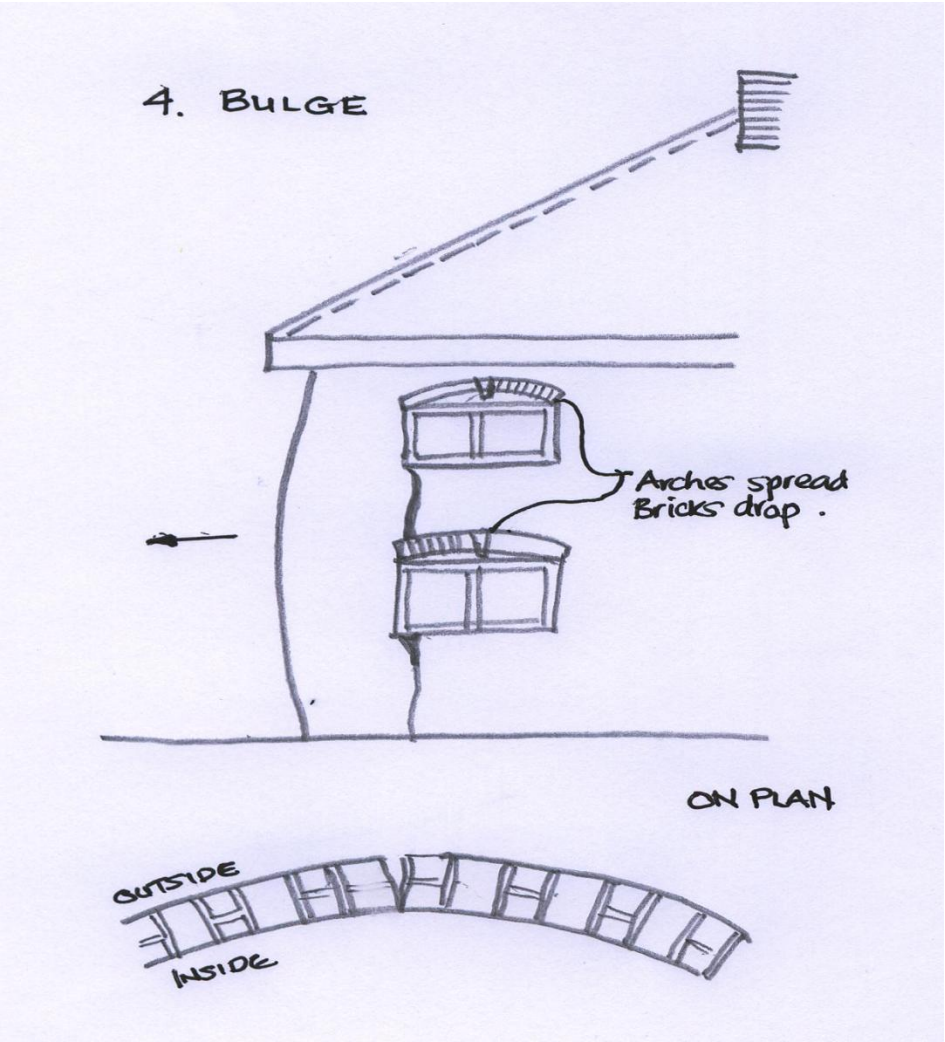
- *Trees in clay soil*
- *Leaking drains*
- *Made Ground*
- *Poor subsoil with low bearing capacity*

3. Heave



- *Crack narrows with height*
  - *Watch out for :-*
- *Dessicated clay subsoil where trees recently removed*

4. Bulge

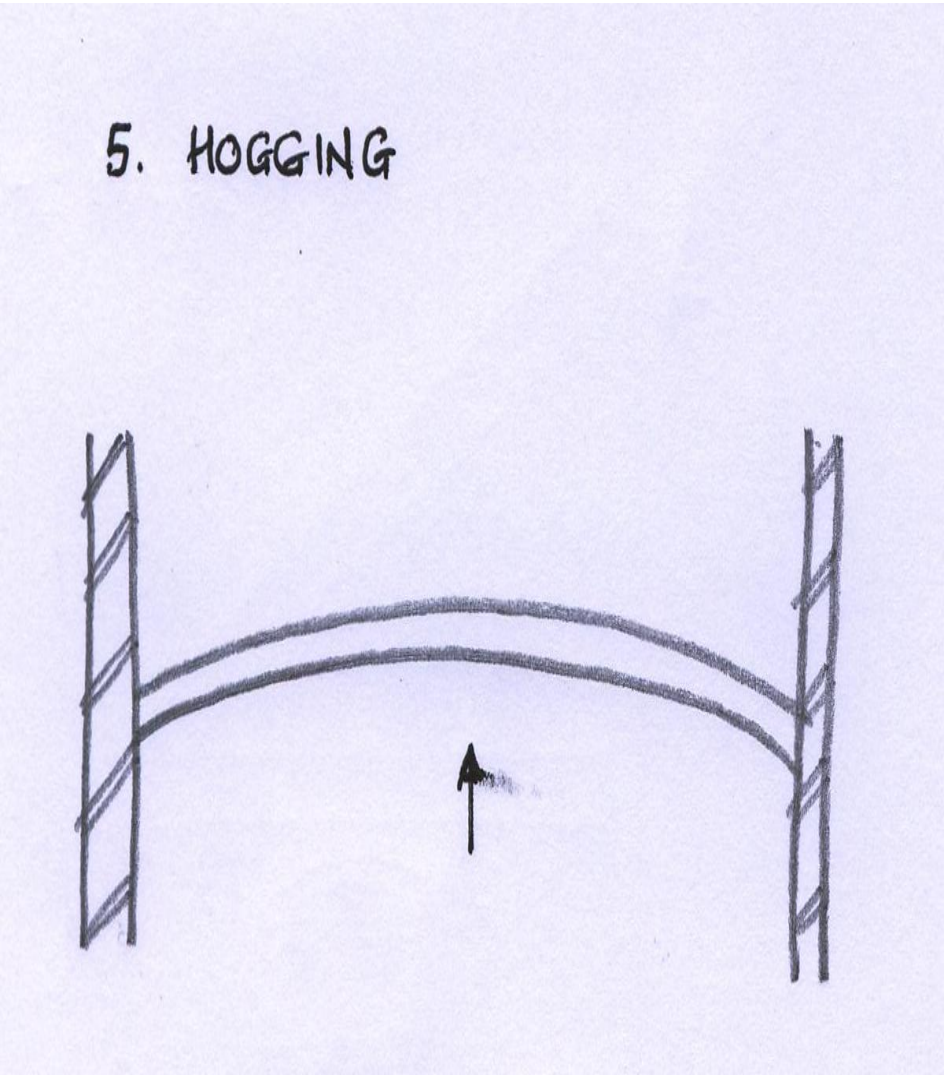


- *Crack narrows at top and bottom – wider in centre*
- *Arches spread*
- *Bricks drop*
- *Vertical fractures in bulging walls may not appear inside*
- *Use of plumb line to check for verticality*

  - *Watch out for :-*

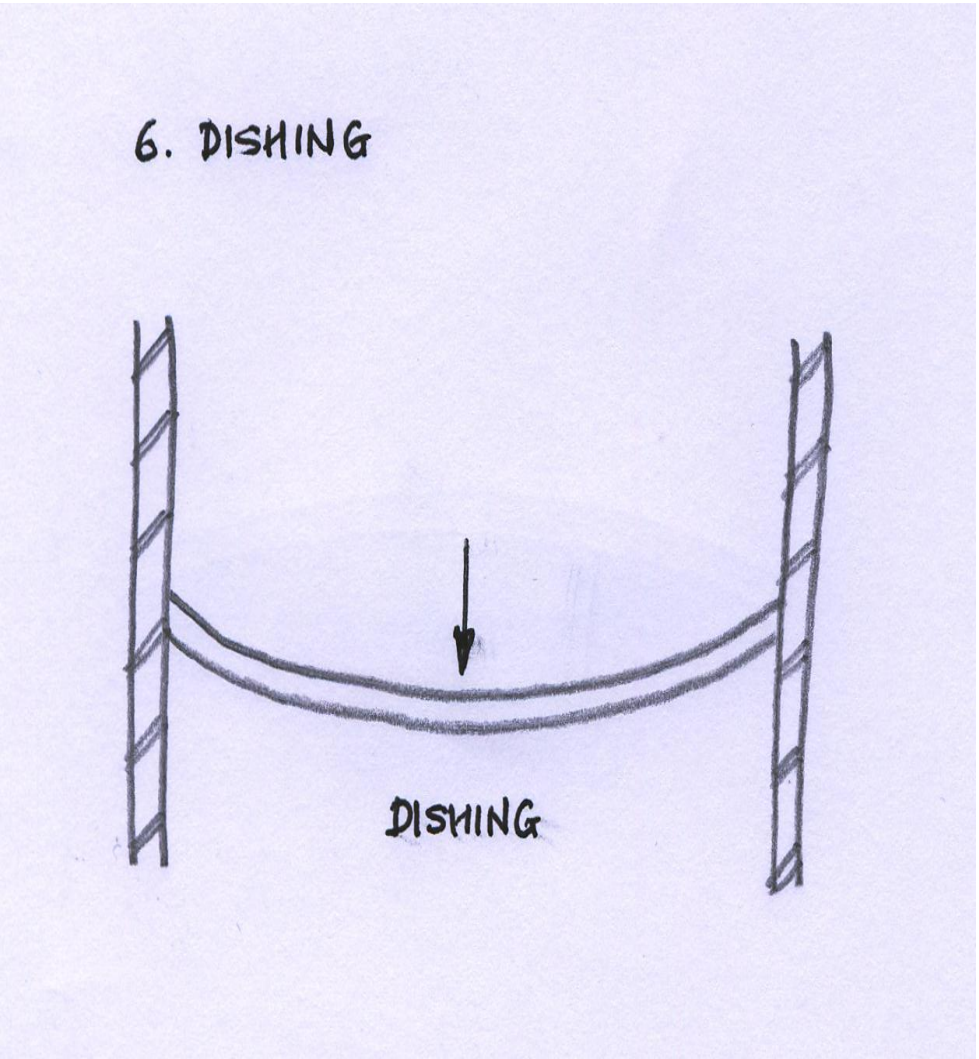
- *Slenderness ratio for tall flank walls*

5. Hogging



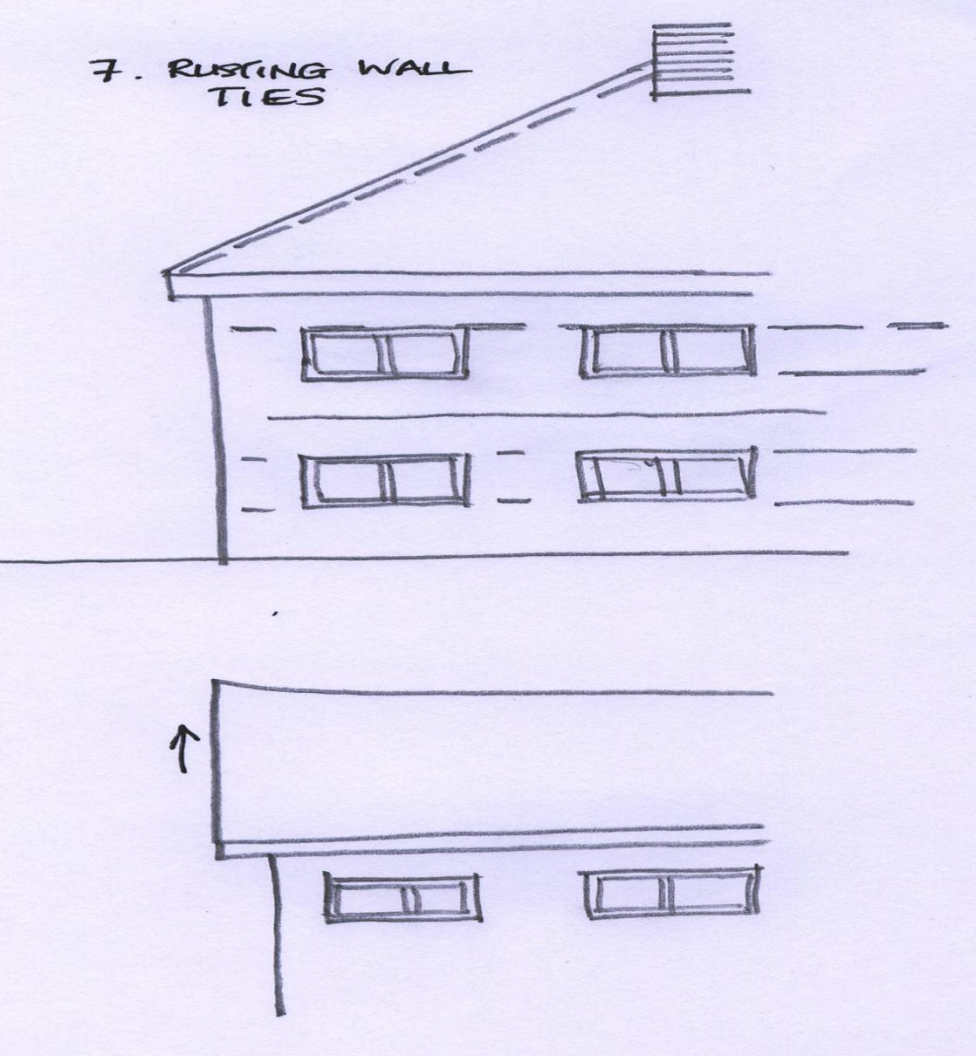
- *Walls may move down or floor may push up due to expansion of fill beneath*

