AWM Surveyors Report

Eliza Yard & Jersey Wharf Development

Complete

Project Reference	S-024-121
Project Title	Eliza Yard & Jersey Wharf Development
Project Location	Jersey Street, Manchester M4 6JW
Conducted on	19.08.2024
Approved Auditor	Garry Sanders
Client	ICW Technical Services Ltd
Client Contact	Ian Rostron

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Project Details	
Client Instruction	
Client Name	ICW Technical Services Ltd
AWM are to inspect and report on the installation of the specified materials/systems specified in this report:	
For the purpose of a:	Insurance Backed Guarantee
For a period of:	10 Years
Project Details	
Building Type	Residential
Building Area	Other
Product Type	Other
Number of Areas to be Audited	3
Installer Details	
Installer Name	MPB Structures Ltd
Installer Address	14 Crucible Road, Corby NN17 5TS
Site Contact	Chris Turner
Approved system installers?	Yes
Contractor Name	John Sisks & Son Ltd
Contractor Contact	n/a

Audit Details		
PPE Worn:		
Safety Glasses	Gloves	Hard Hat
	Hi-Viz Jacket/Vest	Boots
Site Safety Induction?		No
Escorted Onsite?		Yes
Visitor Sign-In.		Yes
Has safe access been provided to all areas?		Yes
Is access/safety equipment tagged or certified as required?		N/A
Will the weather conditions allow for a safe audit?		Yes
Site Attendance		
Time Arrived Onsite		11:30 BST
Time Departed Site		12:30 BST
Weather Conditions		Dry 17°C
Inspected Internally or Externally?		External

Audit Report	
Is the installation complete? If 'yes' please provide details.	No
Can all of the required products be audited? If 'no' please provide details.	Partial
General Housekeeping	Good
Material Storage	Good

See image below


Photo 1


Photo 2

Audit Report - Application

Material Specification Audited

Ground Level Slab Zone - Hydroprufe 6000 / Cast insutu monolithic ground bearing slab
Retaining Wall / Lift Core Zones - Combi-Seal Plus / Hydrocrete
Pile Cap Detailing - Hydroprufe LG / HCR Butyl Tape
Pile Head Detailing - Hydroprufe LG / Twinseal Compound GR
Slab Edge Detailing - Hydroprufe 8000

Surface / Substrate	Other (provide details)
Suitable conditions to install system?	Yes
General Installation	Good
Is the installation compliant with manufacturer's recommendations?	Yes

Audit Report Cont.

General Comments

(Item No. / Visit No.)

1/2 AWM Surveyors arrived on site and met with Chris Turner (CT) of MPB Structures Ltd (MPB). Visitors register was signed prior to being escorted by CT onto site to review the works.

2/2 The audit instruction involves the Premcrete structural waterproofing only. This is being installed to Jersey Wharf Block A, Jersey Wharf Block B and Eliza Yard Block C. Prior to our attendance, we have been provided with 'for construction' details: EYJW-PRE-BA-001-DR-X-0101- 0103, 0201- 0208 & 0301- 0302. Works have continued to be undertaken in part to blocks A, B and C.

3/2 CT confirmed that Premcrete are involved in the design and monitoring of the installation. MPB are currently using the Premtrac system to record the installation, with Andy Martin (AM) of Premcrete attending to inspect at key stages. CT has further confirmed that the clients Clerk of Works is also in regular attendance reviewing the works.

4/2 We have been provided to date with 4no. reports from the Premtrac system for completed cores to blocks A and C. Reports have been reviewed with no comments.

5/2 This inspection commenced on Block B, core base pour has been completed, GL 15-18. Installation of the Combi-seal plus was limited to the outer perimeter only. No other sections were available to witness.

6/2 The inspection continued onto Block C. CT confirmed that the areas previously inspected had been completed and were no longer accessible. Installation of the Premcrete waterproofing system is well underway with the Hydroprufe 6000 membrane fitted from GL 4-7 D-G. Good lines, laps and seals are being achieved. Installation of the re-bar and pouring of concrete has commenced GL 4-5. Installation of the Hydroprufe 6000 membrane over the insulation board is ongoing GL's 8-9. Where visible the perimeter upstands and the detailing around penetrations appears to be as per the manufacturers recommendations and detailed drawings.

7/2 The inspection continued onto Block A. CT confirmed that previously inspected areas are now complete and no longer visible. Installation of the Hydroprufe 6000 membrane has continued from GL's C-G 1-2. The majority of this area now has the protection board installed over the membrane. Where visible the installation appears to be of a reasonable standard. Good lines, upstands and seals have been achieved. Areas of the perimeter Combi-seal, upstand Hydroprufe LG waterproofing and the Twin-seal GR were also witnessed. Where visible this appears to be installed as per the manufacturers recommendations.

8/2 As the installation phases are being recorded using the Premtrac system, we have not made any remediation notice requests, for WIP records as images of the installation phases are recorded in this system for which we understand that copies of these reports can be provided on completion of each phase/ section.

