GeoEnginSeer

FREELANCE DILETTANTE GEOLOGIST

Dalton Avenue,
Manchester, M14 7NR

Verification Completion Report for Ground Gas Protection Systems

Date / Time:	22.04.2025

Project Title	Dalton Avenue, Manchester
Date, GESL Job Ref	22.04.2025 GESL:1739
Client	PRS Ltd
Development Type	Residential Apartments
Foundation Type	Block and Beam
Plot Numbers	Plots 5 & 6
Visit By	Bill Lawler
GESL Report Number	2225

Report By	**Checked/Approved By**
Signature [redacted]	*Signature* [redacted]
Name: Mairead Morony	*Name:* *Ben Crowther*

Company Contact Details

PRS Ltd,
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For and on behalf of geoenginseer.
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1. GAS MEMBRANE

1.1 Condition Of Subgrade and Underside Of Gas Membrane

Check that the subgrade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria.

Unable to inspect at this stage. Although direct visual inspection shows well prepared surfaces through the membrane.

1.2 Gas Membrane Type

Manufacturer and product specification, gauge, colour, brand/name, material batch/roll numbers.

Visqueen Gas Resistant Membrane

1.3 Laps, Welds and Joint Seals

Joints lapped and sealed in accordance with manufacturers requirements/specification. Minimum overlap insured? Welds complete? Appropriate joining/double sided tape used?

Joints were fixed together by professional NVQL2 (Gas membrane installation) qualified staff using combination of heat gun hand welds and twin machine welds

1.4 Service Entries Seals

How many pipe penetrations? Top hats seal arrangements fixed around service entries? Use of jubilee clips? Etc.

Outlets and columns were sealed with Visqueen silver Pro Detailing.

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2. VENTILATION SYSTEMS

2.1 Subfloor Void

Is a check possible? Void former? Gravel (type/specification)? Height of void space? Is it clear?

Subfloor void present and in excess of 150mm.

2.2 External Wall Airbricks

How many? Size? Positioning? Spacing? Etc.

Evenly spaced around the building where practicable.

2.3 Active Venting

Type of air supply: mechanical, natural, combined? Location/condition/number of fans/vents? Location and size of inlets? Provision of air cleaning devices and air heaters? Supply and exhaust duct work? Alarm provision/installation? Gas monitoring system in under-floor void?

N/A

2.4 Testing Of Air Flow

Is the air flowing sufficiently through ventilation? Anemometer reading? Smoke test? Tracer gas?

A low flow was detected through the ventilation bricks

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3. INSPECTION AND INTEGRITY DETAILS

On the 22nd April 2025 the installation of the Proprietary Gas Resistant Membrane for the protection of the commercial development from ground gas was inspected at Dalton Avenue. The plot was air-Lanced at 50psi (through a 4mm aperture) and inspected.

Visqueen Gas Membrane had been installed on the unit base, with a combination of heat hand gun welds and twin machine welds with an automated welding machine.

The pipe penetrations and service entries had been sealed in situ with silver pro detailing tape. All detailing was visually inspected, measured and pick tested.

Overall, the membrane had been installed to a neat and excellent standard.

Please see photographs.

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4. PHOTOGRAPHIC RECORDS

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5. CONCLUSION OF SITE VISIT

5.1 Details Of Installers

Are the installers suitably qualified / trained? Names of installers / company details?

PRS Ltd.

5.2 Pass / Fail?

Are the measures inspected acceptable / NOT acceptable? Do they comply with the specifications? Is attention required to specific issues?

Pass

5.3 Additional notes

Remedial actions to be taken? Re-visit to be arranged?

Statement of Fact: This development as been competantly installed with the required Gas Protection Measures. Evidence of sealing between conduits and services delivered is requrested.

[redacted]

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6.0 Limitations and Challenges of Verification Reporting

This report is based on the information that has been made available to us from the client, contractor and architect regarding the site. The conclusions drawn in the report are considered correct although any subsequent additional information or actions may allow refinement of the conclusions. It should be noted that: The report has been prepared under the express instructions and solely for the use of the Client.

The findings of this report represent the professional opinion of experienced Ground Gas System Surveyors. GeoEnginSeer Ltd does not provide legal advice and the advice of lawyers may also be required.

All work carried out in preparing this report has utilised and is based upon understanding of current relevant UK standards and codes, technology, and legislation. (BS8485:2015+A1:2019 & CIRIA 735).

Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect.

The report is limited to the boundaries identified by the Client on this site and confirmed within this document.

Should additional services be introduced, or service conduits are not sealed or have services provided through them at a later date that are not sealed to the conduit and or gas protection system, a retrospective fit may be required.

If a site is left open for prolonged periods following verification or works are conducted that may damage the integrity of the installation by follow on trades repairs may be needed, the standards observed in a positive verification report may be compromised. Intellectual rights to this document may be rescinded.

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