



Roof Inspection

New Maldren Hotel Report 4

Complete

Client:	SPS Flat Roof Systems
Title:	New Maldren Hotel Report 4
Date:	3 Dec 2021
Location:	9 Oxford Road Manchester England M1 6EY

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 level 12, 7 and 2 of the New Maldren Hotel, Charles Street, Manchester.

Site inspection procedure:

The IntegriTest field technician attended site 3/12/2021 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 two (2) breaches (shown in red on the roof plan sketch) where water may penetrate into the construction.

Conclusion:

Two breaches caused by mechanical damage were identified during the testing and inspection. Debris was moved around in order to carry out a full inspection.

Inspection

Date of Attendance

3 Dec 2021

Site Address

105 Oxford Road
Manchester
England
M1 6EY

Roofing Contractor on Site

Yes

Roof Construction:

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

Relevant Photos

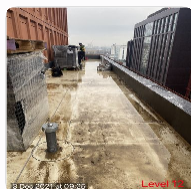


Photo 1

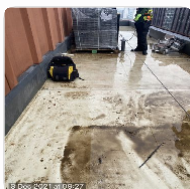


Photo 2

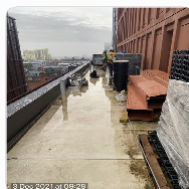


Photo 3



Photo 4



Photo 5

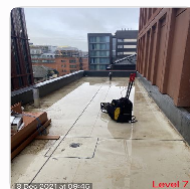


Photo 6

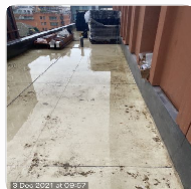


Photo 7

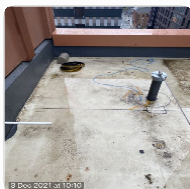


Photo 8

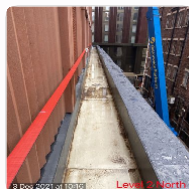


Photo 9



Photo 10

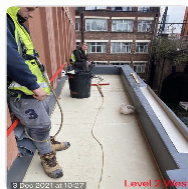


Photo 11

Roof Plan:

Description of Defects & observations:

Level 12: 2 mechanical damage

Level 7: 0 breaches identified

Level 2 West: 0 breaches identified

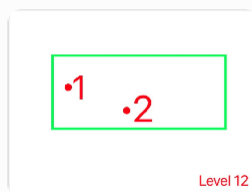
Level 2 North: 0 breaches identified

Operative Signature:

A handwritten signature in black ink, appearing to be 'Owen Tuffin'.

