



# Condensation Control



## Problem

Condensation is probably the most common form of dampness in buildings although it is frequently not immediately visible to the occupant or surveyor.

In housing condensation is largely the consequence of today's improved standards of insulation and draught proofing, particularly when older properties have been upgraded.

Lack of adequate ventilation allied to modern occupancy lifestyles - cooking, washing and bathing - can lead to a build-up of excessive humidity and moisture, especially in areas with little air circulation.

The result can be peeling decorations, unsightly mould growth (some of which may be 'toxic') and unhealthy living conditions, especially for those with respiratory problems.

It is a problem that not only afflicts privately owned property but also presents serious issues for those responsible for social housing.

## Solutions

### Ventilation Systems

Peter Cox have joined forces with leading ventilation specialists EnviroVent to supply and install two products - whole house ventilation units and filterless extract fans - to help both owner occupiers and public sector housing managers mitigate the problems caused by condensation.

Both units are UK manufactured and feature low energy fans to provide sustainable ventilation solutions while minimising environmental impact by using components designed to be recycled.

### Toxic Mould Detection

All moulds have the potential to cause health problems and allergenic reactions can include eye, nose and throat irritation, coughs and breathing difficulties. However, two species - *Stachybotrys chartarum* and *Aspergillus fumigatus* - are considered more dangerous.

Peter Cox can provide a rapid identification service using the latest DNA based technique for property owners and professional surveyors - for instance in connection with valuations, pre-acquisition surveys or litigation issues.



# Positive Ventilation Systems

The Envirovent whole home positive input ventilation units are designed to ventilate the property quietly from a position on the landing in a house or the central hallway in a bungalow or apartment.

By drawing fresh air into the building and circulating it gently round the property, stagnant stale atmospheres are transformed into healthy and condensation free environments.

The units are designed to run continuously replacing moisture laden air with clean, tempered and filtered air, forcing contaminants out of the building through natural cracks and leakages.

This eliminates or reduces surface condensation which causes mould growth.



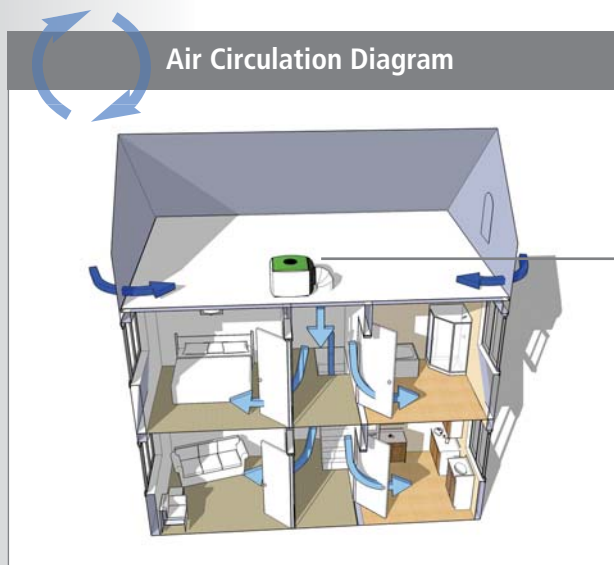
## Loft Mounted Unit

Taking advantage of the benefits of solar gain in the loft space this unit draws fresh air from the loft and delivers it into the property, resulting in a relative saving of 150 watts per day. The unit contains an integral pre-heater for use in periods of low external temperature.