6. Dishing



- *Walls may heave up or floor may bed down*

7. Rusting Wall Ties

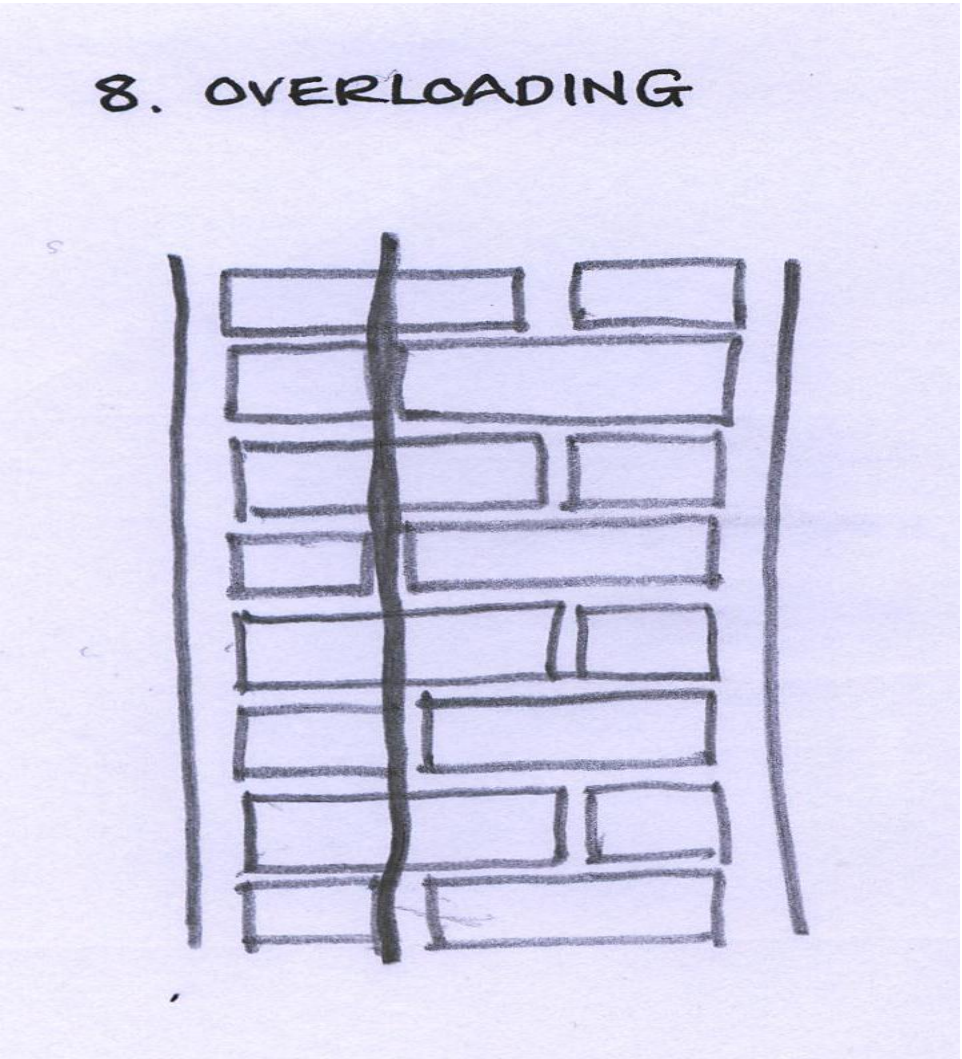


- *Pattern of horizontal cracking to mortar joints in cavity wall*
- *May be bulging and separation of two skins of brickwork*
- *Cracks tend to appear every 6 courses – typical wall tie spacing*

- *Watch out for :-*

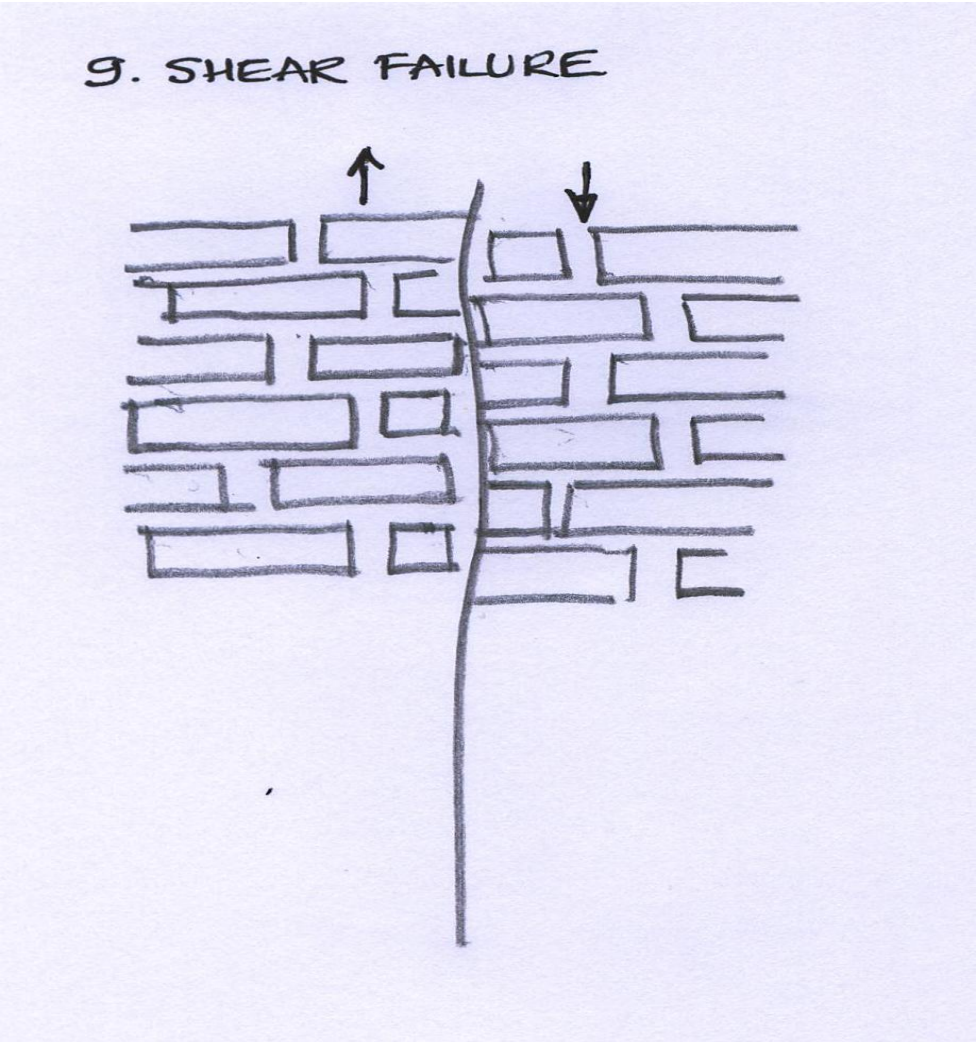
- *Any pre-war cavity walls*
- *Black ash mortar*
- *High exposure to driving rain*
- *1950's finlock gutters with leaking joints*

8. Overloading



- *Vertical cracks to piers indicate compression failure with wall eventually bursting laterally*
  - *Watch out for :-*
- *Slender brick piers especially at corners and bays taking high loads*
- *Weak stonework*

9. Shear Failure

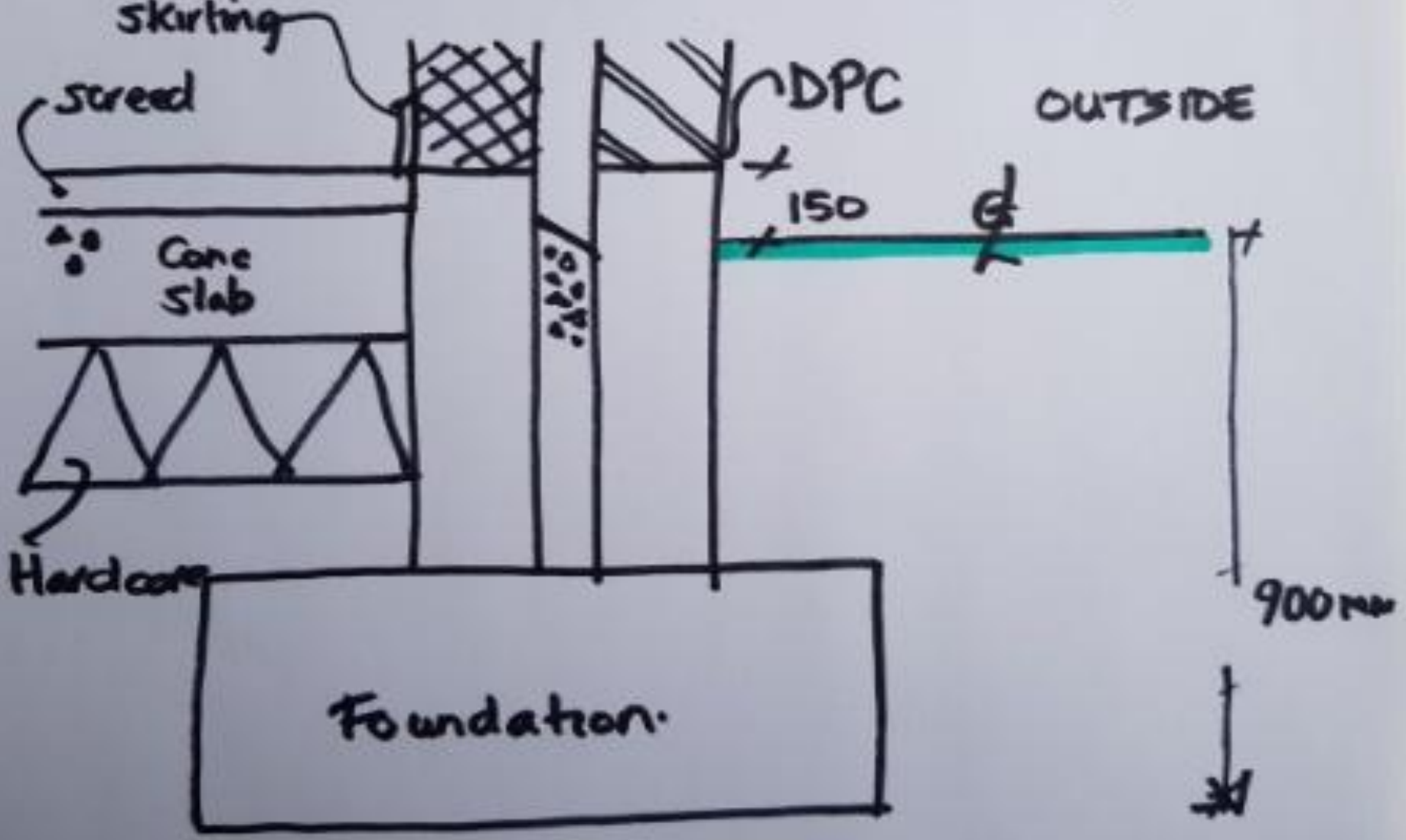


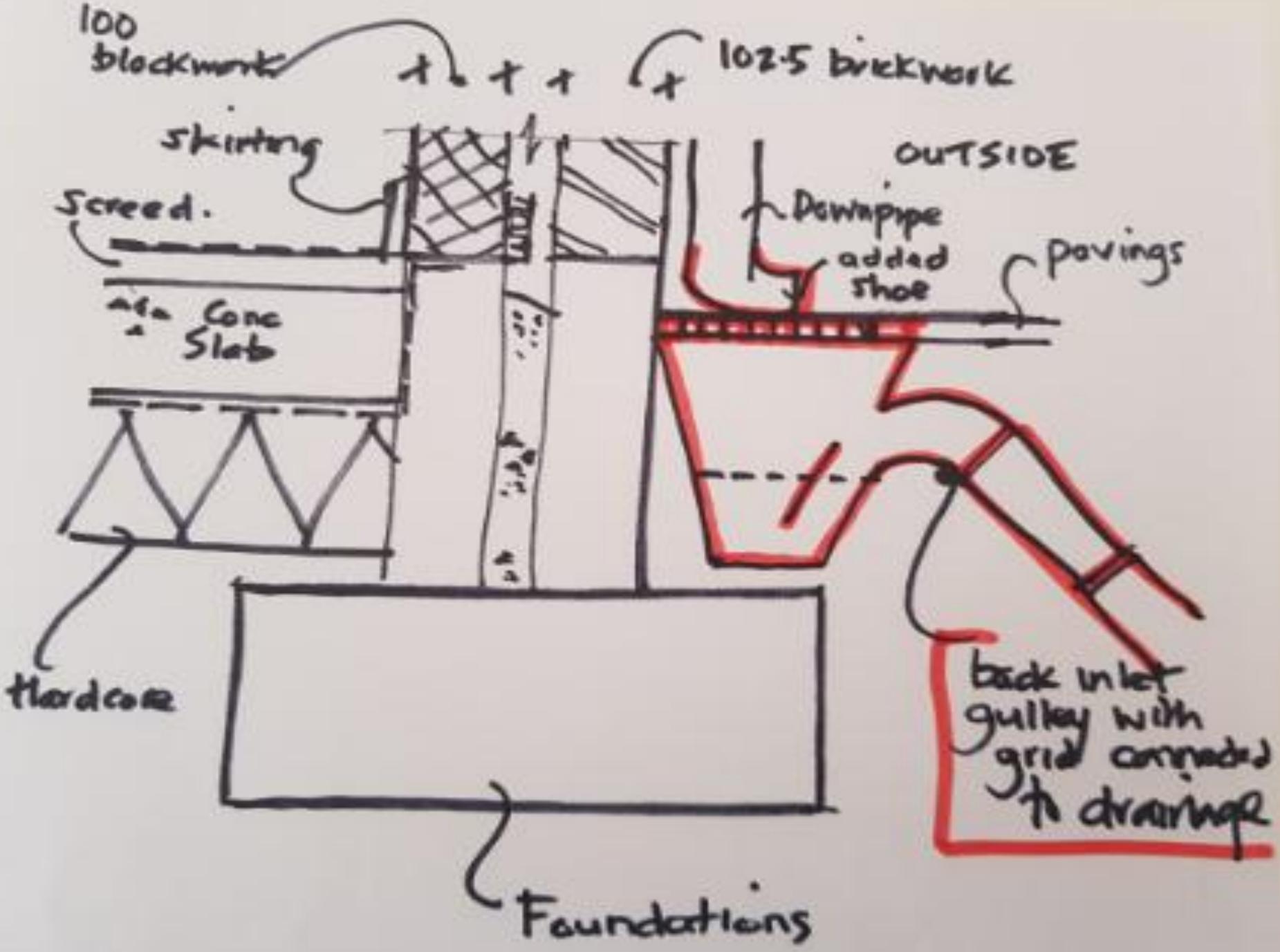
- *Often to bonding between new and pre-existing construction*

