PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No: [redacted]

Client: Crawford Claims Management

Site: 22A Harley Road, Hampstead

Client Ref: [redacted]

Date of Visit: 3/5/2022

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFECONTRACTOR APPROVED | CHAS Accredited Contractor | constructionline

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

[redacted]

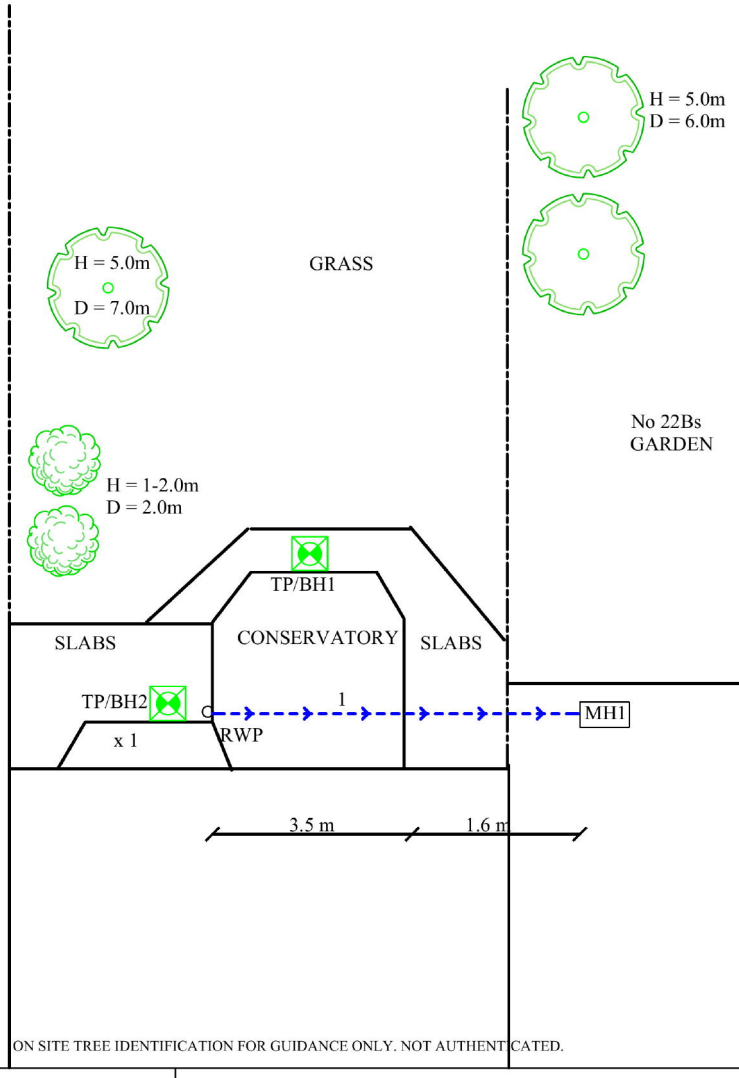
Date: 03/05/2022

Site: 22A Harley Road

Work carried out for: Crawford Claims MGMT

DB (SI) | AM (Checked) | AM (Drawn)

Weather: Dry



Remarks:

Scale: N.T.S.

Key:

Combined Gulley	RWWG
Manhole	MH
Rain Water Pipe	RWP
Rain Water Gulley	RWG
Soil Vent Pipe	SVP
Waste Gulley	WG
Waste Pipe	WP

Surface Water Drain

Foul Water Drain

Tree / Bush (approx. ht in m)