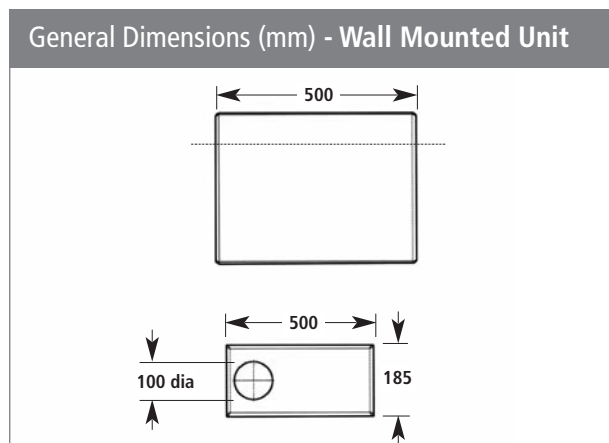
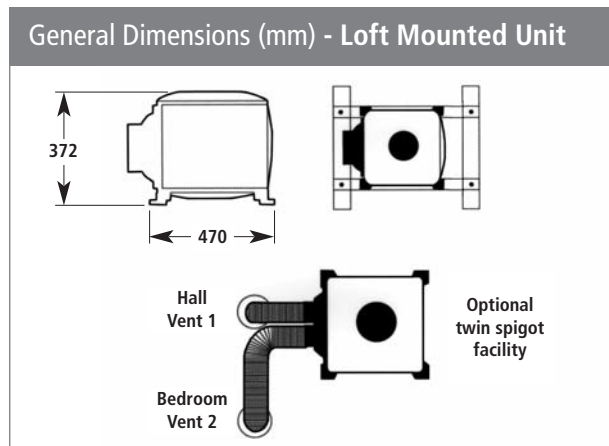


## Wall Mounted Unit

Designed for flats this unit uses the same low watt motor technology drawing fresh air into the home and mixing it with the warm air that accumulates at ceiling level, re-distributes heat around the property.



- Ultra low watt DC motor technology
- Quiet operation and variable speed settings
- Low running cost
- Superior long-life filter
- Agrément Board approved
- 5 year guarantee



# Filterless Extract Fans

Small enough for bathroom installations but with more than enough power for kitchens, the Envirovent filterless extract fan has been designed to deliver the lowest possible maintenance, the lowest long term life cycle costing and lowest performance/energy costs.

- Surface mounted or recessed
- Easy maintenance
- Permanent rear carcass
- Designed for the life of the building
- Patented interchangeable cartridge



## Features

### Permanent Rear Carcass

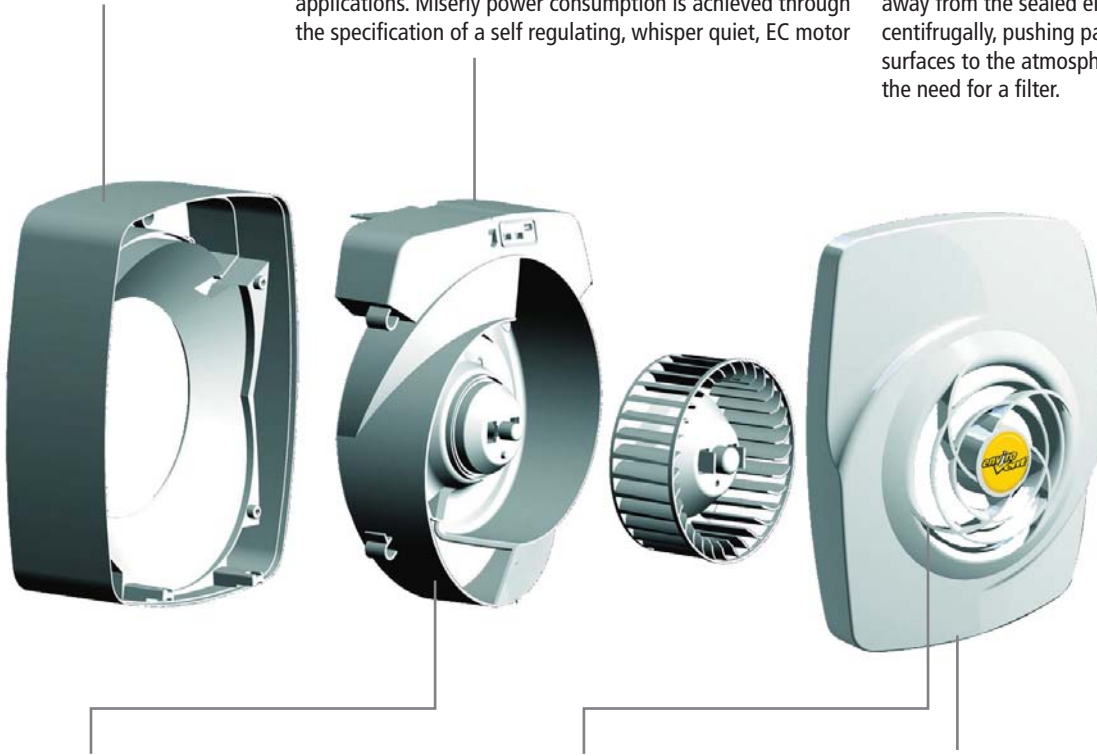
Easy to fit, maintenance free carcass. Never needs to be removed from the wall

