



Roof Inspection

New Maldren Hotel Manchester - Level 7 & Level 16

Complete

Client:	SPS Flat Roof Systems
Title:	New Maldren Hotel Manchester - Level 7 & Level 16
Date:	5th Jul, 2021
Location:	60 Charles St Manchester Cheshire

Introduction:

This report is prepared for SPS Flat Roof Systems Ltd, and its purpose is to report on the non-destructive electronic integrity test of the exposed waterproofing membrane of levels 7 & 16 of the New Maldren Hotel, Charles Street, Manchester.

Site inspection procedure:

The IntegriTest field technician attended site 05/07/2021 to undertake the electronic integrity test

Electronic Integrity Test:

If a waterproofing membrane and substrate are continuous, they may act as an electrical insulator and conductor respectively. If any breach exists in the waterproofing membrane it will act as a conductor for any electrical current to flow to the substrate (an electronic earth). the testing will not find breaches within a nominal 70mm of electrically conductive components on the roof such as lightning conductor tapes and rainwater outlets.

Test Results:

It is understood that the construction comprises of a concrete deck, VCL, rigid foil faced insulation, and SIKA Trocal SGMA waterproofing. A photographic record of the test was taken, and a selection is reproduced in the appendices. The exposed accessible areas of the waterproofing were electronically tested if there are any pathways where water may enter the construction.

The testing identified five (5) breaches (shown in red on the roof plan sketch) where water may penetrate into the construction.

Conclusion:

Five breaches caused by mechanical damage were identified during the testing and inspection; these were repaired by SPS operatives.

Inspection

Date of Attendance

5th Jul, 2021

Site Address

49 Charles St
Manchester
Cheshire

Roofing Contractor on Site

Yes

Roof Construction:

Concrete deck, VCL, rigid foil
faced insulation, SIKA Trocal
single ply
membrane

Relevant Photos

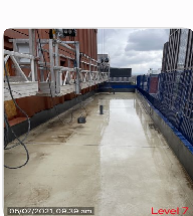


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Roof Plan:

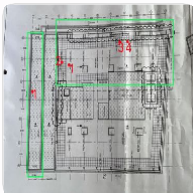


Photo 13

Description of Defects & observations:

Level 7: 1 breach caused by mechanical

Level 16: 4 breaches caused by mechanical damage

Sketch of roof plan

A handwritten signature in black ink, appearing to read 'Andrew Flood', enclosed within a thin black rectangular border.