Trial Pit

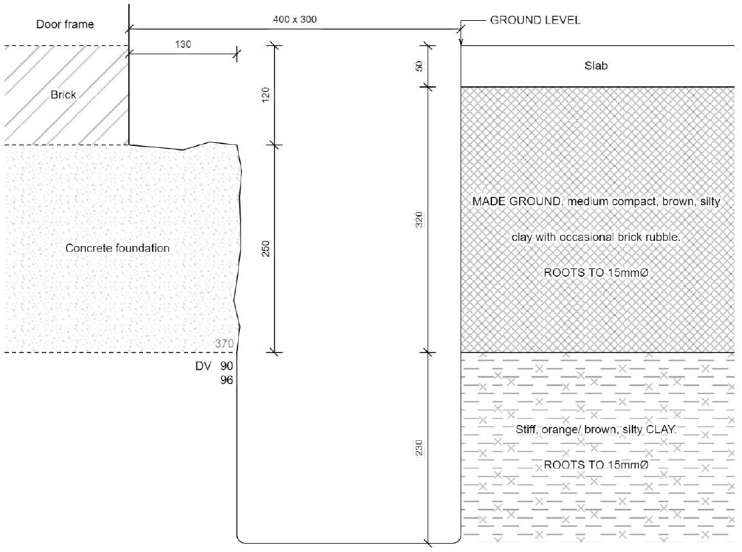
Borehole

O/D - Open Discharge

Construction Testing Solutions

TEST REPORT: **Trial Pit**

REPORT NUMBER:	[redacted]		
TRIAL PIT REF:		DATE:	03/05/2022
CLIENT:	Crawford & Co	SITE:	22A HARLEY ROAD
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 600mm see Bore Hole log

Key:

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon vane (kPa)
W	Water sample	M	Mackintosh probe
TDTD	Too dense to drive		

Remarks:
Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.

For and on behalf of CTS
Scott Alger - Lab

[redacted]

Approved Signatory
Report date 05-May-22

[redacted]

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole	1		Sheet:	1 of 1	Site:	22A HARLEY ROAD
			Job No:	[redacted]		
			Date:	03/05/2022		
Boring Method:	Hand Auger		Ground Level:		Client:	CRAWFORD CLAIMS MANAGEMENT
Diameter (mm):	75	Weather:	Dry			

Depth	Soil Description			Samples and Tests		
(m)		Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit	0.60				
0.60	Stiff orange-brown silty CLAY	1.40		1.00	DV	104
						110
				1.50	DV	128
						130
2.00	Very stiff orange-brown silty CLAY	1.00		2.00	DV	140+
						140+
				2.50	DV	140+
						140+
3.00	End of BH			3.00	DV	140+
						140+

Remarks:
BH ends at 3.0m.BH dry and open on completion.No roots observed below 2.2m.

Key:
D - Disturbed Sample
B - Bulk Sample
W - Water Sample
J - Jar Sample
V - Pilcon Shear Vane (kPa
M - Mackintosh Probe
TDTD - Too Dense To Drive

Roots
Roots
Roots
Depth to Water (m)

