

SIKA ROOFING ROOF CONDITION REPORT



Anstey Horne - Manchester - Manchester

PROJECT: Middle Warehouse Balconies, 2025
PROJECT REF: 0536183
DATE: 28 April 2025

Anstey Horne - Manchester
Newton Street
M1 1ET Manchester

CONTACT
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Area Technical Manager - Sika Limited
null
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28 April 2025
Reference: 0536183

Dear David Rawcliffe

Further to the site visit on the 2025-04-17, this document has been compiled for your attention by Bill Timpany of Sika Limited, The information contained within, is an observation of the existing condition of the roof(s) as seen at the time during the site visit.

Please find enclosed the proposed roof condition report for the roofing works at the above named project. Contained within the document you will find comprehensive information regarding the condition of the existing roof(s), proposed roof build up(s), and detailing requirements.

This condition report must be read in accordance with the relevant Sika Technical Specification Document, and in conjunction with all the relevant product data sheets and all named appendices.

The supplied documents are valid for a period of 12 months, after which a further roof condition report should be carried out to ensure that the suggested solutions are still fit for purpose.

Any variations to this specification must be confirmed by Sika Limited to ensure the suitability of the proposed change and any impact this may have on any guarantees offered or implied. As part of Sika Limited's continuous product development, we retain the right to alter our product specifications in accordance with relevant national and international standards without notice.

CDM Regulations – Please note that Sika Limited does not fulfil the role of the Principal Designer and therefore preparation for the proposed specification and subsequent works should only commence when all parties involved with the design and execution of the works are satisfied the appropriate CDM regulations have been fulfilled

Downloads – For more information, please feel free to visit our website for the downloads of any related documentation such as;

[Standard Details](#) | [Product Datasheets](#) | [Safety Datasheets](#) | [BBA Certificates](#) | [Brochures](#) | [Case Studies](#)

Fire Testing - Our most common roof assemblies have been tested by UKAS accredited bodies to CEN/ TS 1187, achieving classification of Broof(T4) in accordance with EN 13501-5. Extended scope of application (ExAp) has also been independently determined using CEN/TS 16459 to cover a range of possible project-specific system permutations . Copies of individual system test certificates are available upon request.*

*relates to standard system constructions only – for clarity please contact Sika Roofing Technical Services.

Sika Solutions – Have you considered any other Sika products for this project? From the basement to the roof, Sika provides an entire range of solutions;

[Waterproofing](#) | [Flooring](#) | [Concrete](#) | [Concrete Repair](#) | [Coatings](#) | [Facades](#) | [Passive Fire Protection](#) | [Joint Sealing](#) | [Structural Strengthening](#)

We trust this is of assistance to you. If we can be of further help on this, or any other project, please contact me on null.

Kind regards

Bill Timpany
Area Technical Manager

Tom Horton
Technical Services Advisor

CONTACT SHEET

Prepared for: Anstey Horne - Manchester
Newton Street
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M1 1ET

Telephone:



For the attention of: David Rawcliffe
Email:

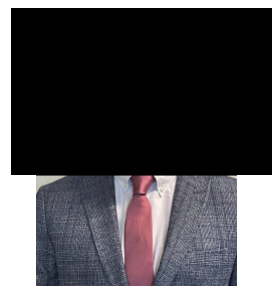
Site: Middle Warehouse Balconies, 2025
Castle Quay

M15

Prepared by: Bill Timpany - Area Technical Manager

Telephone: null

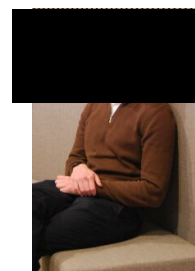
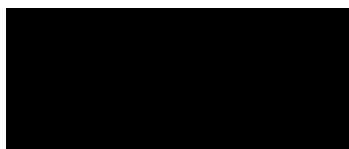
Email:



Technical Services Contact: Tom Horton - Technical Services Advisor

Telephone:

Email:



Date: 28 April 2025

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1.1 DISCLAIMER

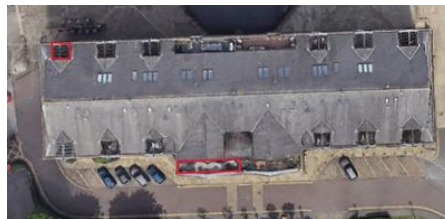
This Roof Condition Report is intended to provide information solely relating to proposal(s) for a new roof, or the refurbishment of an existing roof. The information has been compiled using due care, skill and diligence, however the following points should be noted;