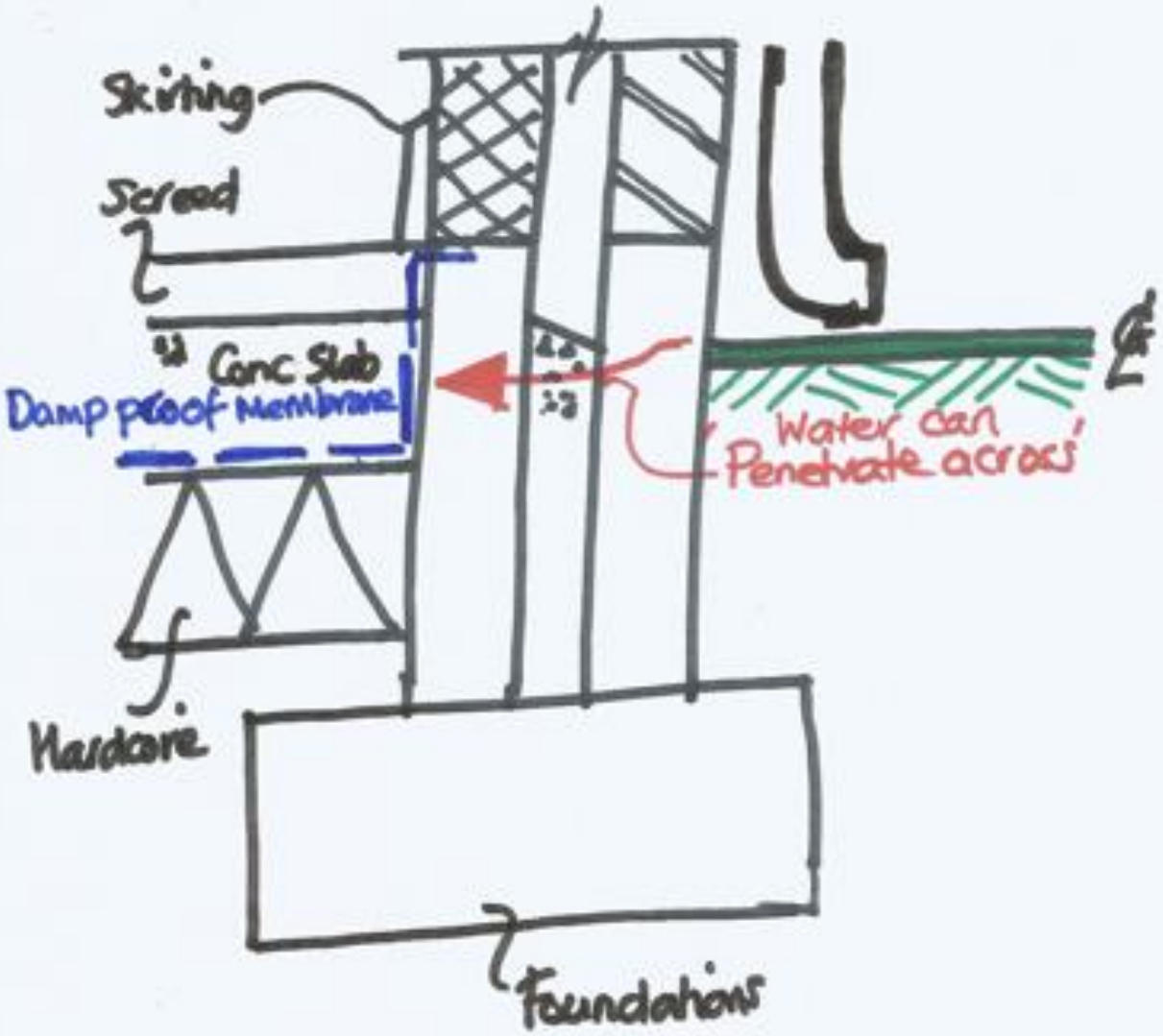


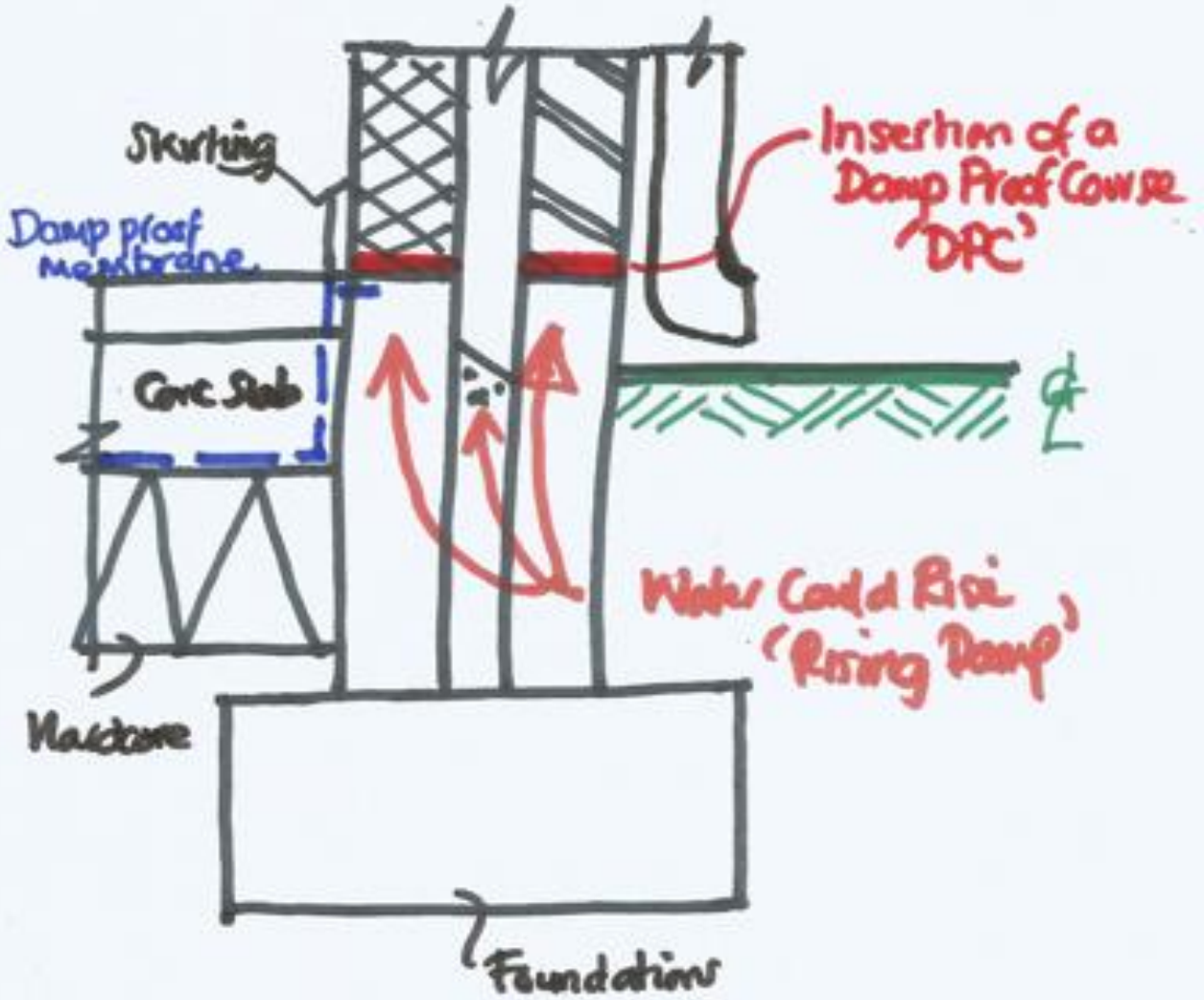
DPC – 150mm above ground level

Typical Foundation Detail




100 blockwork
102.5 brickwork
skirting
OUTSIDE
Screed.
Downpipe
added shoe
pavings
Conc Slab
hardcore
back inlet gulley with grid connected to drainage
Foundations


Skirting
Screed
Conc Slab
Damp proof Membrane
Water can Penetrate across
Hardcore
Foundations


Skirting
Insertion of a
Damp Proof Course
'DPC'
Damp proof
Membrane
Conc Slab
Water Could Rise
'Rising Damp'
Moisture
Foundations



Porosity values of common building materials

	Porosity (f)		Porosity (f)
Softwood	0.65	Extruded brick	0.07-0.28
Hardwood	0.50	Sandstone	0.05-0.20
Chipboard	0.40	Cement render	0.20
General purpose brick	0.35	Cement mortar (3:1 s:c)	0.17
Sand-lime brick	0.30	Granite	0.02
Lime render	0.30		

3.2 Poor workmanship

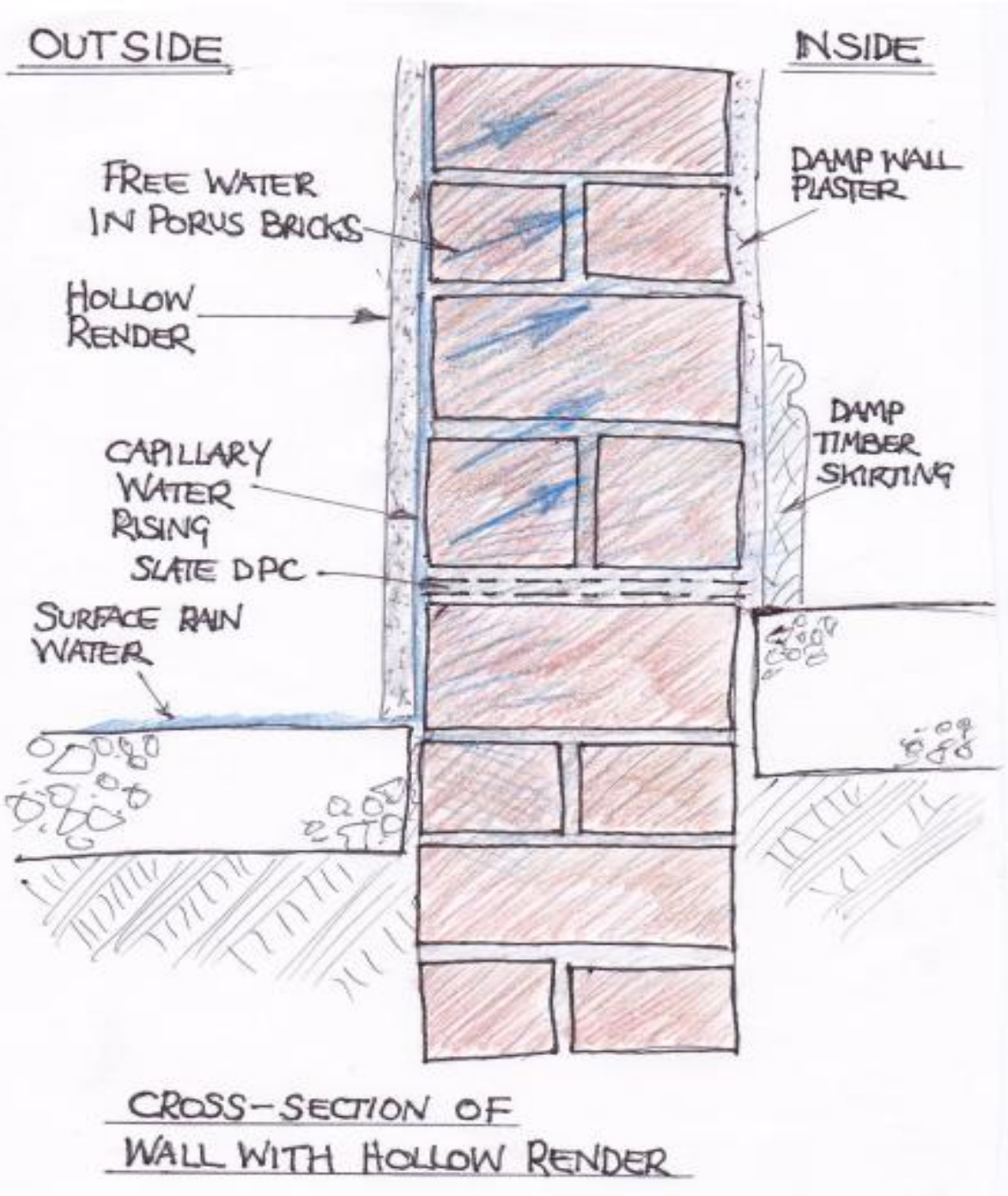





Wheelers Cross
88 - 94






OUTSIDE
INSIDE
FREE WATER IN PORUS BRICKS
DAMP WALL PLASTER
HOLLOW RENDER
DAMP TIMBER SKIRTING
CAPILLARY WATER RISING
SLATE DPC
SURFACE RAIN WATER
CROSS-SECTION OF WALL WITH HOLLOW RENDER



















What's this?





Condensation





Workshop 6

How might one differentiate between Condensation being the form of damp as opposed to others such as leaks, penetrating or rising ?

- *Tends to have a 'season' – September to March/ April;*
- *Can have a 'misty' surface;*
- *Stains or streaks of water running down – particularly in bathrooms and kitchens;*
- *Damp patches with no definitive edge;*
- *Mould growth – black pin mould;*
- *Found generally behind wardrobes, external walls where air circulation is restricted and on 'colder surfaces'*
- *No sign of efflorescence, hygroscopic salts*
- *Penetration, leaks will have pattern of occurrence – rain, use of appliance eg whbasin intermittent as opposed to service pipe - continuous etc*

