



# THE BIOCHECK RANGE

## WATER BASED FUNGICIDAL COATINGS

- **MOULD RESISTANT**
- **MATT, SILK EMULSIONS & WATER BASED GLOSS**
- **B.R.E. TESTED**
- **EFFECTIVE IN SEVERE CONDENSATION CONDITIONS**



# The problems of **MOULD ....**



## ..... controlled with **BIOCHECK** Decorative Coatings

The **BIOCHECK** range of fungicidal coatings for interior surfaces have been specially formulated for use in high risk areas where humidity and condensation can lead to the growth of black disfiguring mould.

The range consists of Matt Emulsion, Silk Emulsion and Water Based Gloss which all provide decoration with superior resistance to mould, designed to work in severe condensation situations.

**BIOCHECK MATT** and **SILK** coatings give finishes comparable to first class emulsion paints and are available in a range of pastel shades and white. **BIOCHECK WATER BASED GLOSS** is a solvent free water based gloss paint for use on windows, doors, skirting etc. which is low odour and can be second coated in two hours.



The **BIOCHECK RANGE** contains unique biocides which prevent the growth of mould on walls and ceilings even in properties suffering from extreme condensation problems. The tests, described opposite, carried out by The Building Research Advisory Service, show the long-term effectiveness of **BIOCHECK** in preventing the return of mould growth on surfaces prone to condensation.

Local Authorities, Housing Associations, private landlords and homeowners throughout the Country have for over 50 years successfully used and specified MGC's mould eradication systems and **BIOCHECK** fungicidal paints for combating mould problems. The **BIOCHECK RANGE** is also included in maintenance programmes and modernisation schemes as a mould growth preventative system.

## **THE BIOCHECK RANGE**

### **BENEFITS**

- **Mould resistant**
- **Works in severe condensation situations**
- **Allows surfaces to breathe**
- **Can be over coated with other paints & wallpaper**
- **Washable & easy to keep clean**
- **Exceptional opacity & oblitative ability**
- **Water based**
- **Approved under C.O.P.R 1986 (as amended) by H.S.E**



# Determination of the Mould Resistance of BIOCHECK Fungicidal Coatings

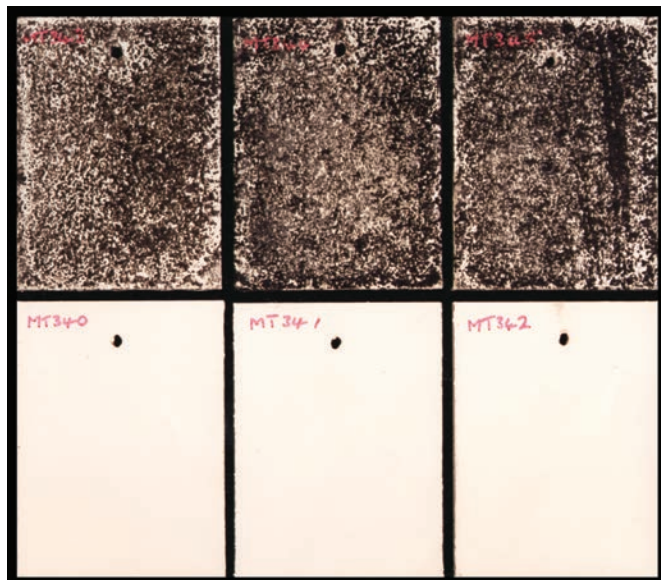
The Building Research Advisory Service has carried out two series of tests on **BIOCHECK**, the first series in a laboratory and the second series on plaster in a test chamber subject to heavy condensation. These tests are described below.

## LABORATORY TEST

**METHOD:** Flat panel/humidity cabinet.  
**DILUENT:** None.  
**SUBSTRATE:** Organic fibre-reinforced, calcium silicate building board.  
**APPLICATION:** Brush applied in two coats.  
**PRE-CONDITIONING:** None  
**TEST FUNGI:** Nine types mixed which are commonly found in houses.  
**DURATION:** Assessments of mould growth reported after 12 weeks incubation.

## CONCLUSIONS:

1. **BIOCHECK Fungicidal Emulsion Paint** was completely resistant to colonisation and growth of mould fungi and pink yeasts after 12 weeks exposure when tested by the flat panel/humidity test method. (This is clearly illustrated in the Building Research Advisory photograph).



2. On the basis of the results obtained **BIOCHECK Fungicidal Emulsion Paint** can be expected to resist the growth of moulds on interior surfaces prone to condensation and mould growth.

## TEST CHAMBERS

**METHOD:** Exposure of coating in a high condensation mould test chamber.  
**DILUENT:** None.  
**SUBSTRATE:** 12.7mm plasterboard with a skim-coat of finishing plaster.  
**APPLICATION:** Brush applied in two coats at a coverage rate of approximately 12 square metres per litre per coat.  
**PRE-CONDITIONING:** None  
**TEST FUNGI:** Natural infection by micro-organisms present in the air of the test chamber.  
**TEST: CONDITIONS** Outer chamber: cooled to constant 6°C + 2°C. Test chamber: cycle temperature and humidity to give 10 -15°C, 80-85% relative humidity (rh).  
**DURATION OF TEST:** Six months.