### Versatile

For bathroom or kitchen installations this radical concept in fan technology can be surfaced mounted or recessed, ideal for all applications. Miserly power consumption is achieved through the specification of a self regulating, whisper quiet, EC motor

### Filterless

The air management forces dust and contaminates leaving the dwelling away from the sealed electric motor centrifugally, pushing past the smooth surfaces to the atmosphere - without the need for a filter.



### Unique Patented Cartridge System

At the heart of the unit lies the innovative helix power expansion chamber - moving huge amounts of vapour laden air. It has the following standard functions: one speed on/off; constant trickle with pull cord boost; constant trickle escalating/reducing speed to match rising/falling humidity.

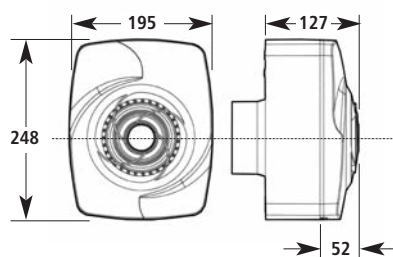
### Air Management

The spiral moulding matches the internal helix to ensure a smooth, low-turbulence passage of air from a room to atmosphere

### Easy Cleaning

Simply remove the front cover and impeller in an instant. Clean with warm soapy water and replace. No more unsightly fans with clogged filters.

## General Dimensions (mm) - Assembled Fan Unit



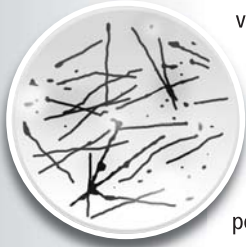
# Toxic Mould Detection

## Rapid DNA Based Identification Service

Peter Cox has introduced a new service for surveyors, FM and property management companies, private and public sector landlords and the private homeowner that will secure the fast, accurate identification of the mould species present in a property and indicate whether it is toxic or not.

### The Problem

Moulds are ubiquitous, naturally occurring fungi and their presence in buildings is encouraged by dampness and condensation which is frequently the consequence of inadequate heating, insulation and ventilation. Mould growth has long been associated with ill health, particularly among the young, the elderly and those with respiratory conditions such as asthma.



Two species in particular - *Stachybotrys chartarum* and *Aspergillus fumigatus* - pose a potentially greater threat.

### Surveying for Mould

Mould growth usually occurs at about 18-20°C and where relative humidity is in excess of 65%, so obvious potential trouble spots include poorly ventilated washrooms, bathrooms and kitchens.

All buildings, new and old, are potentially at risk as a result of modern occupancy lifestyles which generate large quantities of water vapour. It is also likely to flourish after water damage incidents.

However not all fungi are visible as they prefer dark, moist areas and so can colonise inaccessible parts of the home such as in wall cavities, insulation or under floorboards. Active growth is damp and slimy, but even when inactive, dry and powdery, mould can be dangerous.

### Mould Identification

Where visible signs of moulds are present, it is not easy to characterise them into toxic or non-toxic groups using conventional microscopic analysis.

However a breakthrough in bio-molecular technology now allows the precise characterisation of the mould type. So Peter Cox has joined forces with a specialist laboratory to provide a rapid identification service.



Swab samples taken on site by Peter Cox surveyors are analysed by a new DNA technique called Quantitative Polymerase Chain Reaction (QPCR) which exploits the fact that each living species, including moulds/fungi, has a unique genetic fingerprint.

Not only is an accurate identification achieved but it is much quicker than conventional methods allowing a laboratory result within 4 hours.



Peter Cox Ltd, Ansa House, Aniseed Park,  
Broadway Business Park, Chadderton, Manchester OL9 9XA  
Tel: 0845 222 0404 E-mail: [marketing@petercox.com](mailto:marketing@petercox.com)

- Established for over 55 years
- The UK's largest team of qualified property preservation surveyors
- Experienced and skilled technicians
- Branches nationwide



0800 789 500

[www.petercox.com](http://www.petercox.com)