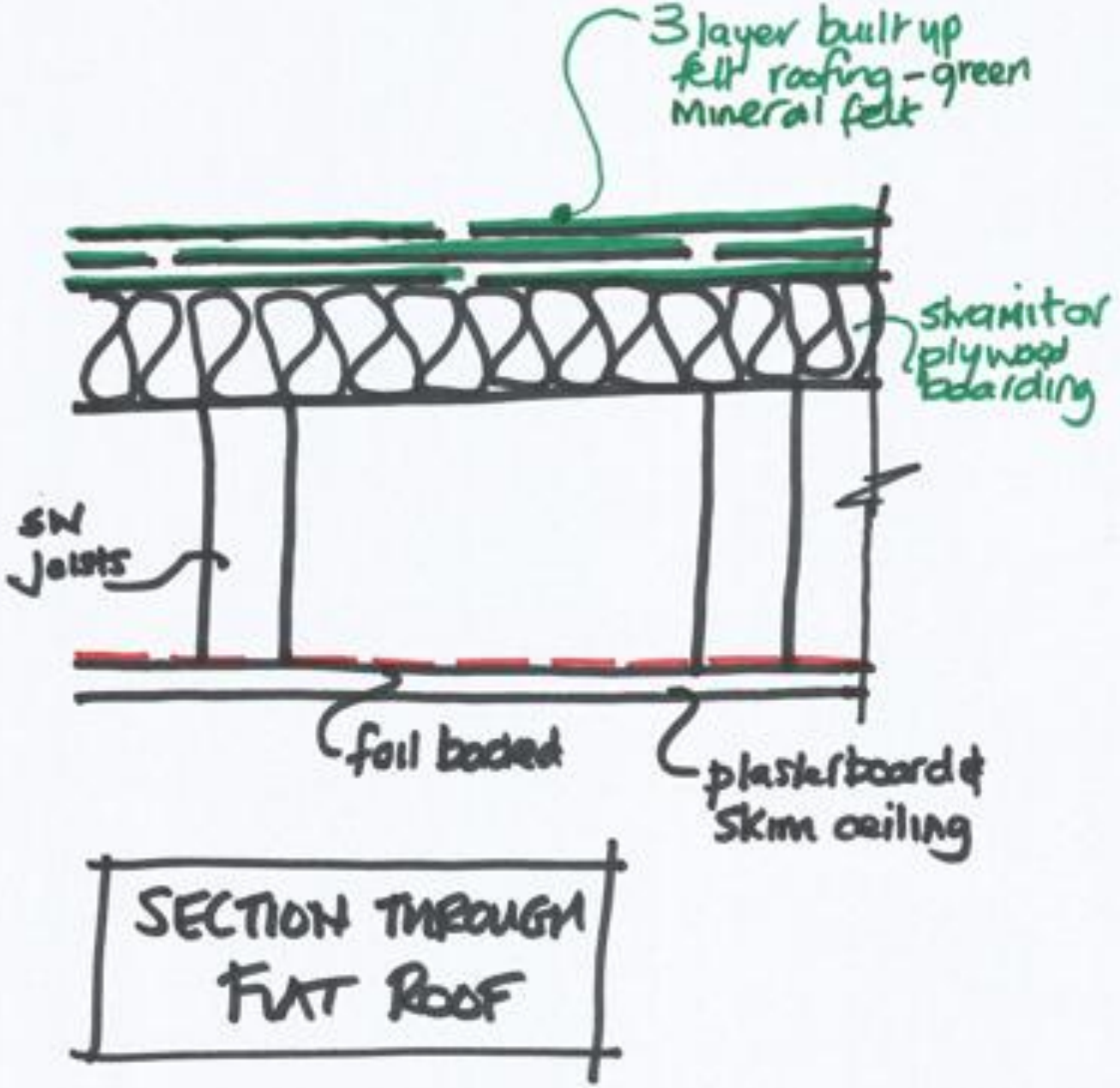
Condensation

- *How Many Forms of Condensation Are There?*

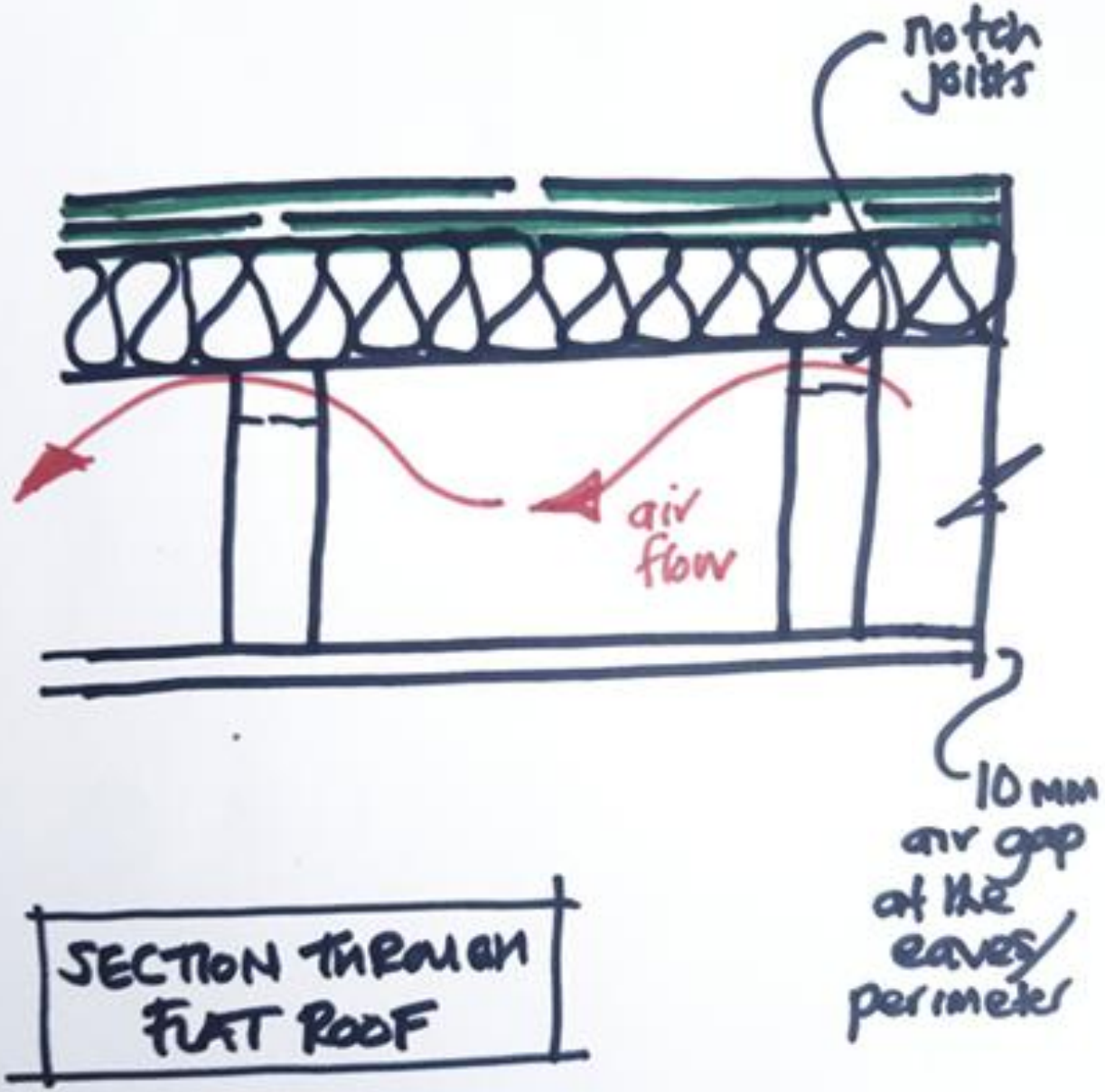
Condensation

- *Types of Condensation :-*

- *Surface Condensation*
- *Interstitial Condensation*


3 layer built up felt roofing - green Mineral felt
sheathing plywood boarding
SW Joists
foil backed
plasterboard & Skim ceiling
SECTION THROUGH FLAT ROOF

Prevention of Interstitial Condensation



Condensation

- *What is Condensation ?*

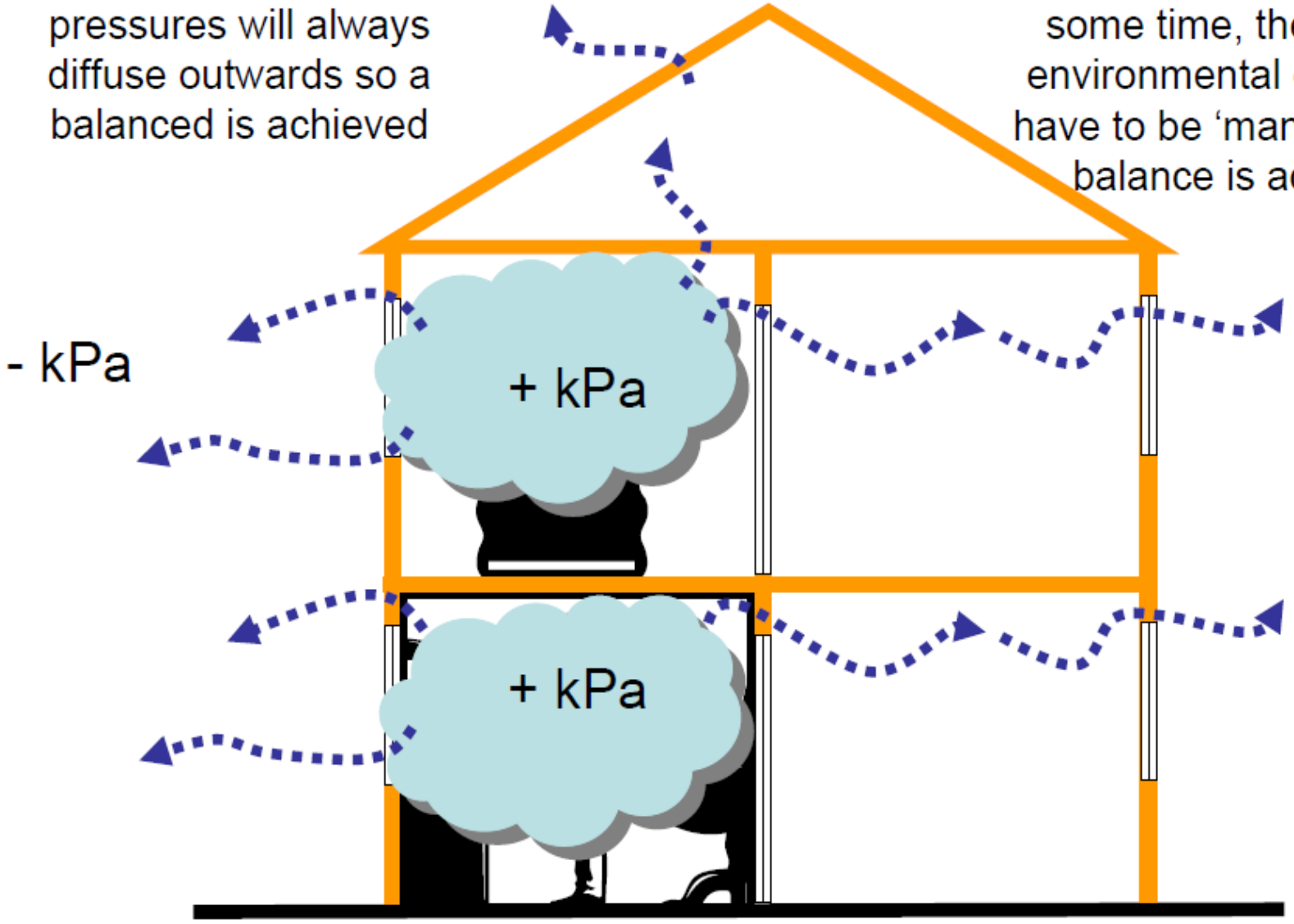


- *The most common signs of condensation are :-*
- *Condensation forming on windows*
- *Water pooling on window sills*
- *Damp walls with no 'tidemarks'*
- *Damp and mould patches*
- *Mould in corners of rooms*
- *Mould behind furniture*
- *Mildew on clothes and furnishings*
- *Musty and damp smells*



Higher internal vapour pressures will always diffuse outwards so a balanced is achieved

Because this may take some time, the internal environmental conditions have to be 'managed' so a balance is achieved

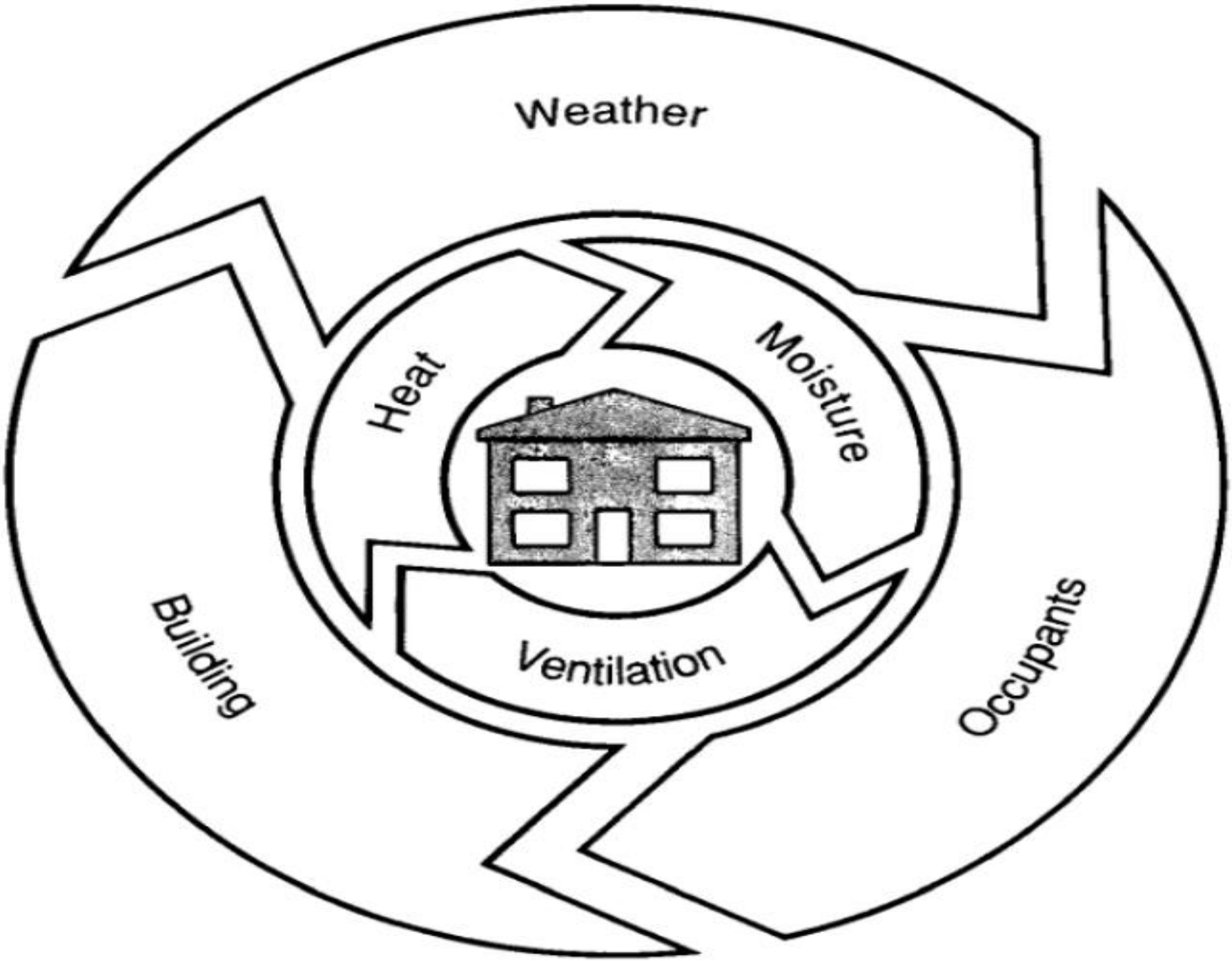


To do this effectively, the buildings have to be 'tolerant' so a range of different lifestyles can safely be accommodated

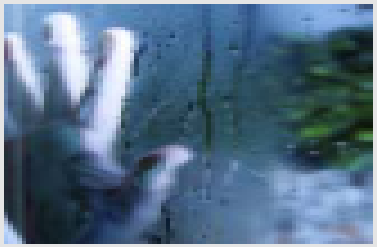
Workshop 7

Identify the factors needing to be considered when addressing the likelihood of condensation occurring in a property ?