Andrew Flood
5th Jul, 2021

Appendix

Appendix

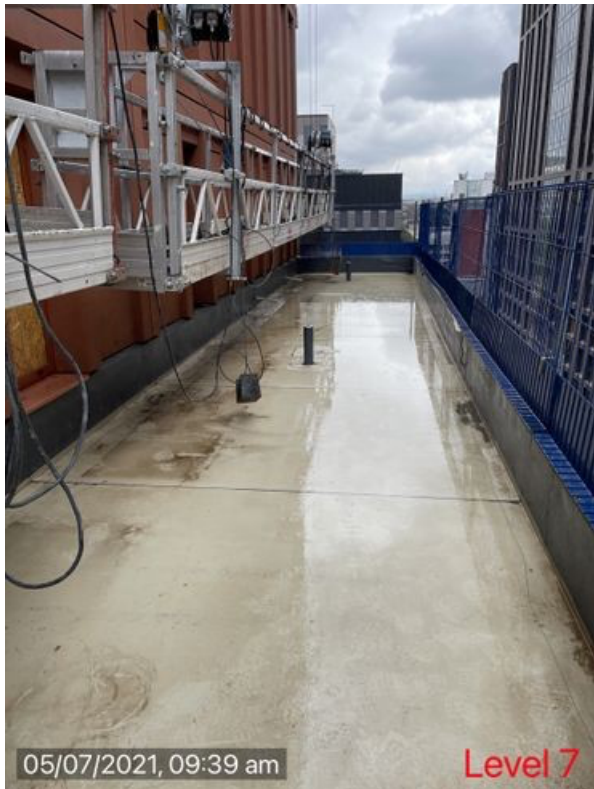


Photo 1

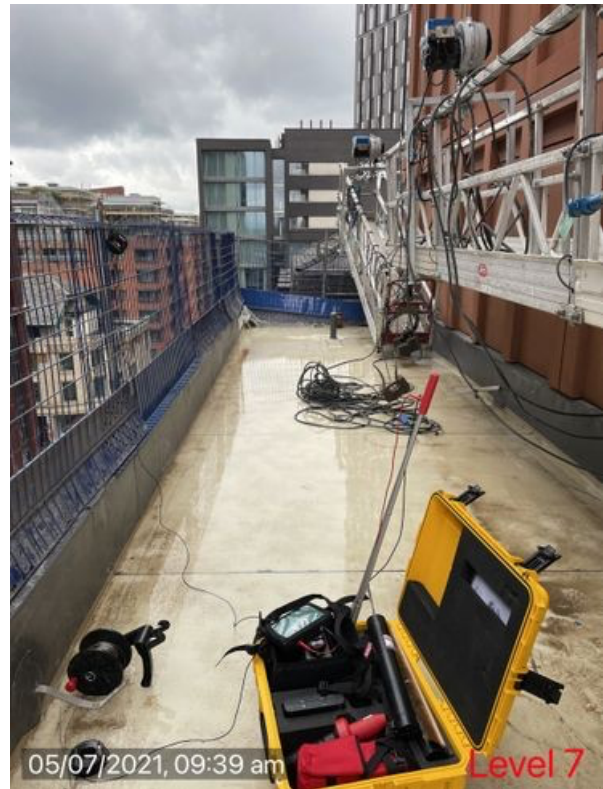


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

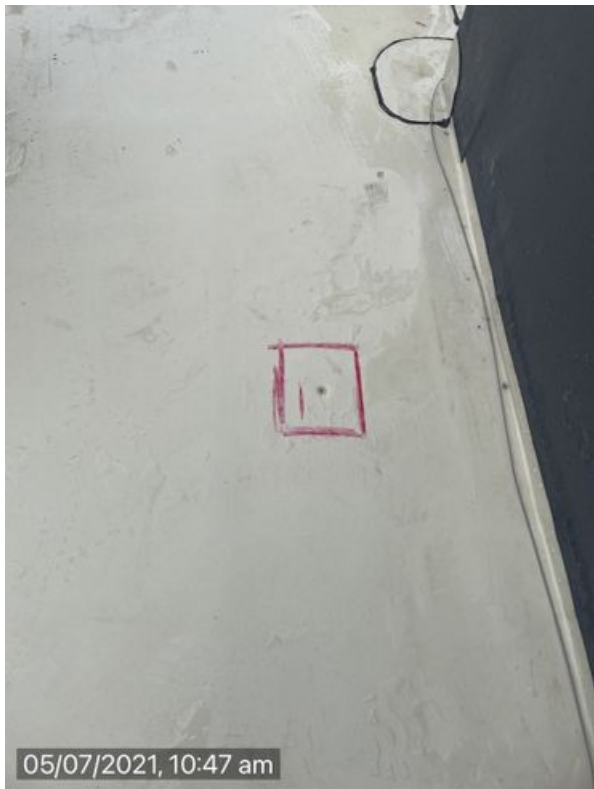


Photo 9

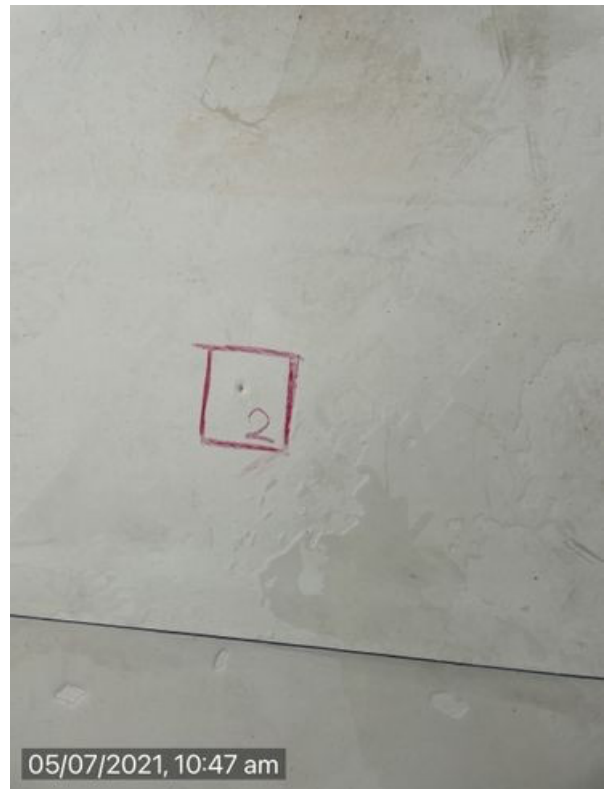


Photo 10



Photo 11



Photo 12

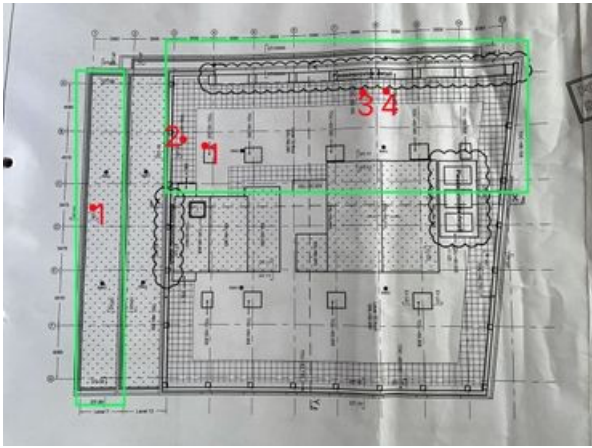


Photo 13