- i. This document is provided freely and in good faith based on the observations of the existing condition of the roof(s) as seen during the time of inspection. This Roof Condition Report is deemed valid for a period of **12 months** from the date of issue, due to the likelihood of further changes to the roof condition with time. Following this period all documents should be reviewed by Sika Ltd to ensure that the information is up to date, and the proposed solution remains fit for purpose.
- ii. Roof condition assessments involve a visual inspection of the roof both internally and externally (where visible) and may be corroborated with the cutting and analysis of core samples of the existing flat roof construction to establish both the products used, and their current condition. Core sampling only provides information related to the exact points where the samples were taken and whilst they do provide an indication of the condition and materials used on the whole roof, variations may occur which Sika Ltd may not be held liable for.
- iii. For reasons of practicality or safety, a limited number of core samples may be taken. It may also not be possible to access all roof areas during the assessment. In all cases, any findings provided by Sika Ltd are to be considered indicative. Further advice into areas where information is not complete may be obtained upon request. For these reasons, Sika Ltd does not assume any responsibility, liability or provide a warranty in relation to the existing condition of the roof.
- iv. When refurbishing an existing roof, it must be noted that our proposal(s) include measures to ensure that any standing water is minimised where possible. Due to working on an existing structure however, the possibility that any standing water may occur due to the lines and levels of the existing building still exists and Sika Ltd can accept no liability in this regard.
- v. Sika Ltd offer no guarantee nor accept any liability for the condition or performance of either the new or existing structural deck, or the existing roofing system. For advice on the suitability of a structural deck further information should be sought from a suitably qualified person.
- vi. It is the responsibility of the installing contractor, to review this Roof Condition Report and all relevant documentation relating to the project and undertake any additional site visits as may be required to familiarise themselves with specific on-site conditions or limitations that may have impact on the works.

1.2 CONDITION REPORT

1.2.1 PROJECT OVERVIEW

Project Overview: Sika were invited to site by Anstey Horne to look at the next phase of works on the residential flats at Castle Quay in Salford. Two properties were accessible at the time of visit but the scope of works will be wider than this. The balconies are all identical, and as such the recommendations of this report can be used across all roof areas.



Roof Surfaces & Internal Gutter Runs - The proposed **Sika Limited** roofing system is to be installed utilising the existing falls.

Note: *Should the existing falls not be corrected, standing water will remain following installation of the proposed system.*

1.2.2 CORE SAMPLING & INTERNAL INSPECTION

Core Samples: Core samples could not be taken on the day of the visit as the weather did not allow for suitable resealing. That said, this would not have been possible anyway as the balconies are finished with tiles and Sika could not reinstate these if damaged. We are able to determine the build-up, however, as a previous phase of works has been done by Sika, whereby the tiles were removed and the asphalt below was treated. The scope of works therefore will be the same: removing the tiles to the asphalt, ensuring the asphalt is suitable to be overlaid with localised repairs to any damage caused by the strip before a new waterproofing layer is applied. Core samples therefore do not need to be taken on this occasion.

Internal Inspection: An internal inspection of the properties below could not be carried out as the buildings could not be accessed. The client has reported multiple leaks to the two balconies accessed, hence the scope of works. The proposed build-up is essentially a cold roof, with any insulation being below the deck. Consideration should be made to adequately ventilate these areas to avoid any chance condensation could present itself as a roof leak.

1.2.3 HISTORICAL REPAIRS

Historical Repairs: Local areas on both terraces show examples of patch repairs, affirming the reports that the roof has experienced leaks in the past. These will need to be suitably removed to allow the new system to be installed.

