GeoEnginSeer

FREELANCE DILETTANTE GEOLOGIST

35 Maesgwyn Road, Wrexham,

LL11 2AP

Verification Completion Report for Ground Gas Protection Systems

Date / Time:	10/3/26

Project Title	Extension
Date	10/3/26
Report/Visit Number	1945 – RN2863
Client	James Buck
Weather	9 °C cloudy, light wind 3kmph
Development Type	Residential
Foundation Type	Block and beam
Plot Numbers	N/A
Visit By	Tymon Jozefowski

Report By

Signature [redacted]

Name: Tymon Jozefowski

Checked/Approved By

Signature [redacted]

Name: Ben Crowther

Gas Protection Verification exp. 31.10.2026 G Ben Crowther SGPV0004

Company Contact Details

James Buck

[redacted]

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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.

Overall, the membrane was in good condition. Subgrade had been cleaned and prepped to a sufficient standard.

1.2 Gas Membrane Type

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

NF400 transluscent material. (Visqueen)

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 taped with a 150mm overlap.

Corners and doorway entrances where detailed with gas resistant self-adhesive tape.

1.4 Service Entries Seals

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

N/A

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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?

Not possible to view but connected to outside air.

2.2 External Wall Airbricks

How many? Size? Positioning? Spacing? Etc.

Air bricks (9”x3”) were spaced on opposite sides of property blocks approx. 2 meters apart. 8 airbricks.

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?

Passive venting air brick and telescopic vent.

2.4 Testing Of Air Flow

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

NA

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3. INSPECTION AND INTEGRITY DETAILS

On the 10th March 2026 the installed membrane on the annex on maesgwyn road was checked using pick testing, visual inspection and air lancing.

The annex was block and beam foundation with vents.

The installed membrane was an NF400 visqueen transluscent membrane with a white gas resistant self-adhesive membrane (GR SAM) detailing tape used for corner detailing.

All the corners and door entries were sealed with sufficient overlaps.

The membrane had been taped well and had a good overlap

The work was carried out to a high standard and passed inspection.

(Please see photos.)

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4. PHOTOGRAPHIC RECORDS



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5.0 CONCLUSION OF SITE VISIT

4.1 Details Of Installers

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

James Buck – Self install

4.2 Pass / Fail?

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

PASS

4.3 Additional notes

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

N/A

If you have any queries about the above informaiton please do not hesitate to contact the below verification specailist;

[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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