



The Wykamol Mould Control System is part of an extensive range of preservatives and biocides manufactured by the Wykamol Group since 1935. Other areas covered include wood preservation (*woodworm/dry rot*) and the treatment of masonry to remove and/or prevent algae/moss/lichens.

We can also provide advice on a wide range of damp situations in buildings (*from mould and condensation control to rising or penetrating damp and underground water-proofing of basements*), masonry stabilisation and repair (*Thor Helical*), concrete floor resurfacing and timber resin reinforcement. We can, therefore, rightly claim to provide a comprehensive service covering most aspects of building renovation and help with specifications is freely available.

Note: This data sheet is provided for use by professional tradesmen and assumes that works will be conducted taking account of the Code of Practise for Internal Painting (BS 6250) and other relevant guidance notes etc. The Wykamol Group maintains a database of Approved Contractors for Mould and Condensation control. Please contact our offices for further details.

Your Local Approved Installer



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Black Mould

Mould Control Systems

THE PROBLEM

Every dwelling, irrespective of its construction, contains within its fabric mould spores which are dormant and completely harmless. However, given the right conditions these spores will germinate resulting in extensive growths of disfiguring black mould (*Aspergillus Niger*).

Mould needs very little nutrient and will grow on walls and ceilings irrespective of the decorative finish. Mould spores will also spread into the air which can be a serious **health risk**, and give off an obnoxious musty smell. Clothes, furnishings and carpets can also be destroyed by unsightly mould.

THE CAUSE

Mould in the home arises from dampness, predominantly caused by **condensation**. However, a small proportion of problems occur due to other forms of dampness - rising damp, penetrating damp, bursts and leaks. The incidence of condensation in domestic dwellings has increased tenfold in the last decade and is attributable to various factors - lack of heating - inadequate ventilation - use of paraffin and LPG heaters. The modernisation of properties, making homes virtually airtight and draught free with new windows and the removal of open fires, is an additional contributory factor.

THE HEALTH RISK

Mould in houses, even a small concentration, can be a health risk which may result is asthma and other respiratory diseases. Mould also attacks foodstuff resulting in a risk of food poisoning, **Environmental Health Professional Practice - Mould Fungal Spores 1985** refers.

The **British Medical Journal report, Damp Housing, Mould Growth and Symptomatic Health State 24/6/89**, confirms that active spores, even in small concentrations, are detrimental to the well being of adults and children.



The Wykamol Mould Control System (MCS) is a three-stage treatment for walls, ceilings etc. affected by condensation mould. When our recommendations are followed, and all three stages are completed, surfaces will exhibit excellent resistance to mould growth even under severe condensation conditions. Typically, full control can be achieved for up to 5 years but this can be extended considerably where moisture control measures are implemented (we are able to advise on issues such as ventilation, insulation and heating control, all of which can reduce the causes of condensation).

All the products described below can be used independently of each other but in most cases we recommend the full 3-stage treatment is used to achieve the best possible control over mould re-growth or colonisation. For the treatment of timber joinery such as windows, door frames, skirtings see the section titled 'Wood Surfaces'. In addition to the products described below please also see our data sheets for Wykamol Anti-Condensation Coating and Wykamol Breathable Re-Plastering paint.

STAGE 1 - STERILISATION

MouldClear Concentrate – MCS1

Supplied as a 5X concentrate, this product is designed to provide an initial wash/ sterilisation treatment to remove and kill mould spores and surface growths on painted or papered surfaces. We recommend the wash is applied before removing mould-damaged paint or paper (to minimise spread of viable spores). When applied liberally to papered surfaces it can be an effective stripping agent. After the first wash, and once damaged paper or plaster has been removed, it is necessary to apply a second wash with MouldClear solution to leave the surface clean and remove any residues of dead spores etc. It is recommended that mould affected woodchip and Anagypta papers are always removed and are not recommended for re-installment.

Based on established active ingredients, the **MouldClear** solution both cleans and sterilises the surface as the first stage towards re-decoration. Alternatively, it can be used singly, as required, to control spore development where other measures are to be completed at a later time.



