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	03.07.2024
Approved Auditor	Neil Barrett
Client	ICW Technical Services Ltd
Client Contact	Ian Rostron

The content of this document is provided for the stated purpose and the sole use of the named client. Any survey, inspection or investigation report carried out has been prepared with the skill, care and diligence that could be reasonably expected of a competent specialist in our field, however, we accept no responsibility whatsoever to any third party in whole or any part in relation to this document, and any such persons rely upon this document do so at their own risk.

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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:		
Boots	Hi-Viz Jacket/Vest	Hard Hat
	Gloves	Safety Glasses
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		13:00 BST
Time Departed Site		13:40 BST
Weather Conditions		Overcast, 14 degrees
Inspected Internally or Externally?		External

Audit Report	
Is the installation complete? **If 'yes' please provide details.** Please see comments on stages of installation.	No
Can all of the required products be audited? **If 'no' please provide details.** Please see comments on stages of installation.	Yes
General Housekeeping	Good

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	
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.)

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

2/1 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 been undertaken in part to blocks A and C, with no works currently on block B.

3/1 We understand 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.

4/1 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.

5/1 At the time of attendance works to block C GL 1-4 / A-C (northwest corner) nearing completion in preparation for bar and concrete pour. The installation to this area is a mixture of grade 2 (Hydroprufe 6000) and Grade 3 (Combi-seal). Hydroprufe 6000 is covered with protection boards, taped joints and edge detailing observed in areas. AM has inspected the area and we understand was satisfied with the works undertaken.

6/1 Perimeter sealing of the combi-seal has been closed off / detailed with Twinseal compound. Operatives currently in process of preparing more product to 'touch up' as required prior to bar and slab pour. Cap areas have Hydroprufe LG compound installed with further edge detailing completed in Twinseal.

7/1 Various pipe penetrations through the system are complete with isolated being detailed at the time. Twinseal to be completed in areas and Hyrdrostop WS10 to be installed to pipes at the cast iron section as requested by AM.

8/1 Around the perimeter Hydrostop BR installed but to complete.

9/1 On block B works to the sub-station are partially completed around caps and areas in which beams shall be installed. This is a grade 3 area using Combi-seal.

10/1 Combi-seal has been installed to several areas however limited observations can be made due to locations and installed bars. No concerns however noted. The main area of combi-seal to be installed following beam installation due to trafficking of the area ensuring the membrane is not abused in the interim.

11/1 Cap areas have Hydroprufe LG compound installed with further edge detailing completed to seal with Twinseal compound.

12/1 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.

13/1 The structural waterproofing installation to all 3no blocks is programmed for completion in October 2024. Next inspection to be arranged to coincide with an inspection from AM of Premcrete in late July / early August to review a completed stage / area prior to bar and concrete pour.

Images



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

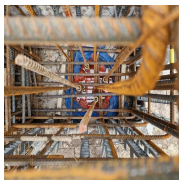

Photo 17

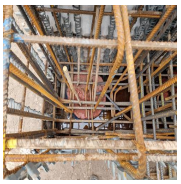

Photo 18


Photo 19


Photo 20


Photo 21


Photo 22


Photo 23

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:	05.08.2024
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



N Barrett
04.07.2024 15:51 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

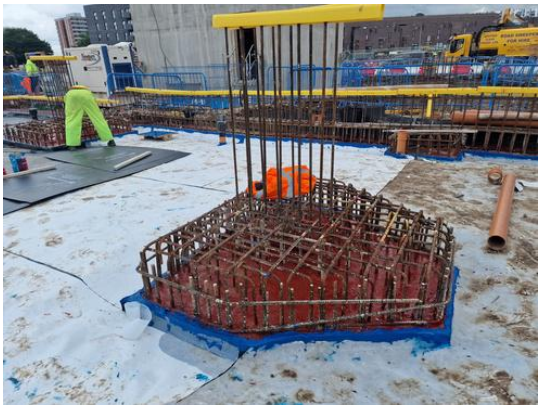


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

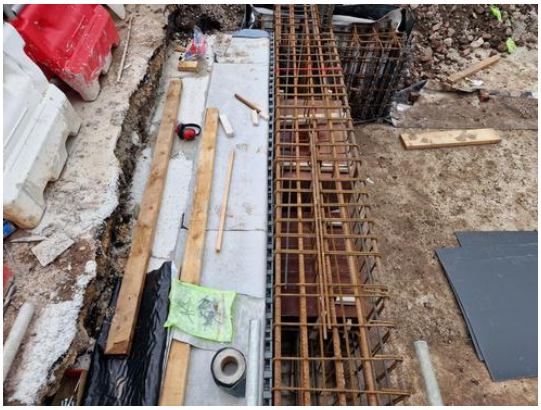


Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23