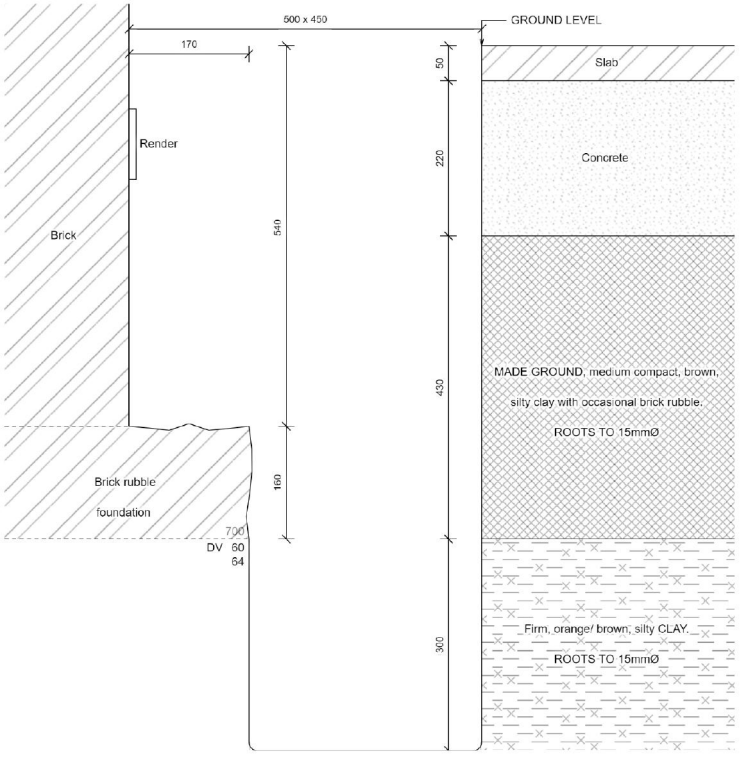
To Depth (m)	Max Dia (mm)
1.50	2
2.20	1

Logged:	DB	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Construction Testing Solutions

TEST REPORT: **Trial Pit**

REPORT NUMBER:	[redacted]		
TRIAL PIT REF:	TP2	DATE:	03/05/2022
CLIENT:	Crawford & Co	SITE:	22A HARLEY ROAD
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1000mm see Bore Hole log

Key:

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon vane (kPa)
W	Water sample	M	Mackintosh probe
TDTD	Too dense to drive		

Remarks:
Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.

For and on behalf of CTS
Scott Alger - Lab

[redacted]

Approved Signatory
Report date 05-May-22

[redacted]

Borehole	2		Sheet:	1 of 1	Site:	22A HARLEY ROAD
			Job No:	[redacted]		
			Date:	03/05/2022		
Boring Method:	Hand Auger		Ground Level:		Client:	CRAWFORD CLAIMS MANAGEMENT
Diameter (mm):	75	Weather:	Dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	0.70				
0.70	Firm orange-brown silty CLAY	0.30				
1.00	Stiff orange-brown silty CLAY	1.00		1.00	DV	82
						92
				1.50	DV	120
						130
2.00	Very stiff orange-brown silty CLAY	1.00		2.00	DV	140+
						140+
				2.50	DV	140+
						140+
3.00	End of BH			3.00	DV	140+
						140+

Remarks:
BH ends at 3.0m.BH dry and open on completion.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	3.00	2
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

Logged:	DB	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Construction Testing Solutions

SITE INVESTIGATION
LABORATORY TEST REPORT

[redacted]

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
22A Harley Road
Hampstead
London
NW3 3BN

DATE OF SITE VISIT:
03/05/2022

DATE RECEIVED BY LABORATORY:
05/05/2022

L. Kirby
Compiled by : .....
L. Kirby - Laboratory Technician (B)

Approved by [redacted]
J. Garrett - Laboratory Manager (B)

DATE REPORTED: 9-May-2022

Laboratory Summary Results

Our Ref : [redacted]

Location : 22A Harley Road, Hampstead, London, NW3 3BN

Client: CET Property Assurance (Crawford Claims Management)

Address: [redacted]

Date Sampled: 03/05/2022

Date Received : 05/05/2022

Date Tested : 05/05/2022

Date of Report : 09/05/2022

Sample Ref		Type	Moisture Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity * Index	Modified * Plasticity Index	Soil * Class	Filter Paper Contact Time	Soil Sample Suction	Oedometer Strain	Estimated * Heave Potential (Dd)	In situ * Shear Vane Strength	Organic * Content	pH * Value	Sulphate Content * (g/l)		* Class
TP/BH No	Depth (m)		(%) [1]	(%) > 0.425mm [2]	(%) [3]	(%) [4]	(%) [5]	[5]	(%) [5]	[7]	(c)	(kPa) [8]	[9]	(mm)[10]	(kPa) [11]	(%)[12]	[13]	SO_3 [14]	SO_4 [15]	[16]
1	U/S 0.38	D	30	<5	66	26	40	0.10	40	CH					93					
	1.0	D	29	<5	72	25	47	0.09	47	CV					107					
	1.5	D	27	<5											129					
	2.0	D	29	<5	72	25	47	0.09	47	CV					> 140					
	2.5	D	30	<5											> 140					
	3.0	D	31	<5	76	27	49	0.08	49	CV					> 140					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2015 : Figure 3 - Plasticity Chart for the classification of fine soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by OTS using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 3 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* These tests are not UKAS accredited

Full reports can be provided upon request.