**OBSERVATIONS:** *The PRL high condensation test chamber is regarded as a model of severe conditions likely to be encountered under domestic circumstances where gross contamination of wall surfaces with nitrifying substances does not occur. Under the test conditions the standard emulsion paint used as a control was progressively and extensively colonised by mould fungi during the first 6 to 12 weeks of exposure. No mould growth occurred on the BIOCHECK paint during the entire course of exposure for 6 months.*

## CONCLUSIONS:

- (1) **BIOCHECK** paint was completely resistant to colonisation and growth of mould fungi during 6 month exposure to conditions of high condensation in the PRL mould test chamber.
- (2) The non-fungicidal emulsion paint tested under identical conditions of exposure was progressively and heavily over grown by moulds during the first 12 weeks of testing.
- (3) On the basis of the results obtained, **BIOCHECK** can be expected to perform well in resisting the growth of moulds on surfaces prone to condensation and mould growth.

COPIES OF THE FULL REPORTS ARE AVAILABLE ON REQUEST



## **BIOCHECK RANGE OF FUNGICIDAL PAINTS AND COATINGS**

ALL SURFACES INFECTED WITH MOULD GROWTH MUST FIRST BE TREATED IN ACCORDANCE WITH MGC'S SPECIFICATIONS FOR THE ERADICATION OF MOULD PRIOR TO THE APPLICATION OF THE BIOCHECK RANGE. CONDENSATION PROBLEMS SHOULD BE ALLEVIATED BY USING SEMPATAP THERMAL INSULATION.

**BIOCHECK MATT/SILK EMULSION** – designed specifically to provide long term protection against mould attack in severe condensation situations. Developed from years of experience, resulting in a high quality product for successfully resolving mould problems. Tested by the BRE. Available in 10 pastel shades and White:- ROSE WHITE, APPLE WHITE, MAGNOLIA, PALE GREEN, AUTUMN WHITE, PALE BLUE, BUTTERMILK, CHINA BLUE, PINK AND SUGARED ALMOND. Colour Card available on request.  
Approved under C.O.P.R. 1986 (as amended) by the H.S.E. Nos. 6599 and 6597

**BIOCHECK WATER BASED GLOSS** – three products in one, primer, undercoat and topcoat, low odour water based gloss which dries in 1-2 hours. Can be used on internal surfaces as well as external. Resistant to internal mould and external moss, lichen and algae.

Approved under C.O.P.R. 1986 (as amended) by the H.S.E. No. 6573

**HALOCELL 221** – two pack epoxy coating for treating cellars, tunnels and other subterranean areas suffering from damp and mould growth. Three products in one – stops the damp, stops the mould growth and is a decorative finish.

**MGC STAIN BLOCK** – water based stain block, seals in water marks, nicotine, mould stains, stops them bleeding through and ruining new decoration. Low odour, touch dry in 30 minutes.

**MGC DAMP SEAL** – seals and blocks damp stains including efflorescence salts, flood damage, tide marks and soot stains. Can be redecorated the same day. Allows any trapped moisture to escape.

**BIOCHECK ALLWEATHER** – Pliolite® based algae resistant masonry coating providing long term protection to houses which suffer from contamination of mosses, lichens and algae. Can be applied all year round, is rain resistant after 20 minutes thus greatly extending the masonry painting window.

Approved under C.O.P.R. 1986 (as amended) by the H.S.E. No. 6907

**HALOSTAIN TC** – decorative and protective finish for exterior rough sawn timber such as fencing, garden sheds and cladding. It is resistant to moss, lichen and algae growth, easy to use and can be readily applied over old creosoted timbers, giving them new life.

**LICHENITE** – water based colourless treatment for the eradication and prevention of mosses, lichens and algae growth. Can be used on brickwork, stonework, concrete, roof tiles and as a pre-treatment prior to external masonry painting.

Approved under C.O.P.R. 1986 (as amended) by the H.S.E. No. 3936

**HALOSEAL** – algae resistant, non silicone based waterproofer for use on most surfaces – brick, stone, render, concrete, tile etc. One coat which can be brush or spray applied gives up to 10 years protection.

**ROOFCOAT FR10** – one component non-bituminous polymeric material for instant repairs to leaking roofs. Can be used on felt, asphalt, bitumen, corrugated tin and asbestos, concrete, cast iron, valley and finlock gutters. One coat lasts up to ten years and can even be applied in the rain.



### **MOULD GROWTH CONSULTANTS LTD**

Unit A3 Longmead Business Centre Blenheim Road Epsom KT19QQ

Tel: 01372 743334 Fax: 01372 720856

Web Site: <http://www.mgcltd.co.uk> E-mail: [info@mgcltd.co.uk](mailto:info@mgcltd.co.uk)