- *The Residents – number, patterns of work, culture, lifestyle occupation, fuel poverty etc*
- *The Building*
- *Heating*
- *Insulation*
- *Ventilation*
- *Weather*
- *Orientation*
- *Moisture Movement and Absorption*


Weather
Heat
Moisture
Ventilation
Building
Occupants

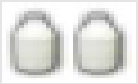
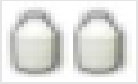
Moisture Produced in Your Home



Everyday activities add extra moisture to the air inside our homes. Even our breathing adds some moisture (remember breathing on cold windows and mirrors to fog them up?).

One person asleep adds half a pint of water to the air overnight and at twice that rate when active during the day.

To give you some idea as to how much extra water this could be in a day, here are a few examples, imagine the pints as milk bottles:-

- 2 people at home for 16 hours = 3 pints 
- A bath or shower = 2 pints 
- Drying clothes indoors = 9 pints 
- Cooking and use of a kettle = 6 pints 
- Washing dishes = 2 pints 
- Bottled gas heater (8 hours use) = 4 pints 
- **Total moisture added in one day = 26 pints or 14.8 litres**

SOURCES OF CONDENSATION

How much moisture is produced (in a day) by typical household activities?



Clothes washing — 1 pint



Bath and personal washing — 2 pints



Four people sleeping 8 hours — 3 pints



Parrafin heater for 5 hours — 3 pints



Two people active for 16 hours — 4 pints



Cooking by gas for 3 hours — 6 pints



Clothes drying in un-vented tumble dryer — 10 pints

Total 29 pints

Reduce the potential for condensation by producing less moisture

Hang your washing outside to dry if possible, or hang it in the bathroom with the door closed and a window slightly open or extractor fan on if one is fitted. Do not be tempted to put it on radiator or in front of a radiant fire.





- If you use a tumble dryer, make sure it is vented to the outside or that it is of the new condensing type.
- Always cook with pan lids on, and turn the heat down once the water has boiled. Only use the minimum amount of water for cooking vegetables.





- When filling your bath, run the cold water first then add the hot - it will reduce the steam by 90%, which leads to condensation.





- Try to avoid use of bottled gas heaters: they produce about 8 pints of moisture from an average-sized gas cylinder. (Your tenancy Agreement may not allow you to use this type of heater)
- Do not use your gas cooker to heat your kitchen as it produces moisture when burning gas. (You might notice your windows misting over).










24.8
59
54
CH
SYNC



Dry < 30%

Comfort 30 - 60%

Wet 61 - 100%

Charlie DIYte

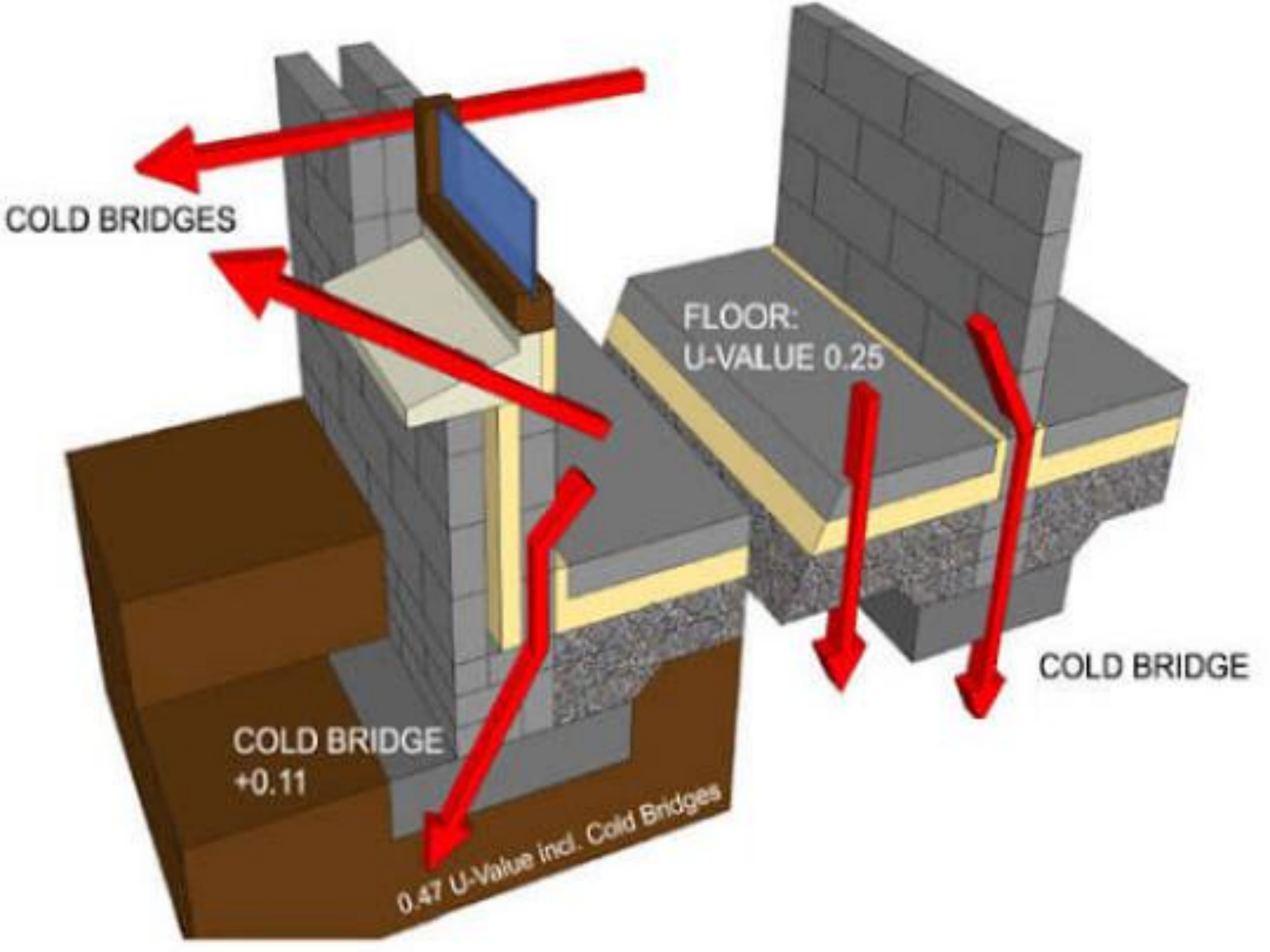
Condensation

- *Where would you expect to find Condensation ?*






12:13 20 FEB 2017


COLD BRIDGES
FLOOR:
U-VALUE 0.25
COLD BRIDGE
COLD BRIDGE
+0.11
0.47 U-Value incl. Cold Bridges







Walmer Terrace





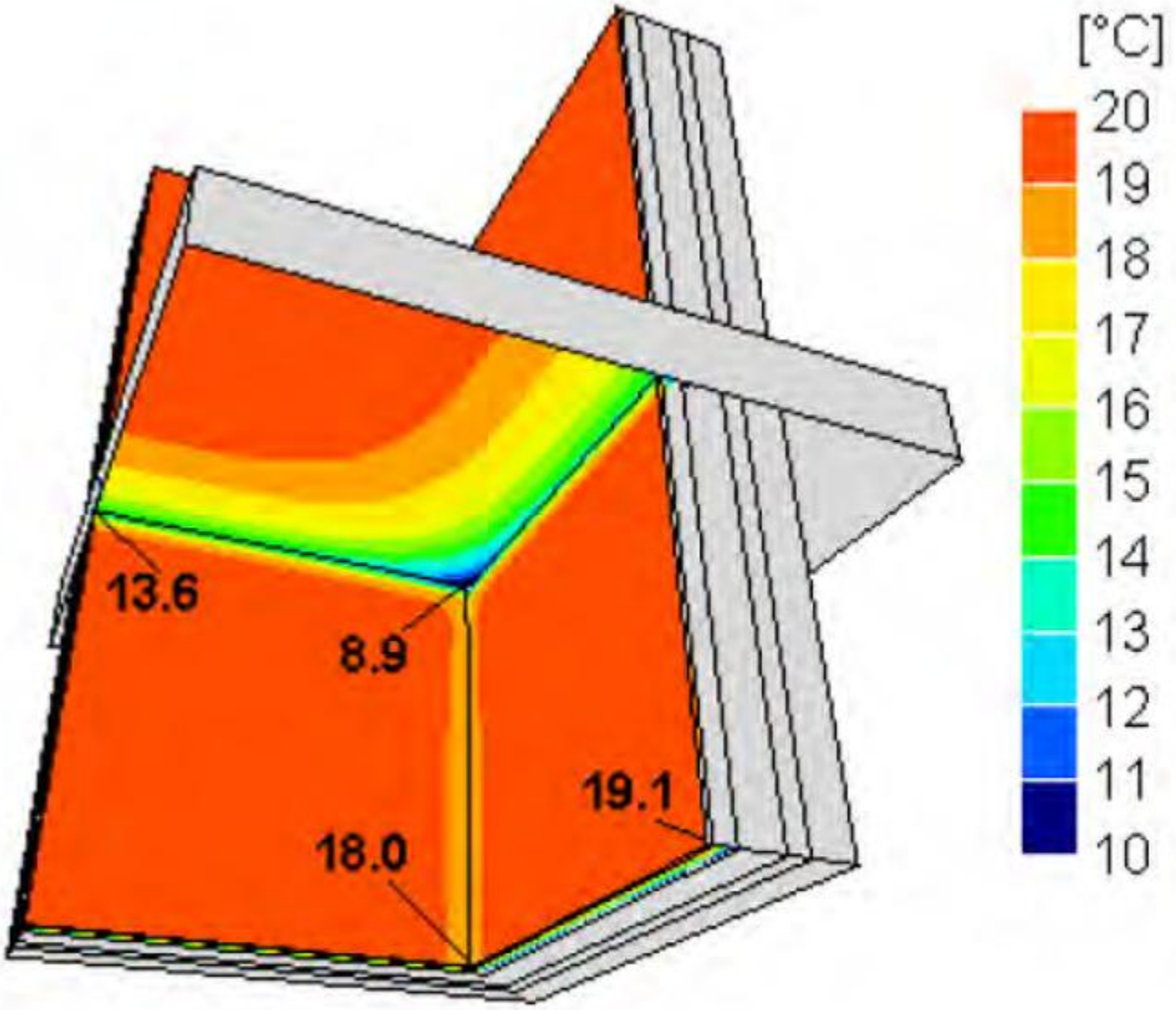
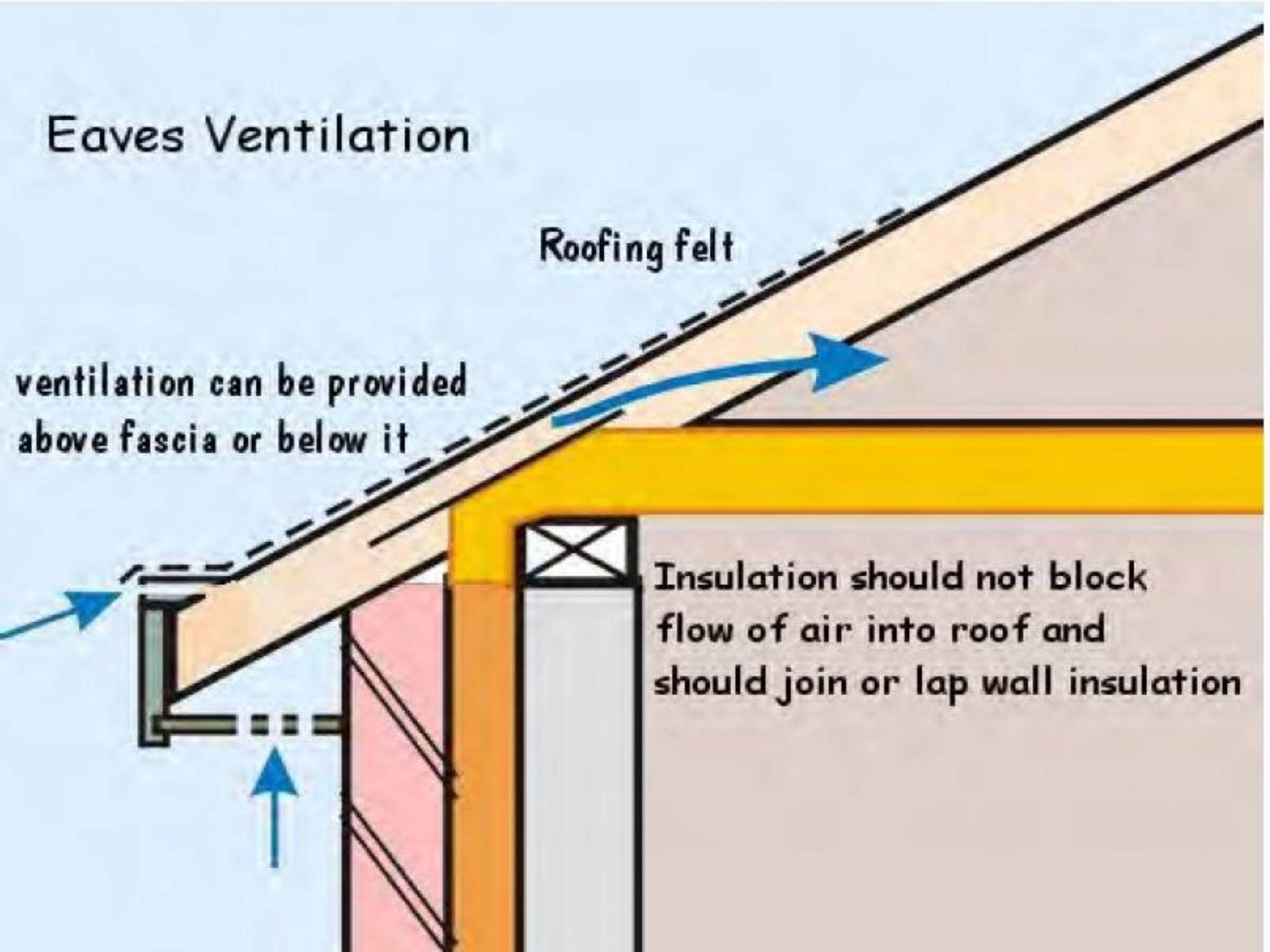