9/2 The structural waterproofing installation to all 3no blocks is programmed for completion in October 2024. Next inspection to be arranged for late August/ early September. AWMS to liaise with CT to confirm.

Images

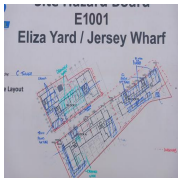


Photo 3


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


Photo 18


Photo 19


Photo 20


Photo 21


Photo 22


Photo 23


Photo 24



Photo 25


Photo 26


Photo 27


Photo 28


Photo 29


Photo 30


Photo 31

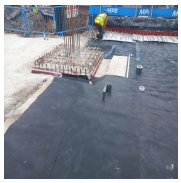

Photo 32



Photo 33



Photo 34


Photo 35


Photo 36


Photo 37

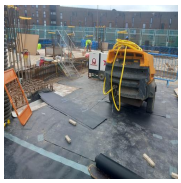

Photo 38



Photo 39


Photo 40


Photo 41


Photo 42

Photo 43

Photo 44

Photo 45

Remediation Comments	
Any remediation comments to make?	No
Prohibition Comments	
Any prohibition comments to make?	No
Next Visit Date	
Another visit Required?	Yes

Suggested Date: 03.09.2024

TBC - see report comments

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm are true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

Auditor Signature



Garry Sanders
19.08.2024 17:44 BST

Disclaimer

This inspection report is based on matters which were observed or came to the attention of the inspector during this attendance. The remediation items recorded within our report should not be considered a full snagging list & it remains the responsibility of the installing contractor to ensure that their works are undertaken in line with the construction drawings and manufacturer's recommendations and are fully snagged and appropriately remediated. Please note that our inspection does not constitute supervision and does not imply responsibility for workmanship. AWM Surveyors do not accept responsibility for any consequences arising from the use of the information herein.

Media summary



Photo 1



Photo 2

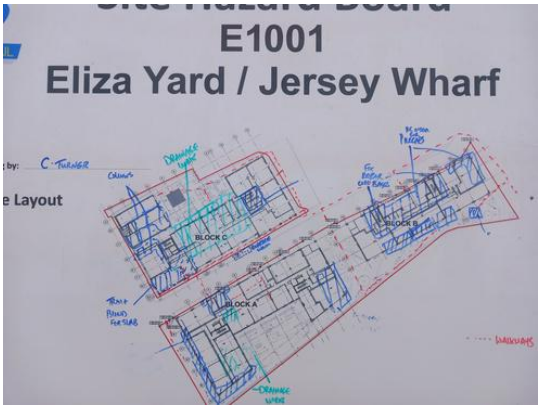


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

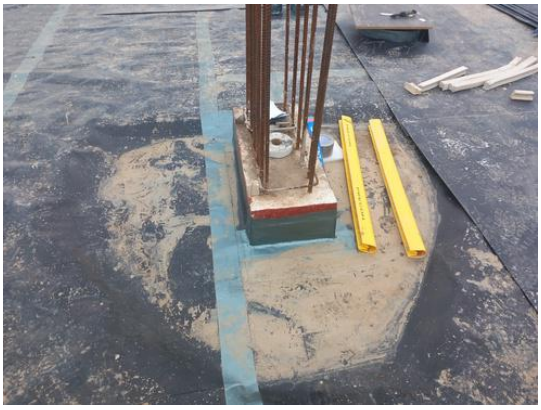


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

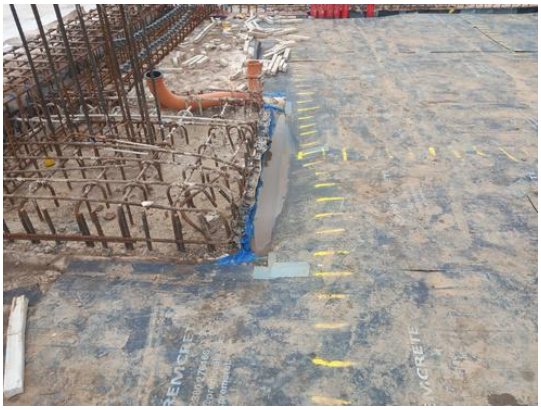


Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

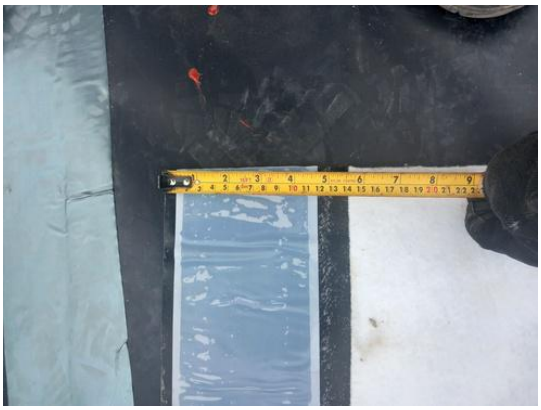


Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45