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by Inspection
UIS	Underside of Foundation

UKAS TESTING

0927

Test results reported relate only to the items tested.

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The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

[redacted]

Version : 5BH V3.1 - 12.04.22

Our Ref : [redacted]

Laboratory Testing Results

Date Sampled : 03/05/2022

Location : 22A Harley Road, Hampstead, London, NW3 3BN

Date Received : 05/05/2022

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 05/05/2022

Address: [redacted]

Date of Report : 09/05/2022

Sample Ref.		Type	Moisture Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity * Index	Modified * Plasticity Index	Soil * Class	Filter Paper Contact Time	Soil Sample Suction	Oedometer Strain	Estimated * Heave Potential (Dd)	In situ * Shear Vane Stength	Organic * Content	pH * Value	Sulphate Content * (g / l)		* Class
TP/BH No.	Depth (m)		(%) [1]	> 0.425mm (%) [2]	(%) [3]	(%) [4]	(%) [5]	[5]	(%) [5]	[7]	(c)	(kPa) [8]	[9]	(mm)[10]	(kPa) [11]	(%)[12]	[13]	SO_3 [14]	SO_4 [15]	[16]
2	U/S 0.70	D	32	<5	72	27	45	0.11	45	CV					62					
	1.0	D	29	<5	69	23	46	0.12	46	CH					87					
	1.5	D	29	<5											125					
	2.0	D	29	<5	68	24	44	0.12	44	CH					> 140					
	2.5	D	32	<5											> 140					
	3.0	D	32	<5	79	26	53	0.11	53	CV					> 140					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 249 : 1988

[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-6 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by DTS using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_3 = 1.2 \times SO_4$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluable magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

* These tests are not UKAS accredited

Full reports can be provided upon request.

UKAS TESTING

0927

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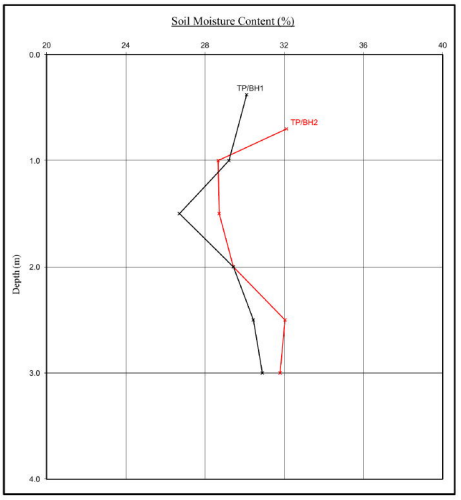
[redacted]

Version : 5BH V3.1 - 12.04.22

Moisture Content Profiles

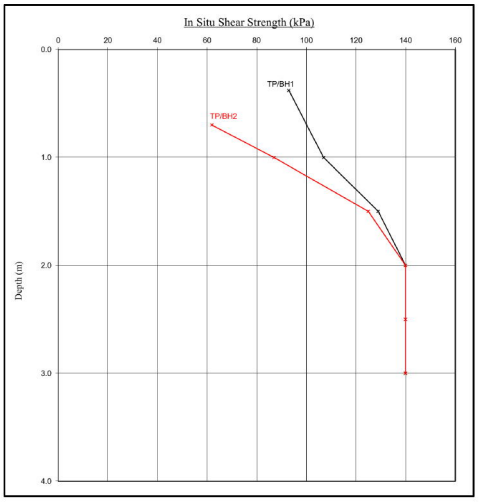
Our Ref : [redacted]
Location : 22A Harley Road, Hampstead, London, NW3 3BN
Work carried out for: CET Property Assurance (Crawford Claims Management)



Notes
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Shear Strength Profiles

Date Sampled : 03/05/2022
Date Received : 05/05/2022
Date Tested : 05/05/2022
Date of Report : 09/05/2022



Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

Construction Testing Solutions
[redacted]

Intec
[redacted]