Figure 4.6 Calculated temperatures with Ti = 20 °C and Te= 0 °C

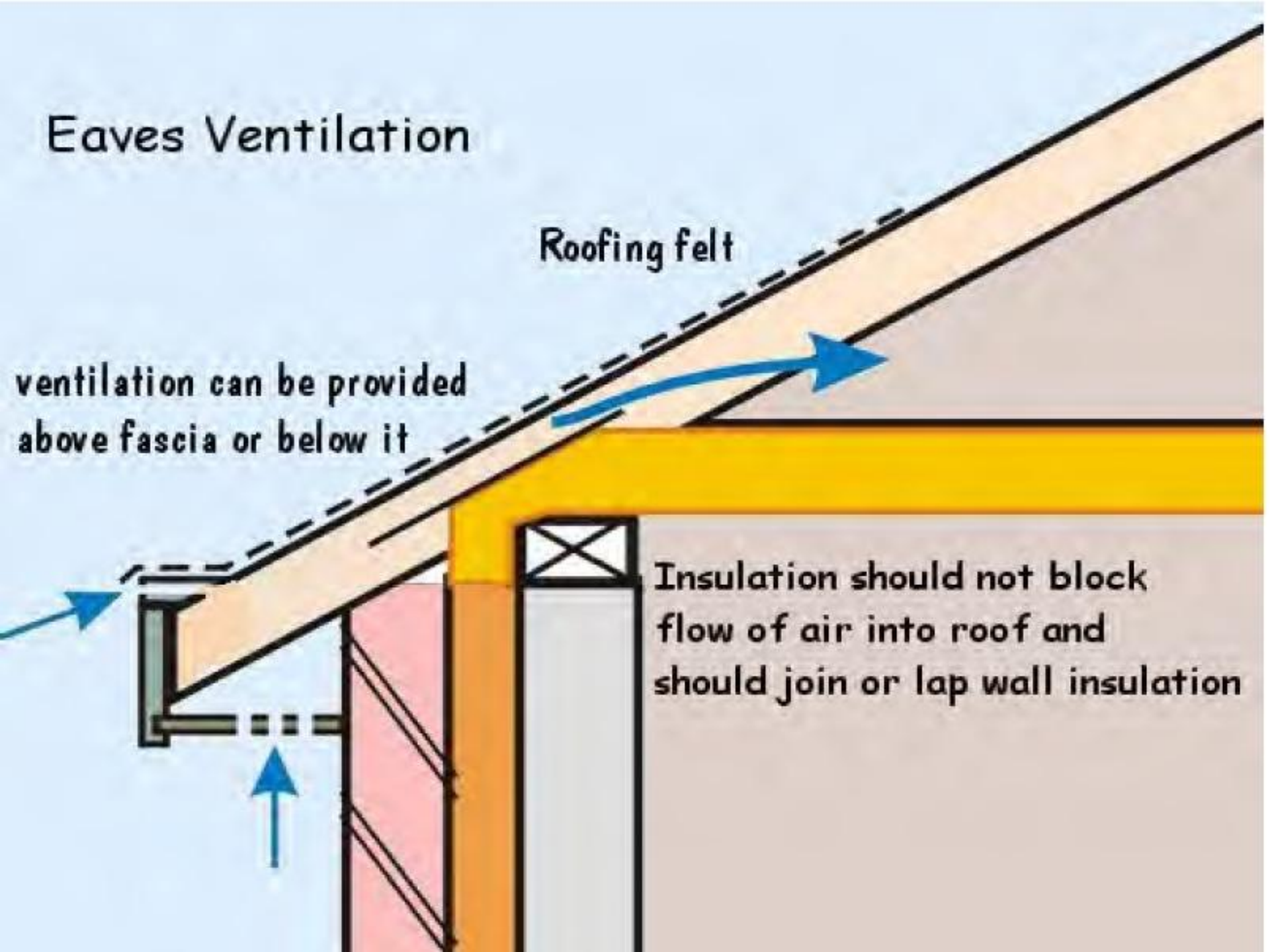



Eaves Ventilation
Roofing felt
ventilation can be provided
above fascia or below it
Insulation should not block
flow of air into roof and
should join or lap wall insulation



Smooth faced underfelt will not ‘hold’ moisture as well as sanded or ‘open weave’ permeable felts.




Eaves Ventilation
Roofing felt
ventilation can be provided
above fascia or below it
Insulation should not block
flow of air into roof and
should join or lap wall insulation


Concentrated mould growth to ceiling




Missing insulation
over bathroom!
EPSON STYLUS C70 Plus

Ventilation

Workshop 9

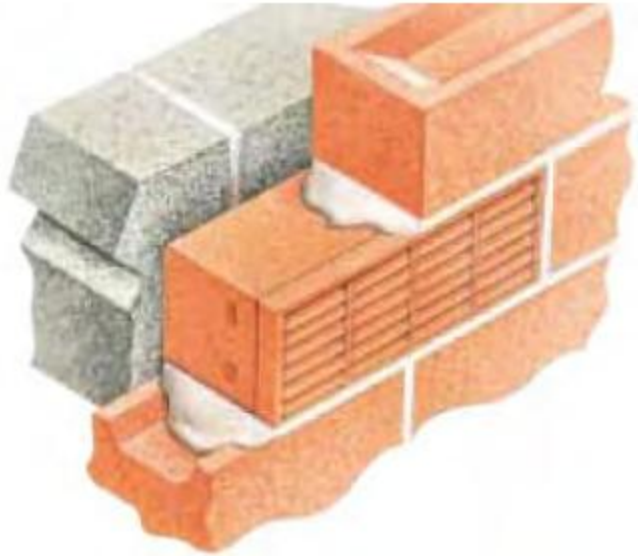
Identify the forms of ventilation that can help prevent the likelihood of condensation forming in a dwelling ?

- *General Vents – Air Bricks/ Grilles/ Spinners*
- *Opening Window – Secure Locks*
- *Trickle Vents*
- *Extractor Fans – Pull Cord/ Timed*
- *Humidistat Fans*
- *Heat Recovery Extractor Fans*
- *Continuous Running – Background Fans*
- *Whole House Ventilation – Ducting, Sensor and Fans*
- *Positive Input Ventilation Units – PVI's – Envirovent, Flatmasters*



Airbricks

- Terracotta 215 x 215mm gives 9000m2 free air ventilation
- Plastic 215 x 75mm gives approx 7500mm2



Trickle vents

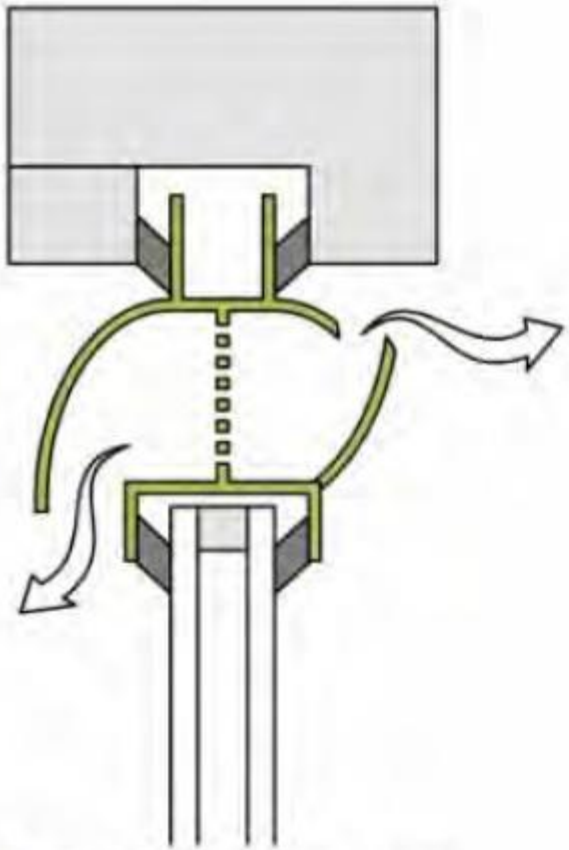
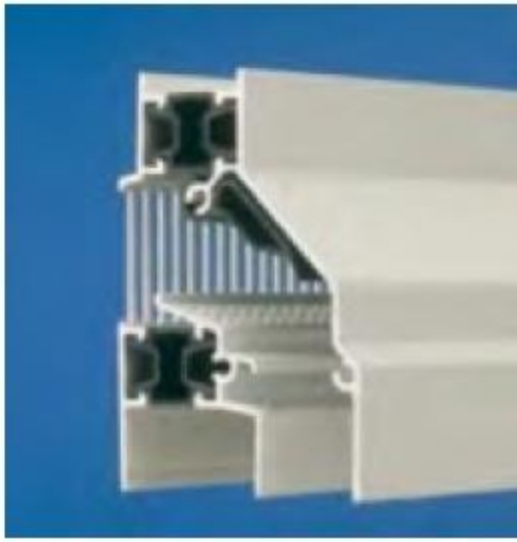


Figure 2 Glazed-in ventilator

10 000m2 per linear metre







fumiture against intemal walls, i.e. walls which have a room on both sides, rather than against outside walls.

Do not cover airbricks or other permanent ventilators. These are often strategically placed to ventilate vulnerable areas. Some ventilators may be providing vital combustion air for gas appliances. Covering these can cause the gas appliance to give off Carbon Monoxide, which is toxic and can be lethal.

Do not block permanent ventilators.

Do not draught-proof rooms where there is a fuel burning heater (e.g. gas fire) or cooker. Do not draught-proof windows in the bathroom or kitchen.

Increasing air flow with new UPVC windows



To allow ventilation without compromising security you can lock the opening part of the window on the first slot to allow ventilation of the room. Alternatively, open the trickle vents if they are installed on your windows.

Ventilation - Extract Fans



Ventilation - Extract Fans





envirovent

Filterless Extract Fan

WC, Bathroom + Kitchen

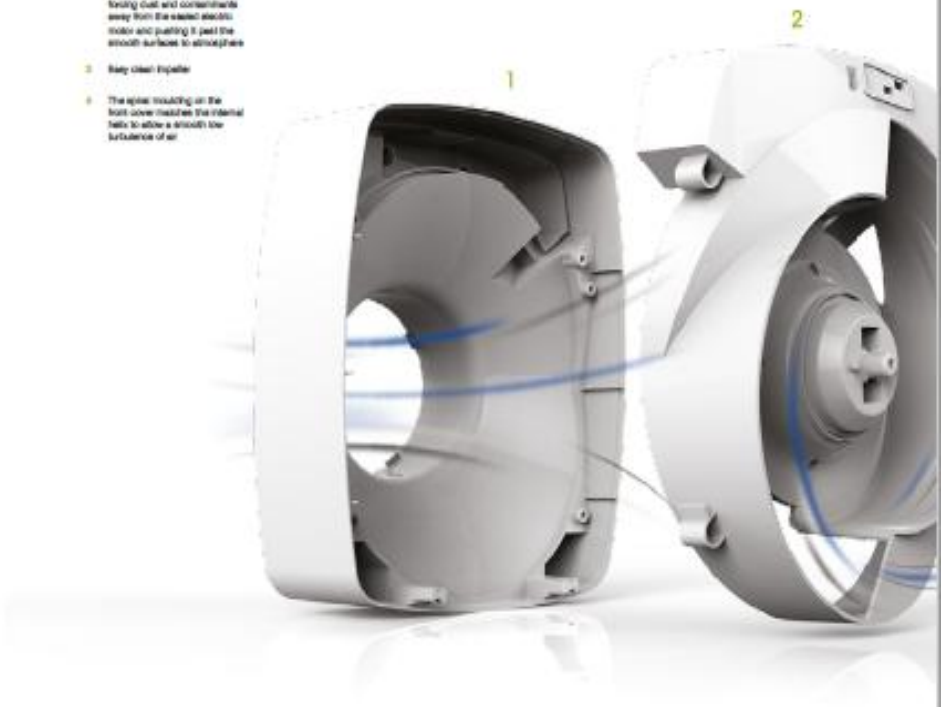
Lifetime Range*



Cyclone Separation Technology

The patented technology behind the Filterless Extract Fan

1. Basic canisters remains in-situ for the lifetime of the building
2. The unique patented helical expansion chamber enables cyclone separation to occur, forcing dust and contaminants away from the sealed electric motor and pushing it past the smooth surfaces to atmosphere
3. Easy clean impeller
4. The spiral moulding on the front cover matches the internal helix to allow a smooth low turbulence of air



Simply put, if a fan hasn't got cyclone separation then it isn't truly filterless.

Ventilation - Heat Recovery



- "PUTTING THE HEAT BACK INTO VENTILATION..."

balanced

intelligent

Lifetime Range*

for life

envirovent

Because Air Matters

heatSava

Intelligent Single Room Heat Recovery Unit

The most radical breakthrough in Single Room Heat Recovery technology ever...

