



Roof Inspection

New Maldren Hotel - Level 2 & 16

Complete

Client:	SPS Flat Roofing Systems
Title:	New Maldren Hotel - Level 2 & 16
Date:	13 Jul 2021
Location:	Charles Street, 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 2 & 16 of the New Maldren Hotel, Charles Street, Manchester.

Site inspection procedure:

The IntegriTest field technician attended site 13/07/2021 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 nine (9) breaches (shown in red on the roof plan sketch) where water may penetrate into the construction.

Conclusion:

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

Inspection

Date of Attendance

13 Jul 2021

Site Address

Charles Street,
Manchester,
Cheshire

Roofing Contractor on Site

Yes

Roof Construction:

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

Relevant Photos



Photo 1



Photo 7



Photo 13



Photo 14



Photo 15



Photo 16



Photo 11

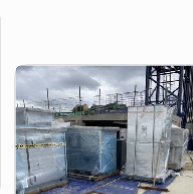
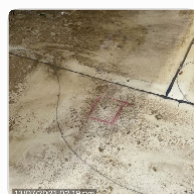


Photo 6



Photo 12



Roof Plan:

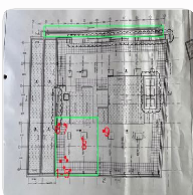


Photo 17

Description of Defects & observations:

Level 2 terrace: no defects identified

Level 16: 9 breaches caused by mechanical damage

Operative Signature:

A handwritten signature in black ink, appearing to be 'A. Flood', enclosed within a light gray rectangular border.

Andrew Flood

13 Jul 2021



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

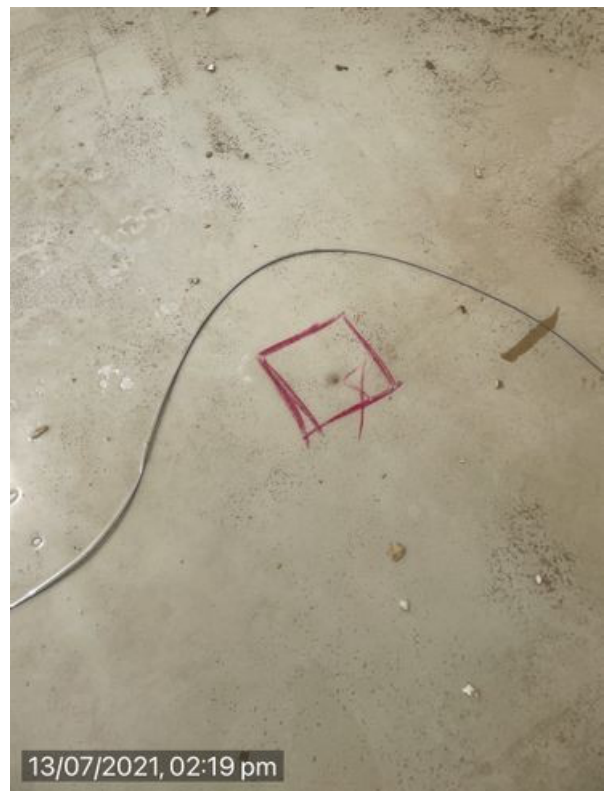


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

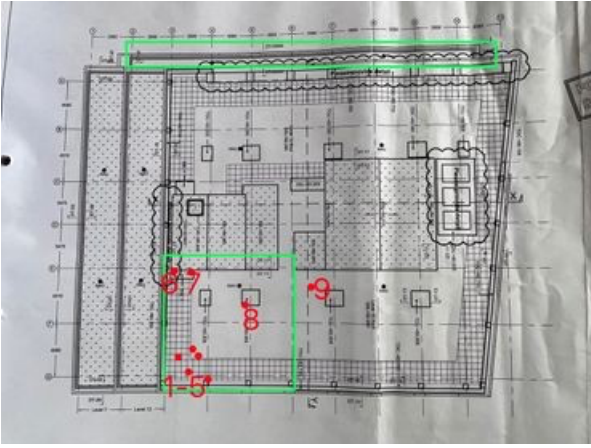


Photo 17