ROOT IDENTIFICATION

22A Harley Road

Client Reference: [redacted]
Report Date: 6 May 2022
Our Ref: [redacted]

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	Vitaceae spp.	1	15 mm	Abundant
USF	Leguminosae spp.		3 mm	Abundant
USF	either *Quercus* spp. or *Castanea* spp.		1 mm	Absent
BH1:				
to 2.2m	either *Quercus* spp. or *Castanea* spp.	2	<1 mm	Low
to 2.2m	Vitaceae spp.		2 mm	Absent
TP2:				
USF	*Ailanthus* spp.	3	12 mm	Abundant
USF	Vitaceae spp.		3 mm	Low
BH2:				
to 3m	broadleaved species, too decayed for positive identification	4	1 mm	Absent

Comments:

1 - Plus 1 other also identified as Vitaceae spp.
2 - Plus 2 others the same.
3 - Plus 2 others also identified as *Ailanthus* spp.
4 - Plus 3 others the same.

Vitaceae spp. include creepers such as *Parthenocissus* (Virginia creeper), *Vitis* (grape vine) and *Ampelopsis*.
Leguminosae spp. include laburnum, *Robinia* (false acacia or locust), broom, the pagoda tree and the climber wisteria.
Quercus spp. are oaks. *Castanea* spp. include sweet chestnut.
Ailanthus spp. include the Tree of heaven.

Signed: R J Shaw

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

[redacted]

INVESTOR IN PEOPLE

QM S ISO 9001 REGISTERED FIRM

Coding Sheet	Sheet:	1	Site:	22A HARLEY ROAD
	Job No.:	[redacted]		
	Date:	03/05/2022	Client:	CRAWFORD CLAIMS MANAGEMENT

Run:	**1**							
From:		MH1	Invert Level:		2500mm	Direction:	U/S	
To:		rwp	Invert Level:			Function:	F/W	
Pipe Material:		VC	Pipe Dia:		100			
Water/Pressure Test:			Drain Break-In:		No	Gully Condition:		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion %	mm	Shared Run:	Yes	
						If Shared How:	Off boundary	
0.00	ST					Remarks	Surface Material	Length (m)
0.00	GO					broken pipe	slabs	0
0.00	DES			70		Debris silt		
0.40	FH					unable to push		0.4m

Comments:

poured water into 60mm pvc pipe in tp area which runs under conservatory.came out of run 1.see photos.60mm pipe to small for seasnake as it is a bend also.

To: Sedgwick International

[redacted]

[redacted]

Date: **9-May-22**

Ptao: 0

ESTIMATE

Site:- 22a Harley Road

Item

MH and run 1 are shared off boundary, therefore owned by
the water authority. Repairs may be the responsibility of the water authority.

Notes
Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority

[redacted]

Condition Grade
A - Structurally sound with no leakage evident.
B - Cracks and fractures observed.
C - Structurally unsound

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
The price qualification notes, stated on the drainage solutions schedule of rates, apply to this quotation.
CET Structures Ltd undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work requested be unrelated to the said repairs.

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- **22a Hartley Road**

Client Ref:-

Client :- **Sedgwick International**

Attention of:-

Insurer:-

Date:- 9-May-22

General Terms and Conditions

1 On site parking is a prerequisite of any drain repair contract. This quotation is to the addressee only and should not be forwarded unless prior agreement is obtained from CET Structures Ltd. Every effort will be made to match existing surfaces however, there will be evidence of excavation works in certain circumstances.

2 The rates do not include for excavation of surfaces other than soft ground or concrete < 100mm thick; reinstatement other than concrete <100mm thick; internal excavations; reinstatement >750mm in width; excavation of depths greater than 1.2m; reinforced concrete.