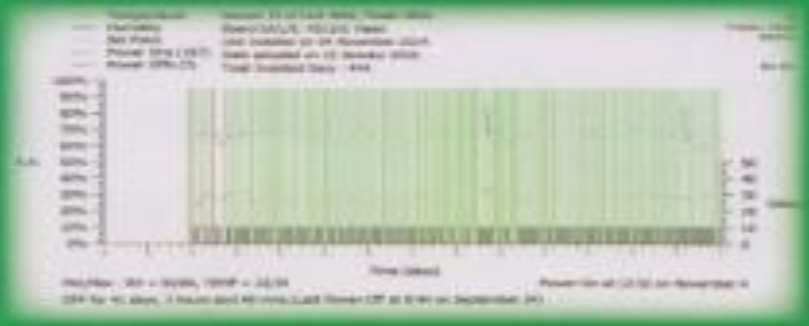


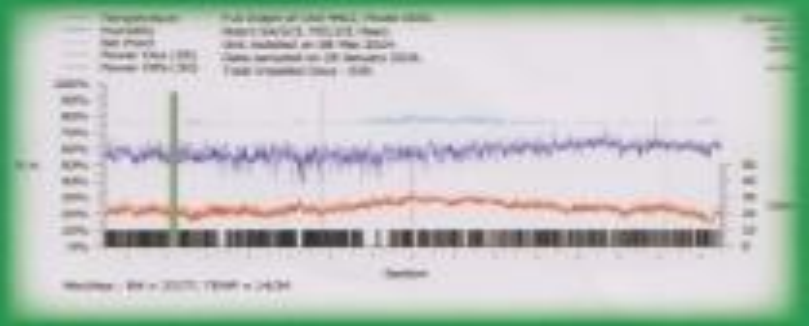
- Introduction 02-03
- Features 04-05
- Innovative 08
- Technology 09
- Individual 10-14
- Technical 15

DataFan *Putting You in Control*





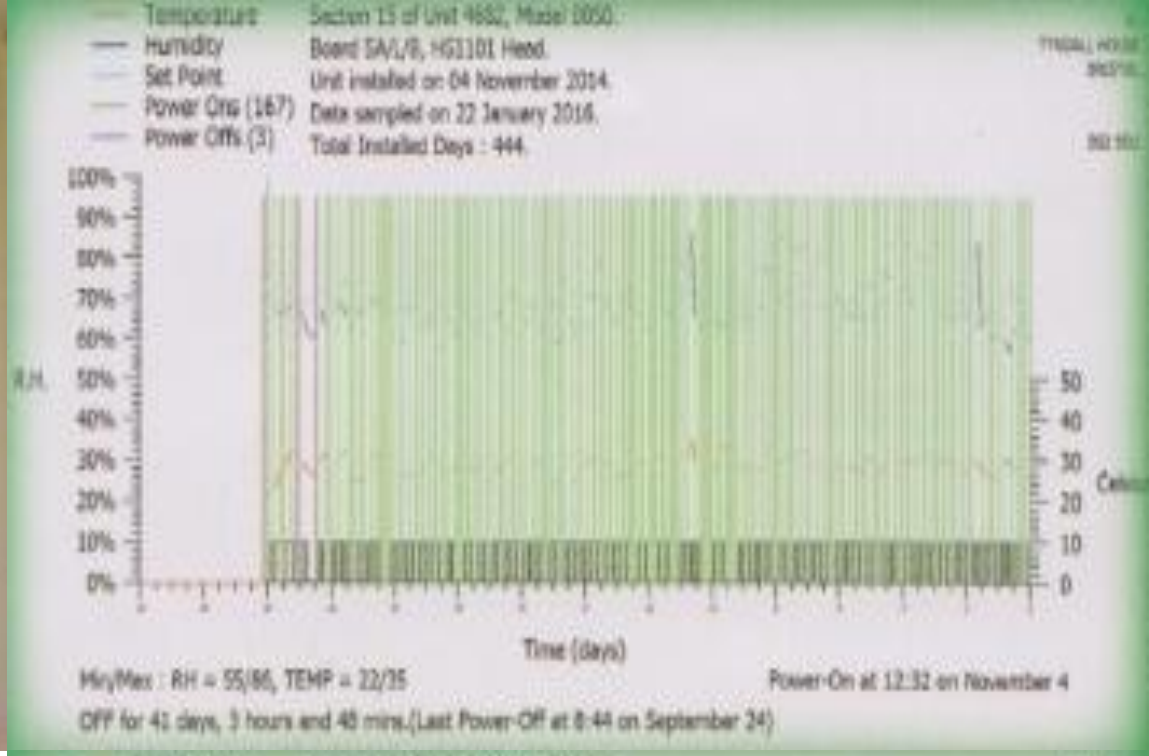


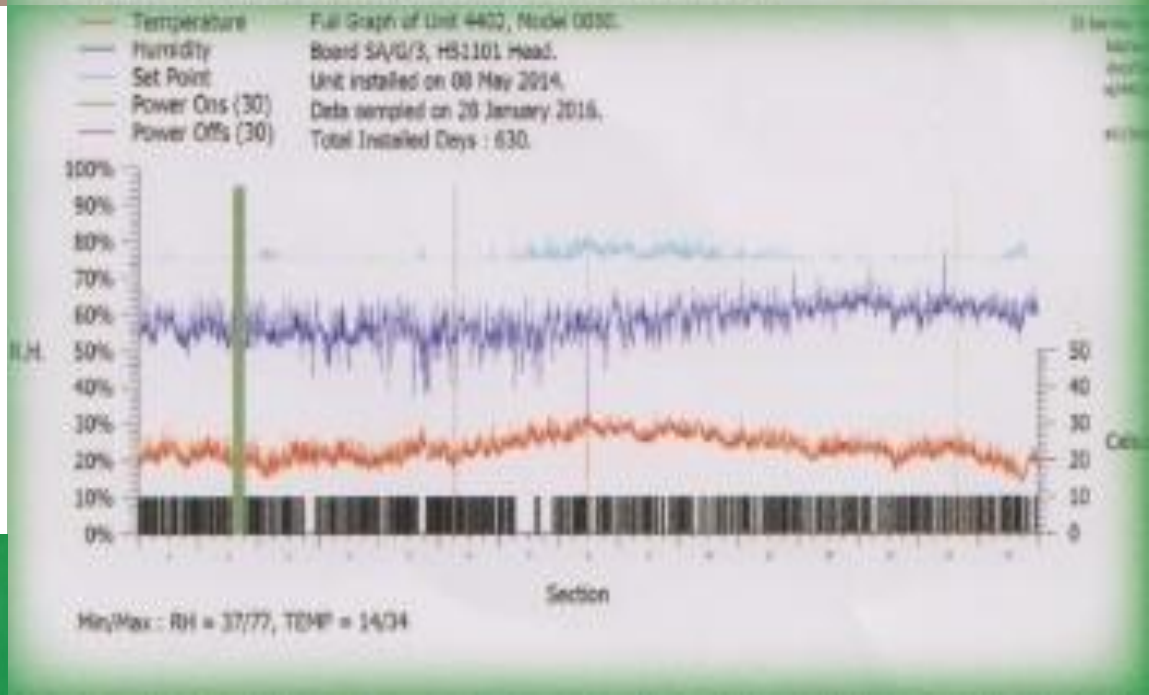


Vital for disrepair cases, high level complaints or ongoing mould and condensation issues.

For more information and details on how this fan can help you please fill in the form on the back.







Vital for disrepair cases, high level complaints or ongoing mould and condensation issues.



Positive Input Ventilation (PIV)

Ventilation is the intentional introduction of outdoor air into a space and is mainly used to control indoor air quality by diluting and displacing indoor pollutants; it can also be used for purposes of thermal comfort or dehumidification. Positive Input Ventilation or PIV Systems work by encouraging the movement of air from inside to outside from a unit that is usually installed in a loft. These units reduce or eliminate surface condensation altogether by replacing humid stagnant air with fresh filtered air.

Positive Input Ventilation (PIV) also sometimes known as positive pressure ventilation work as a whole house ventilation system and create fresh and healthy living environments by supplying fresh, filtered air into a property at a continuous rate throughout.

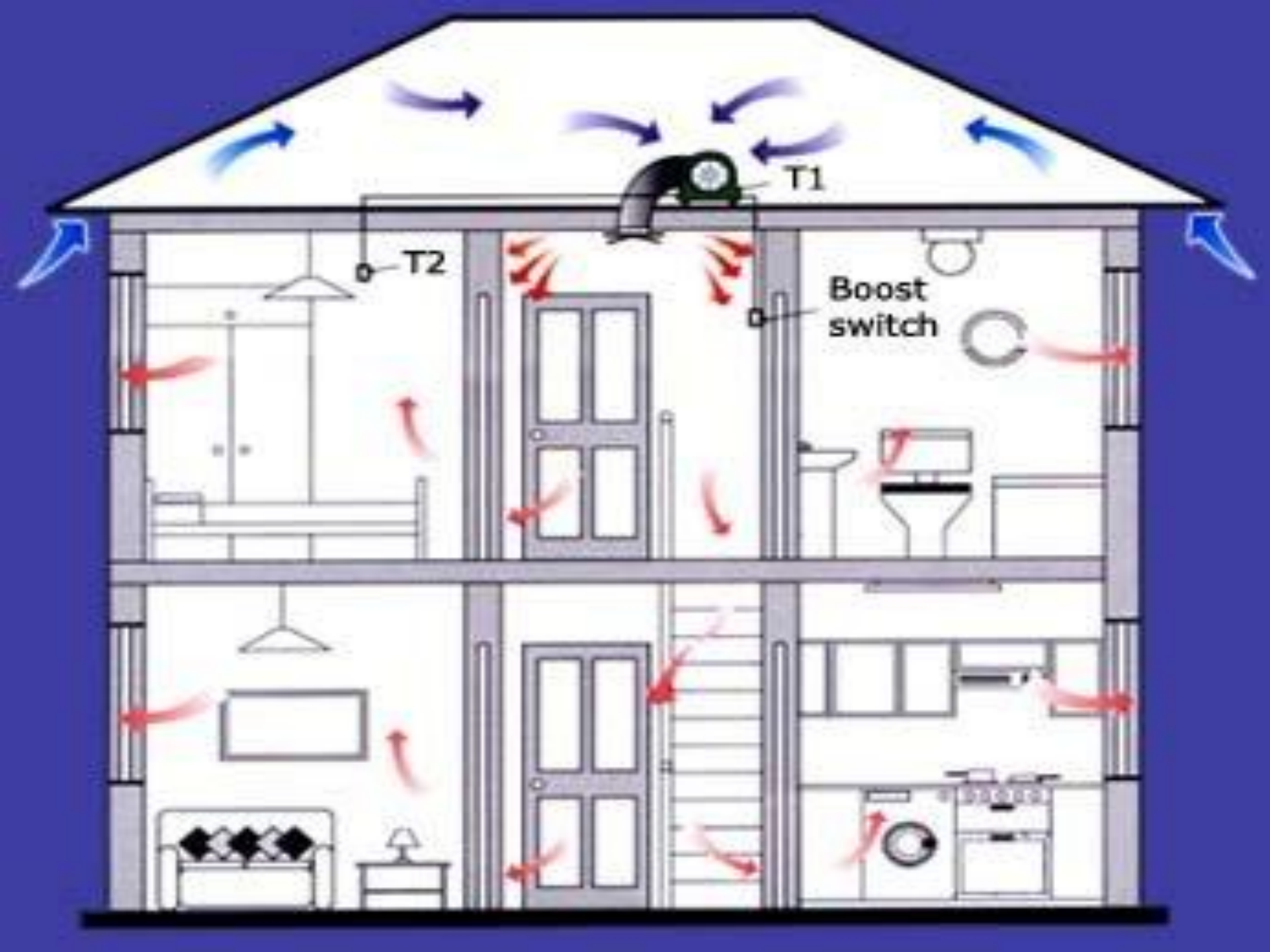
PIV is required when:

✓ You don't want to do a full renovation.

✓ You require a whole house ventilation solution.

✓ You don't want to remove any walls or go back to brickwork.




T1
T2
Boost
switch

Damp and Condensation

- Heating Implications

Workshop 10

What factors might one consider when looking at heating as the cause of condensation occurring in a property ?

Workshop 10

What factors might one consider when looking at heating as the cause of condensation occurring in a property ?

- *Form of Heating - combi, storage heater, communal*
- *Appropriate siting and sizing of radiators and the like*
- *Pattern of heating*
- *Fuel poverty*
- *Effective working of radiators, type of valves and controls*
- *Sensor type and positioning*

Preventing future condensation



Warm Touch® Insulation

Warm Touch® is a simple solution to common problems caused by cold, solid walls, such as condensation and black mould. Traditional internal insulation is costly and intrusive to fit, requiring the removal of skirting boards, doors, kitchen and bathroom furniture. This is particularly problematic for social housing occupants who may require costly, disruptive alternative accommodation.

Sovereign Warm Touch can be applied easily by decorators, builders and even competent DIY'ers. It is classified as 'M1: Permanently Non-Flammable' and is supplied in flexible rolls of either 5mm or 10mm thickness. Applied like wallpaper, it gives instant insulation and sound proofing. Once fitted, Warm Touch can be painted, wallpapered or even tiled.

In addition to providing a warmer surface, Warm Touch can also be used to renovate cracked and damaged walls. Warm Touch is also ideal for use on chimney breasts and ceilings, particularly dormers and in loft conversions.

Sempatap insulation

- Thermal insulation on ‘a roll’;
- Thickness 10mm;
- Does not improve U values by much (but could be enough!)
- After treatment, a solid brick wall would have a U value of 1.4.

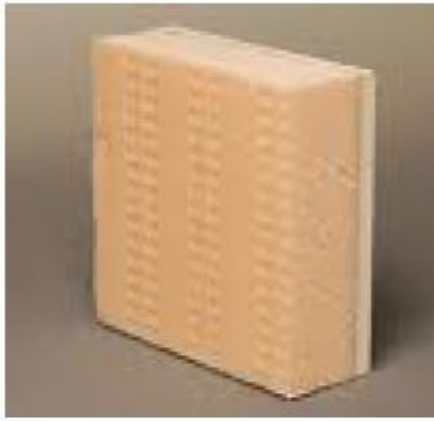




Gypsum Thermalboard

- Expanded polystyrene glued to the rear face of a wall board;
- Stuck onto inside face of the plastered wall;
- Makes more of a difference to the U value (0.7);
- However, it is disruptive and expensive







Wykamol
GROUP LIMITED

THIN INTERNAL WALL INSULATION AND DAMP CONTROL (TIWI)



THERMAL INTERNAL WALL ECO-SYSTEM

WYKAMOL ECO

Basement Waterproofing Association
PCA
BBA
WYKAMOL WATERPROOFING SOLUTIONS

A new and innovative patented textile based thermal system for wall insulation & damp control, for dry and warm walls.



Designed to save energy and keep walls dry.

ISO-THERM is an ultra thin (+/-4mm) specially woven polyester based material, which is both unique and patented.

Available in rolls of 1 metre wide, it is flexible and lightweight and will accommodate a multitude of wall finishes.

Due to its ease of use and flexibility it can be cut around light switches/sockets/radiator brackets and the like, and is minimally invasive in its installation.

Very often , door architraves and skirtings can remain in place, and because of its malleability it fits around and into window reveals with ease.

It is fixed in place with our unique **ISO-THERM** adhesive, normally trowelled onto the wall to a thickness of circa 5mm, and with the **ISO-THERM** affixed and rolled into the adhesive, the overall finished depth after a direct plaster skim coat is approximately 10mm.

ISO-THERM is vapour permeable, but waterproof, thereby resisting any lateral damp transference, and stopping the subsequent natural surface nitrates and chlorides forming as an efflorescent salt.

Because if its high thermal benefit, and the withholding of any natural damp transference it is highly resistant to any formation of surface mould.

CALL OUR TECHNICAL SUPPORT TEAM ON 0845 400 6666

Workshop 11

Identify the remedial measures that could be used by a tenant to get rid of mould in a property be it on a property's surfaces or tenant's belongings ?