Owen Tuffin
3 Dec 2021

Sketch of roof plan



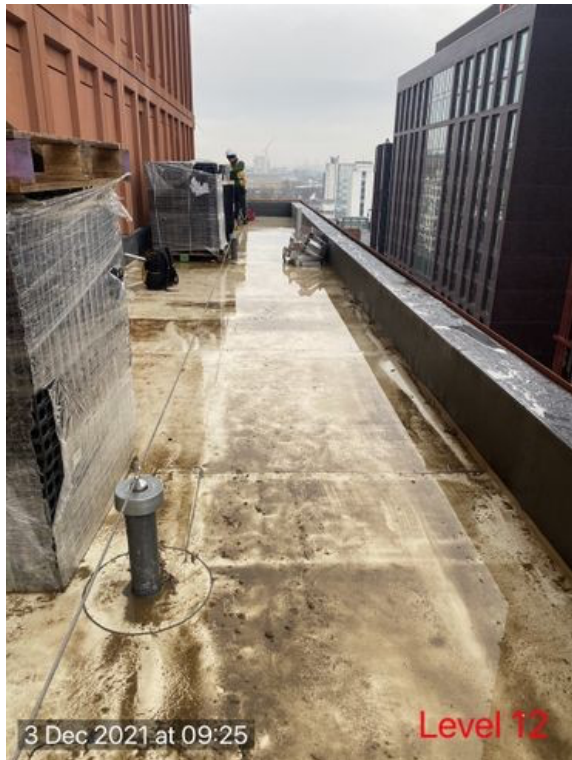


Photo 1

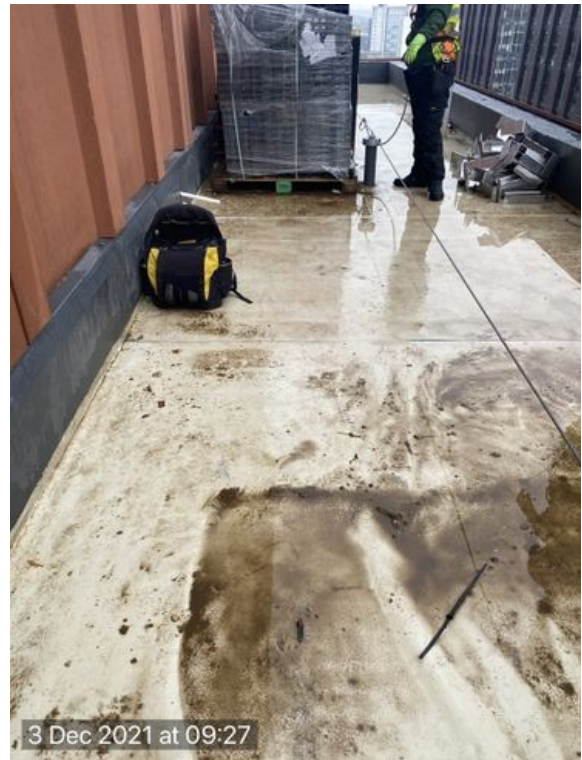


Photo 2

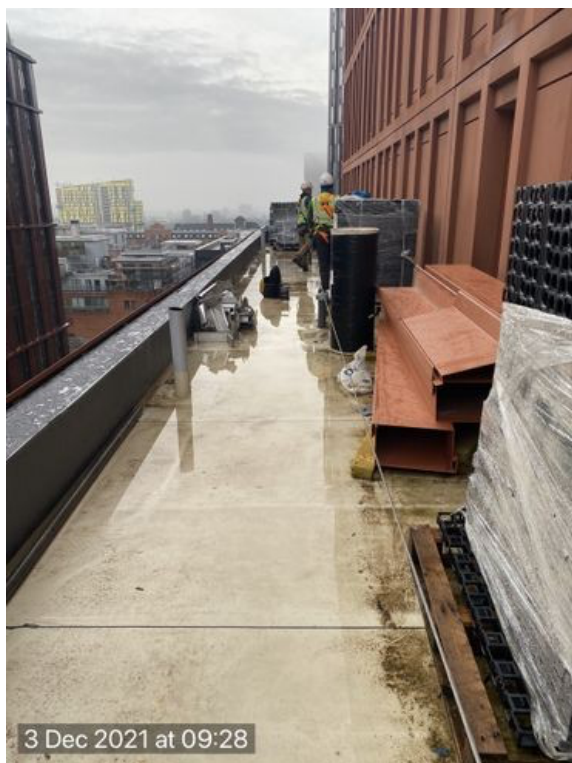


Photo 3



Photo 4



Photo 5

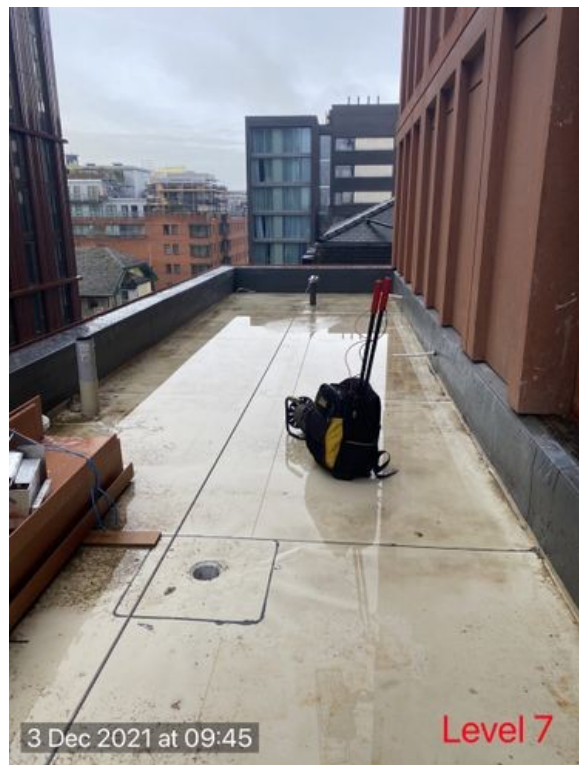


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11