3 CET`s standard soakaway that is priced on the agreed alliance schedule of drainage rates is constructed to dimensions specified in the NHBC Guidelines for small soakaways. The soakaway is generally located 5m from any foundations (should site constraints permit) and is constructed to provide adequate short term surface water storage and percolation into surrounding ground. This small 1m3 soakaway is usually of sufficient capacity to accommodate average rainfall from an average surface area of roof space, however in extreme weather conditions and /or larger than average roof surface area feeding the soakaway, surcharging may occur.Alternative designs and prices are available at a cost along with percolation testing. Certain ground conditions may not be suitable for soakaway design due to low permeability and this information is not always readily available.

Notes

For excavation and reinstatement of any steps, will be done on day work rate.
With a minimum of 4 hours. Materials at cost plus 25%.
Any obstacles, shrubs & plants that are located in the working area will need to be removed by others to allow for these works

Water Authority Sewer Condition Codes

B	Broken pipe at… (or from… to..) o'clock
BR	Branch Major
CC	Crack circumferential from… to… o'clock
CL	Crack longitudinal @… o'clock
CM	Cracks multiple from… to… o'clock
CN	Connection at… o'clock, diameter… mm
CNI	Connection at… o'clock, diameter… mm, intrusion… mm
CU	Camera under water
CX	Connection defective at… o'clock
CXI	Connection defective at… o'clock, diameter… mm, intrusion… mm
D	Deformed sewer… %
DB	Displaced bricks at (or from.. to..) o'clock
DC	Dimension of sewer changes at this point
DE	Debris (non silt/grease)… % cross-sectional loss
DEG	Debris grease… % cross-sectional area loss
DES	Debris silt… % cross-sectional area loss
DI	Dropped invert, gap… mm
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)
ELJ	Encrustation light from.. to.. o'clock%
EMJ	Encrustation medium from.. to.. o'clock %, cross-sectional area loss (at joint)
ESH	Scale heavy… % cross-sectional area loss from... to… o'clock
ESL	Scale light from… to… o'clock
ESM	Scale medium… % cross-sectional area loss from… to… o'clock
FC	Fracture circumferential from… to… o'clock
FL	Fracture longitudinal at… o'clock
FM	Fractures multiple from… to… o'clock
GO	General observation at this point
GP	General photograph number… taken at this point
H	Hole in sewer at… o'clock
IDJ	Infiltration dripper at (or from… to…) o'clock (at joint)
IGJ	Infiltration gusher at (or from… to…) o'clock (at joint)
IRJ	Infiltration runner at (or from… to…) o'clock (at joint)
ISJ	Infiltration seeper at (or from… to…) o'clock (at joint)
JDM	Joint displaced medium
JDL	Joint displaced large
JN	Junction at…o'clock, diameter…mm
JX	Junction defective at.. o'clock, diameter.. mm
LC	Lining of sewer changes/starts/finishes at this
LD	Line of sewer deviates down
LL	Line of sewer deviates left
LN	Line defect at (or from.. to..) o'clock
LR	Line of sewer deviates right
LU	Line of sewer deviates up
MB	Missing bricks at.. (or from.. to..) o'clock
MC	Material of sewer changes at this point
MH	Manhole/node
MM	Mortar missing medium at.. (or from.. to..) o'c
MS	Mortar missing surface at.. (or from.. to..) o'c
MT	Mortar missing total at.. (or from.. to..) o'cloc
OB	Obstruction… % height/diameter loss
OJL	Open joint large
OJM	Open joint medium
PC	Length of pipe forming sewer changes at this new length…mm
RFJ	Roots fine (at joint)
RMJ	Roots mass… % cross-sectional area loss (at
RTJ	Roots tap (at joint)
SA	Survey abandoned
SC	Shape of sewer changes at this point
SSL	Surface damage, spalling large at (or from.. t o'clock
SSM	Surface damage, spalling medium at (or from o'clock
SSS	Surface damage, spalling slight at (or from.. t o'clock
SWL	Surface damage, wear large at… (or from.. to o'clock
SWM	Surface damage, wear medium at… (or from. o'clock
SWS	Surface damage, wear slight at.. (or from.. to. o'clock
V	Vermin (rats and mice)
WL	Water level… % height/diameter
X	Sewer collapsed… % cross-sectional area loss
FH	End of survey