- *Shampoo carpets - do not vacuum same*
- *Dry clean clothes*
- *Use an anti-fungicidal wash on the walls – which contains bleach and biocides – from a DIY shop*
- *Use an anti-fungicidal paint if painting*
- *Use anti-fungicidal paste if wallpapering*

- *Also advise of the need to consider lifestyle, ventilation, heating etc as the potential cause*

Preferred Treatment products

https://www.trade.mgcltd.co.uk/technical/test-reports/

- ✓ Mould wash – MAXAM Pura+, MGC Bactdet & Halophen solution in accordance with manufacturer's instructions; (Or any other recommended product).
- ✓ Literature for distribution can also be requested from the product manufacturer in a format for either E- reading material, hand or post distribution.



https://www.trade.mgcltd.co.uk/wp-content/uploads/2014/01/Mould-and-condensation-social-housing.pdf

Workshop 11 - Cont'd

Identify the remedial measures that could be used by a tenant to get rid of mould in a property be it on a property's surfaces or tenant's belongings ?

- *White distilled vinegar is an excellent mould-killer, diluted vinegar can be worked directly into the stain – or pre-soak the clothing in a bucket of water mixed with one cup of white vinegar.*
- *Baking soda*
- *White vinegar + Baking soda*
- *Tea tree oil*

- *Note the above are recommendations only as referred to by various web pages and publications. The producer of this memory pack and remedial measures as given are for referral only and the person offering such advice to others should satisfy themselves in advance that the measures are appropriate. The author here accepts no responsibility or liability, damage or failure in respect of use of same*

www.maidforyou.com.au/blog/how-to-remove-mould-clothes/

4 Highly Recommended Methods to Get Mould Out of Clothes



#1 Vinegar

Due to its acetic acid content, distilled white vinegar is a very handy ingredient to have in your house. It can be used to disinfect and kill bacteria including mould spores found on your clothes. As a first attempt, simply add two cups of the ingredient to a full load of laundry after the washing machine has filled up with water. If the fabric permits, use hot water to wash the mouldy article of clothing. This should take care of mild cases of mould on clothes, however, if the stains do not come out, try pre-soaking the affected area with full-strength white vinegar for at least 20 minutes before washing it in the machine as mentioned above.

#2 Vinegar + Baking Soda

Double up on cleansing power with the added benefit of deodorising your clothes by combining vinegar and baking soda. The latter helps brighten up your laundry and neutralises mould/mildew odours while, together, the two ingredients form a stronger, yet safe, stain remover.

Follow the steps below to get mould out of clothes with vinegar and baking soda:

- Add ½ cup baking soda, ¼ cup water, and ¼ white vinegar to a plastic bowl and mix well with a spoon; allow the ingredients to bubble and settle down until it forms a paste.
- Apply the paste to the affected area using a sponge or your fingers (use rubber gloves when doing this).
- After the paste has dried or become crusty, brush it off using a clean, old toothbrush. If any residue remains, clean it off with a white, damp towel.
- Machine-wash the clothing item with regular laundry detergent and hot water (if suitable for the fabric).

4 Highly Recommended Methods to Get Mould Out of Clothes

#3 Borax

Like baking soda, borax can remove mould stains from clothes and get rid of odours. It is, however, a stronger cleaning agent because, when dissolved in water, it turns into hydrogen peroxide.

The potential downside is that borax can lighten some dyed fabrics and therefore, should be tested on an inconspicuous area of the clothing item before proceeding with the steps below:

- In a large enough basin or bucket that will accommodate the clothing article, fill it up halfway or more with hot water (the water should be enough to soak the entire item).
- Add in ½ cup powdered borax and stir with a wooden spoon to dissolve the product in the water.
- Submerge the mouldy clothing item in the solution and allow it to soak for a good 20 minutes.
- Finish off by washing the soaked article of clothing in your washing machine with regular laundry detergent and hot water.

If there are persistent stains or a lingering fungus smell, repeat the steps above to fully remove mould from your clothes.

#4 Oxygen Bleach

As compared to chlorine bleach, oxygen bleach is a less harmful chemical which is often used to remove stains from fabric. The benefit of using the latter of the two is that oxygen bleach is non-damaging on most colour-fast fabrics and therefore, needn't be limited to removing mould from white clothing only. With that said, it is advisable to perform a spot test on the material as its ability to fade some dyed clothing largely depends on the type of fabric in question.

To safely kill and get mould out from clothes with oxygen bleach, follow the steps below:

- In a spray bottle, add 1 part water and 1 part bleach. Close the bottle and give it a good shake to combine the liquids.
- Spray the solution directly over the mould, as well as surrounding areas that may have spores which are not visible to the eye.
- Set the clothing article aside for 10 - 15 minutes.
- Put it in the washing machine and, if the mould stains are severe, add in a cup of oxygen bleach along with your regular laundry detergent; run the clothing through a hot water cycle if suitable for the fabric.


No1
CILLIT
BANG
BLACK
MOULD REMOVER

MAXAM PURA™+

NON-TOXIC MOULD ELIMINATOR

NOTHING ELSE LIKE IT –

LIGHT YEARS AHEAD OF DECADES-OLD ALTERNATIVES

NO MORE HARMFUL CHEMICALS, HAZARDOUS BIOCIDES AND NASTY BLEACH



PURA+ ticks all the boxes, and there's no catch:

- #1 for H&S/Workplace Exposure Limits
- Least harmful to tenants + operatives
- Fastest, Easiest + Most Cost Effective
- Avoids costly damage to assets
- Preserves wallpaper + paintwork
- More powerful at rooting out all moulds rather than masking over the surface
- Unique, anti-microbial barrier continues to deter further growth indefinitely

WATCH IT IN ACTION AND SEE WHY 100+ HOUSING GROUPS NOW RELY ON IT

"Pura+ is great product. We've been very impressed with the feedback we've been getting"

Solihull Community Housing

"Good stuff, does the job"

Places For People

"The best option appears to be the Maxam Pura+ as it is the only one that does not have any ill health effects associated with it for general use"

Health & Safety Section, Walsall Housing Group

"Really easy to use, no unpleasant fumes and was able to use on wallpaper with no discolouration at all, in all honesty I was shocked with how effective it was with no damage to decoration"

Vivid Homes

MEET LATEST LEGISLATION, DECENT HOMES STANDARDS + STOP DISREPAIR ISSUES – *FAST*

PURA+

NON-TOXIC MOULD ELIMINATOR

SAFER, FASTER, EASIER, GREENER, MORE EFFECTIVE, LESS COSTLY • *VERY* LONG LASTING



ECO-FRIENDLY MOULD, ALGAE + FUNGI TREATMENT

Mould is notorious for its considerable damage to properties, but worse still, can lead to serious health issues for residents.

Exposure to traditional biocidal products used in treating mould can be almost as harmful as the mould itself.

PURA+™ provides a much needed solution and is completely unique, being both completely safe and thorough. Instead of superficially whitening the surface, **PURA+™** works completely differently. Here's how:

PART 1 : TREAT

- Powerful organic formula gets right deep down to the roots of mould
- Cutting edge formula effectively breaks down + eliminates the decay
- Works quickly to loosen affected areas ready for being scrubbed off

PART 2 : PROTECT

- Kills 99.9999% of any lingering bacteria + fungi
- Leaves an invisible, positively charged, anti-microbial barrier
- Permanently remains on surfaces to repel any new mould development

Contains:
- 1x Mould Treatment 1L
- 1x Surface Sanitiser 1L
- 1x Brush
- 2x Microfibre Cloths

PURA+ FURTHER BENEFITS

- **No need for PPE + Skin/Allergy kind**
- **Tenants don't have to be moved during work**
- **Food safe + pet kind**
- **Preserves decorations**
- **Non-hazardous waste + recyclable containers**
- **Simple to use, no messy mixing**
- **1 kit gives approx. 40 sq m coverage**

Directions for use:
1. Spray **Part 1** onto contaminated surface plus surrounding area of 1sqm.
2. Once wet, scrub with brush in circular motion.
3. Leave to dry for approx. 1 hour. Can be speeded up with hair drier/hot air blower.
4. Wipe surface with microfibre cloth to remove contamination.
5. Finish with spraying **Part 2** onto areas treated

MAXAM
RIGHT FIRST TIME - EVERY TIME

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14 Cultins Road, Edinburgh EH11 4DZ

NOW AVAILABLE IN NEW 5 LITRE SIZE
PLEASE ENQUIRE

MAXAM PURA+™

Two-Part Mould Treatment & Protection Kit

Kit Contains:

- 1 x 1litre PURA+ Part 1
- 1 x 1litre PURA+ Part 2
- 2 x microfibre cloths
- 1 x medium stiff brush

Coverage: up to 40sqm

Scan the QR code for more information and to view our demonstration video

Application instructions:

1. Spray contaminated area thoroughly with **PURA+ Part 1 (blue label)**, plus an extra 1m surrounding
2. Scrub with brush in circular motion
3. Leave to dry completely – 1-2 hours (this can be accelerated with a hot air dryer)
4. A powder residue will form, rub with a dry cloth to remove
5. Apply **PURA+ part 2 (Green Label)** liberally
6. If redecoration is required, PURA+ Part 2 should be reapplied after decoration also.

To maintain mould free surfaces re-apply PURA+ Part 2 regularly.

PURA+ benefits:

- The safe way to remove mould – no need to rehouse tenants
- Easy to use
- Kills mould back to the roots
- Helps prevent regrowth by leaving active antimicrobial barrier
- Non-toxic bleach-free formula
- No PPE required for biocides
- No hazardous waste



MAXAM
RIGHT FIRST TIME – EVERY TIME

Further information:
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www.maxam.co.uk

MAXAM, 14 Cultins Road, Edinburgh EH11 4DE

Sovereign Mould Control Pack

This handy all you need pack contains Dentolite Sterilising Solution Concentrate for removing black mould and sterilising surfaces, as well as two pots of Mould Eradication Additive for mixing into emulsion paint to prevent its return. The pack also includes a pair of protective gloves and protective goggles, plus a paint brush and a sponge.



www.condensationproducts.co.uk

Products



Anti Mould / Anti Fungicidal Paint Additive

Best Buy!

Paint additive to protect the paint film from the effects of damp & mould

read

£7.90 inc VAT
(£6.72 + VAT)

Buy



Anti Mould / Anti Fungicidal Paint Additive-3 PACK

A pack of 3 anti mould Paint additives to protect the paint film from the effects of damp & mould. A pack of 3 saves you 5% on the single bottle price

read

£22.52 inc VAT
(£19.17 + VAT)

Buy



Anti Mould & Anti fungicidal Paint Additive - PACK

Pack of 6 Anti fungicidal Paint additives to protect the paint film from the effects of damp & mould - A pack of 6 bottles is 10% cheaper than the standard price

read

£42.85 inc VAT
(£36.47 + VAT)

Buy

The 'active ingredient' for our additive is a derivitive of what we use to kill dry rot in buildings, ultimately Dry rot & the mould you want to treat are fungus's. We have a **proven track record** with the 'active ingredient' in our additive over many years of treating dry rot outbreaks very successfully.

Anti Mould & Anti Fungicidal Paint Additives

Anti mould & mould resistant additives for paint

Introduction

This excellent anti mould paint additive is specially formulated to resist mould and mildew growth.
Basically this additive turns the paint that you want to use into an anti mould paint without the need for paying silly prices for a 'specialist' anti mould paint!
Our paint additive comes in graded 100ml bottles (with a child proof cap) 1 x 100ml bottle will treat a FULL 5 litre tin of water or 10 litres of oil based paint (Yes that's not a misprint!).
Most of our competitors products are around the same price for only 50 ml bottles, ie your paying the same amount of money for only half the product.

You can add the anti mould additive to

- Water based 'contract' emulsion
- Oil based paint such as Gloss or Satin paints
- Wood primer & undercoat
- Wallpaper paste
- Tile adhesive
- Tile Grout
- PVA adhesive - Handy when you're overskimming walls



- *Specially formulated to prevent condensation damage to interior walls in areas of high humidity*

SCIROCCO _ living the warm

DIASEN

IMPROVE YOUR BUILDING

12 November 2010

C.W.C. Stop Condense - Thermal Paint - Eliminates any mould and condensation

Latex-based white coating with specific mineral powders, that, thanks to insulating features, allow to keep surfaces warmer, eliminating thermal bridge. There is +5°C of difference between the surface treated with C.W.C. and the one treated with a traditional paint. This effect also prevents the air from condensing on the wall, even if there is high relative humidity in the room (up to 90%). The condensation and mould are then eliminated definitively.

ADVANTAGES
- Do-it your self. Simple and quick. Application by brush.
- Definitive and cheap solution.
- Hygienic clearance of residential environments.
- It is possible to paint on the product with hydropaint
- Final physical solution (not chemical, not toxic)
- A fixative is not necessary and the product can be applied onto the existent paint.

PHYSICAL / TECHNICAL DATA



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More information...



Streamline Kontrol Moisture Trap & Condensation Crystal

Our Price: £5.99

New Kontrol Streamline Moisture Trap + 500g Condensation Crystals

Combats moisture & musty odours. Moisture Trap Absorbs up to 1000ml of moisture Ideal for Windows in Caravans, Boats, Utility Rooms, Kitchens, Bathrooms, Wardrobes & Cupboards Protection against (damp) musty odours & mildew Measures 26cm long x 9cm wide x 10cm high Ideal for: Windows, Caravans, Utility Rooms, Kitchens, Bathrooms, Wardrobes & Cupboards
Instructions for use:
Separate your lid tray & base. Remove crystal pack from base. Place tray back into base & carefully sprinkle pack of crystals into tray Wipe away any excess crystals and replace lid. Your moisture trap is now ready to use. Themoisture trap is active for up to 2 to 3 months, depending on the levelof humidity (the crystals will first become solid & may discolouras your trap starts to work) Absorption will continue causing the crystal to dissolve.

Dehumidifiers



- *Selected for there reliability, quietness and efficiency throughout a range conditions.*



Small dehumidifier

Straightforward, simple and perfect for small areas this small dehumidifier is our recommended WP Choice for storage spaces and cupboards.

Price: £39.99



Medium dehumidifier

Our medium dehumidifier is simply one of the best value dehumidifiers on the market . Mobile, easy to operate and the dehumidifying ability of up to 10 litres, it is our WP Choice for quality and value

Price: £149.99



Large dehumidifier

Smart design, built in timer with the ability for continuous drainage, the large dehumidifier is out WP Choice for anyone with bad damp and condensation problems.

Price: £219.00