GeoEnginSeer

FREELANCE DILETTANTE GEOLOGIST

299 New Bank Street,

Manchester, M12 4HW

Verification Completion Report for Ground Gas Protection Systems

Date	15.09.2026

Project Title	299 New Bank Street, Manchester, M12 4HW
GES Report Number	3285
Date	15.09.2026
Client	Mrs Iqra Aslam
Weather	18oc Blue skies, with light wind
Development Type	Residential
Foundation Type	Poured slab
Plot Numbers	Extension area
GES Job Ref:	2027
Visit By	Ben Crowther

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

Company Contact Details

Owners of 299 New Bank Street, M12 4HW.

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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.

Subgrade was smooth insulation boards; it had been cleared and prepared appropriately with no sharp or protruding objects.

1.2 Gas Membrane Type

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

Visqueen NF 500

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 fixed together with heat gun hand welds and overlap tape.

1.4 Service Entries Seals

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

Sealed in situ.

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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?

No Subfloor void, Vent matting laid beneath membrane

2.2 External Wall Airbricks

How many? Size? Positioning? Spacing? Etc.

N/A

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?

N/A

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3. INSPECTION AND INTEGRITY DETAILS

On the 15th Of September 2026 the installation of the Proprietary Gas Resistant Membrane for the protection of properties from ground gas was inspected at New Bank Street, Manchester M12 4HW.

A visual inspection of the installed gas-resistant membrane was undertaken to the extension area at 299 New Bank Street , Manchester. The membrane was inspected throughout the accessible floor area, including laps, joints, perimeter upstands and service penetrations.

The membrane was found to be continuous and suitably dressed to the surrounding details, with joints and penetrations sealed using sealing tape. Particular attention was given to the taped joints and service penetrations, which were physically inspected and probed to assess the integrity of the seals.

A pressure test was also undertaken to the installed membrane system, with the test pressure monitored via the test gauge. A constant 50psi was recorded.

Based on the areas inspected and the test undertaken, the gas membrane installation was considered satisfactory at the time of verification. The membrane should remain protected from damage during subsequent construction works.

Overall a neat and tidy job.

(Please see photos.)

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4. PHOTOGRAPHIC RECORDS

Photographic Evidence:



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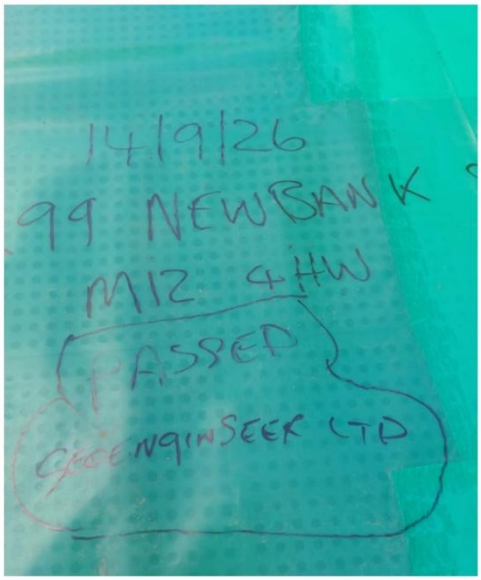












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5.CONCLUSION OF SITE VISIT

5.1 Details Of Installers

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

PRS

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?

During the excavation and once foundations had been laid; GeoEnginSeerLtd was asked to check for any signs of contamination as a watching brief. No such evidence came to light and we can confirm that the site was free of visual contamination.

If you have any questions regarding the above, please do not hesitate to contact me.

Yours sincerely

[redacted]

Ben Crowther B.Sc, M.Sc, PGCE, FGS, CIEH, PCA-QT, SGPV
For and on behalf of GeoEnginSeer Ltd.

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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. GeoEnginSeerLtd 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.

Should a householder drill through the floor of their house then this could constitute a penetration of the gas protection measures and cause long term issues.

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