Instructions for use: Dilute one part of concentrate with 4 parts of warm water. Apply diluted solution at a rate of 1 litre per 10 m² with a brush, sponge or cloth, extending the wash area at least one metre beyond signs of surface mould growth. Repeat as necessary to remove surface spores and dirt. Allow to dry before continuing with Stage 2.

STAGE 2 - SURFACE PREPARATION

Biobond Stabiliser – MCS2

Biobond Stabiliser is a ready-for-use biocidal primer for 'bonding' plaster etc. surfaces prior to re-decoration. It contains a deeply penetrating inorganic biocide designed to kill off the 'roots' (*hyphae*) of the mould thereby preventing re-growth underneath freshly applied paint or paper finishes. The solution should be applied to reasonably dry surfaces to facilitate penetration of the substrate.

Instructions for use: Before application remove all loose or flaking paint and rub down to a sound surface. Etch previously painted surfaces with e.g. glass paper to form a key. Apply neat **Biobond Stabiliser** by brush at a rate of 1 litre per 10 m² and extend the treatment approximately 1 metre beyond the mould growth area. Pay particular attention to corners and junctions. On porous surfaces, once the first coat has soaked in, apply a second coat (allow to dry fully before continuing).

STAGE 3 – REDECORATION

Anti-Mould Emulsion – MCS3

Wykamol Anti-mould Emulsion is a high quality decorative paint for internal surfaces and contains a long lasting biocide for the control of surface moulds. Available in Silk and Matt finishes and in Brilliant White, Magnolia and a range of pastel colours, the formulation has been proven over many years to provide effective resistance to mould growth in difficult areas. It is recommended that the Silk finish is used in Kitchens and Bathrooms.

Instructions for use: All preparation steps (see above) should be carried out and the surface allowed to become dry prior to the application of two coats of **Anti-mould Emulsion** at a rate of 1 litre per 10 – 12 m². The first coat may be thinned up to 5% with clean water (ensure adequate mixing). When treating external walls, extend the treatment in to the room a minimum of 1 metre on the adjacent walls and ceiling.

Wykamol Interior Damp Proofer (IDP)

On walls that are very damp it may be necessary to seal the surface prior to application of Anti-Mould emulsion (MCS3). Wykamol IDP is a water-based stain blocker with excellent resistance to staining and/or efflorescence and should be used as an undercoat on walls which are not fully dry or which may be contaminated with salts etc. Please note, however, that **Wykamol IDP** cannot stop stain bleed-through where there is an on-going source of structural damp ingress (*i.e. rising or penetrating damp*) or where the plaster is severely contaminated by hygroscopic salts (*e.g. chlorides*). Further advice should be sought on long-term remedial measures to solve these problems.

Instructions for use: After priming the surface with Biobond Stabiliser, Wykamol IDP should be applied by brush in one direction only – avoid cross brushing.



WOOD SURFACES

Clean down using the Stage 1 **MouldClear** solution as above and remove any mould contamination. Rub down previously painted surfaces with e.g. glass paper to form a good key and to completely remove any mould damaged paint film. Where the paint has been removed to expose bare wood and particularly if the wood moisture content is above 20% w/w, treat these areas by brush with **Wykabor 10** – a specially formulated wood preservative and surface mouldicide – at a rate of 1 litre per 4 m². Allow to dry and prime bare wood with an acrylic undercoat before applying 2 coats of Wykamol WB Gloss (*brilliant white only*) to finish. **Wykabor 10** may also be used to treat mould on other wood surfaces, e.g. on roof timbers (*rafters etc.*), or as part of a structural repair treatment for partly decayed window frames (*contact our technical department*).



PRODUCT DATA

	Pack Size	Coverage per pack (per coat)
MouldClear Concentrate	5 lt (25 lt)	250 m ²
Biobond Stabiliser	5 lt	50 m ²
Anti-Mould Emulsion	5 lt	50 - 60 m ²
Wykabor 10	5 lt	20 m ²
WB Gloss & IDP	2.5 lt	25 - 30 m ²

Full details concerning hazard classifications etc. are given on product labels and in Material Safety Data Sheets which should be consulted prior to use. All these products are water-based but it is recommended that reasonable ventilation is available both during and after use.