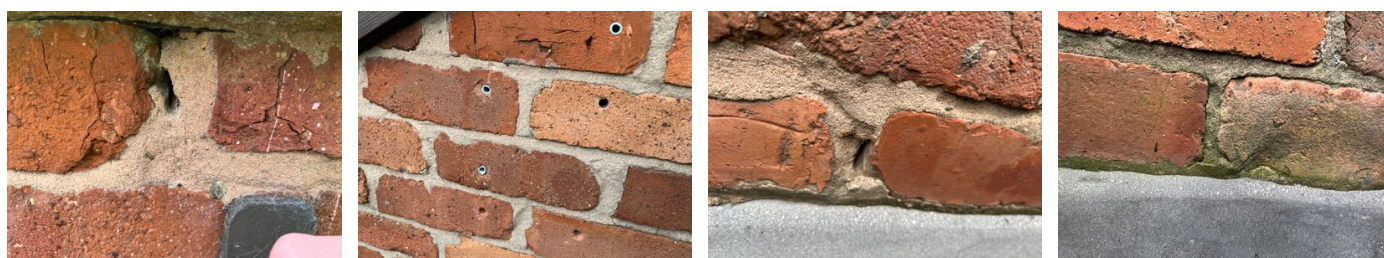


1.2.4 UPSTANDS

Door Thresholds: On each area there are, of course, doors to allow access for residents. These currently sit well above the minimum 150mm required by BS6229 and as such there is no need to raise the thresholds. It is worth noting that the doors themselves show signs of wear and may need to be replaced to prevent water ingress.



Brickwork Upstands: The roof is terminated into the brickwork around west and east perimeters. This has been done poorly: although the 150mm upstand threshold has been met, it has not been suitably chased into the brickwork, finished only with a mastic sealant. This could allow water track through the termination and into the building below. The new system should be chased a minimum of 25mm into the brickwork. It is also worth noting that the brickwork generally shows signs of wear and as such needs to be repointed to prevent water tracking into the spaces below, giving a false impression of a roof leak.





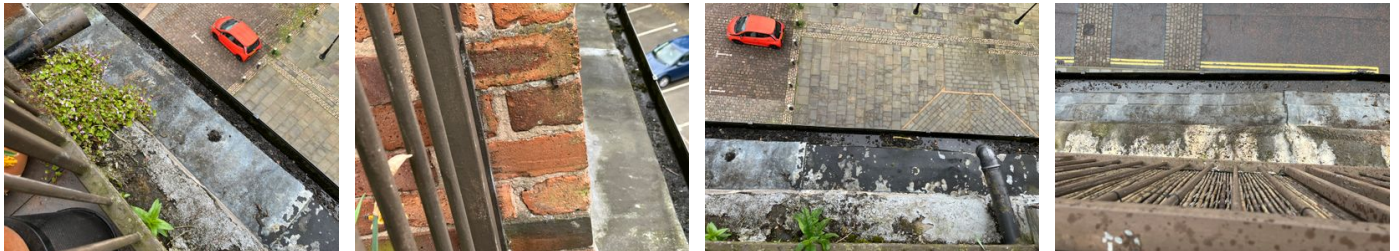
Upstand Heights:- Upstands should conform to the recommendations of BS 6229:2018: Flat roofs with continuously supported coverings – Code of practice: Section 7.1 concerning the minimum height of upstands.

“The design of drainage falls should ensure that the continuity of the waterproof covering is maintained for a vertical height of 150mm above the finished roof level at all abutments, door openings and parapets. For inverted roofs, those overlaid with paving, or garden roofs, the finished roof surface is the upper surface of the ballast, paving slabs or growing medium.”

Note: Where any upstand detail does not satisfy the above recommendations, Sika Limited must be informed, advice/recommendations may then be provided by Sika Limited. If this advice is not followed, the identified detail may be excluded from the guarantee.

1.2.5 DRAINAGE

Drainage: The roof falls to an external gutter, over a drip edge. This detail is suitable to remain but the waterproofing of the flashings needs to be updated to prevent water tracking through this area. This should be coated in its entirety.



The design of roof drainage should be carried out in accordance with BS EN 12056-3:2000 which specifically states the following:

General: Design of roof drainage systems shall take account of construction tolerances and settlement so as to avoid backfalls and ponding, which may adversely affect durability.

"All flat roofs should be laid to a minimum finished fall of 1:80, and to achieve this a design fall of 1:40 should be used to ensure proper drainage as recommended in BS 6229:2018."

1.3 SUMMARY

1.3.1 CONCLUSION

Conclusion: The balconies in question are identical to areas previously treated using a Sika Rapid liquid applied membrane. As such, the scope of works will be identical, removing all tiles before applying primer to allow the installation of the Rapid membrane. Rapid is ideal for the job in question, with its fast curing time and robust finish ideal for balconies and terraced areas; the installing contractor may also want to finish the waterproofing with a tyle effect finish.