

Auger House, Cross Lane, Wallasey, Wirral, CH45 8RH

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Site Investigation Report

Auger Ref: 101134.3.BSI



Job Information		Job Summary	
Client	Crawford & Co		
Client ref	SU1904991		
Visit date	24/03/2025		
Report date	29/03/2025		
CYBER ESSENTIALS Memb	SPA SPA	Drain Shield	INVESTORS IN PEOPLE® We invest in people Platinum



Member

Job Information

Overview Auger were commissioned by Crawford & Co to undertake a site investigation within the area of concern (AOC) at the property. Findings Trial Hole 1 TH1 was completed in the desired location, we were able to expose the footings and collect soil and root samples to the requested depth. Trial Hole 2 Trial Hole Findings TH2 was completed in the desired location, we were able to expose the footings and collect soil and root

samples to the requested depth.

Borehole 3

BH3 was completed in the desired location, we were able to collect soil and root samples to the requested depth.

Photographs



Trial Hole 2



Trial Hole 3

Fig 3.1: Trial Hole 3 Location



Fig 3.2: Trial Hole 3 Footing







Depth (m) Symbolic Log Strata Description Insitu Tests SV(19) Soil Sample 0.0 100mm Ground Level 0.0 Blockwork 0.1 Concrete 0.2 Soil 0.3 Soil 0.4 Concrete 0.5 Soil 0.5 Soil 0.5 Soil 0.7 Soil 0.8 Concrete 1.0 Soil 1.1 Soil 1.2 Soil 1.3 Soil 1.4 Soil 1.5 Soil 1.5 Soil 1.6 Soil 1.7 Soil 1.8 Soil 1.9 Soil 1.0 Soil 1.5 Soil 1.5 Soil 1.5 Soil 1.5 Soil 1.5 Soil 1.6 Soil 1.7 Soil 1.8 Soil 1.9 Soil 1.9 Soil 1.10 Soil 1.2 Soil 1.3 Soil 1.4 Soil <
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3.0

Depth (m) Symbolic Log Strata Description Insitu Tests SV(19) Soil Sample 0.0 Ground Level V(19) Soil Root Sample 0.0 Concrete 98kpa Soil Root Sample 0.1 Soil Concrete 98kpa Soil Root Soil 0.5 Soil Soil Root Soil Soil Root Soil 1.0 Soil Soil Root Soil Soil Root Soil 1.0 Soil Soil Root Soil Soil Root Soil 1.1 Soil Soil Soil Root Soil Soil 2.0 Soil Soil Soil
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2.5 - - - Soil Soil 3.0 3.0 3.0 3.0 3.1 3.5



Richardson's Botanical Identifications

Root identification Vegetation surveys Tree/Building investigations Plant taxonomy

Auger Solutions Auger House Cross Lane WALLASEY Wirral CH45 8RH

01/04/2025

Dr Ian B K Richardson BSc, MSc, PhD, MRSB, FLS James Richardson BSc (Hons. Biology)

Enterprise House 49-51 Whiteknights Road Reading RG6 7BB

Tel: (0118) 986 9552 (Direct line) E-mail: richardsons@botanical.net Web: www.botanical.net

Your ref:	101134-3-1
Our ref:	89/3609

Dear Sirs

Root ID

The samples you sent in relation to the above on 24/03/2025 have been examined. Their structures were referable as follows:

TH1, 0.15n	1	
5 no.	Examined root: AILANTHUS (Tree of Heaven).	Alive, recently*.
TH1, 0.65n	1	
1 no.	Examined root: AILANTHUS (Tree of Heaven). Only 0.4mm in diameter.	Dead* (this result can be unreliable with such thin samples).
1 no.	Examined root: also very THIN. Most like PRUNUS (Cherries, Plums and Damsons, Almonds, Peaches and Apricots, Blackthorn/Sloe, as well as the shrubby Cherry-laurel and Portugal-laurel).	Dead*.
3 no.	All pieces of BARK only - not enough material for identification.	
3 no.	Unfortunately all with insufficient cells for identification.	
TH2, 0.45n	1	
4 no.	Examined root: AILANTHUS (Tree of Heaven).	Alive, recently*.
4 no.	All pieces of BARK only - not enough material for identification.	
TH2, 0.95n	1	
6 no.	Examined root: AILANTHUS (Tree of Heaven).	Alive, recently*.
6 no.	All pieces of BARK only - not enough material for identification.	
TH2, 1.45n	1	
8 no.	Examined root: AILANTHUS (Tree of Heaven).	Alive, recently*.

TH3, 0.50m		
4 no.	Examined root: AILANTHUS (Tree of Heaven).	Alive, recently*.
4 no.	Unfortunately all with insufficient cells for identification.	
TH3, 1.00m		
4 no.	Examined root: AILANTHUS (Tree of Heaven).	Alive, recently*.
2 no.	Both samples revealed too few cells for microscopic identification.	

Click here for more information: AILANTHUS PRUNUS

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully	
Dr Ian B K Richardson	

* Based mainly on the lodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

* * Try out our web site on www.botanical.net * *

Identified with no information on vegetation, on or off site.

GEOTECHNICAL SITE & TESTING LABORATORIES	Geotechnical Testi	ng Analysis Report	environmental + claims mgmt + subsidence + drainage +				
Unit 3 & 4, Heol Aur, Dafen Ind Estate, Dafen Llanelli, Carmarthenshire, SA14 8QN	*The testing results of report have been po UKAS accredited lab Aug	contained within this erformed by GSTL a oratory on behalf of ger. Cross Lane, Wallasey, Wirral, CH45 8RH					
Summary Of Claim Details							
Policy Hold	er						
GSTL Job Refe	rence	77896					
SI Date		24/03/2025					
Issue Date			24/03/2025				
Report Date	9		31/03/2025				
Auger Refere	nce	10	1134.3.2.RSS				
Insurance Com	pany	Allianz					
LA Claim Refer	ence	SU1904991					
LA Co. Refere	nce	Crawford & Co					
This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.							
Checked and approved 31/03/2025 R.John							

GEOTECHNICAL SITE & TESTING		LIQUID LIM (IIT, PLASTIC LIMIT AND PLASTICITY INDEX BS 1377:1990 - Part 2 : 4.4 & 5.3) DESCRIPTIONS	(auger)	environmental + claims mgmt + subsidence + drainage +
GSTL Contract Num	ber				
Report Date			31/03/2025		
Auger Reference			101134.3.2.RSS		
TH Trial Hole	Sample Type	Depth (m)	Sample Description		
TH1	D	0.15	Brown fine to medium gravelly silty CL	AY	
TH1	D	0.65	Brown fine to medium gravelly silty CL	AY	
TH1	D	1.15	Brown fine to medium gravelly silty CL	.AY	
TH1	D	1.65	Brown fine to medium gravelly silty CL	AY	
TH1	D	2.15	Brown fine to medium gravelly silty CL	AY	
TH1	D	2.65	Brown fine to medium gravelly silty CL	AY	
TH2	D	0.45	Brown fine to medium gravelly silty Cl	AY	
TH2	D	0.95	Brown fine to medium gravely sity CL	AY	
TH2	D	1.45	Brown fine to medium gravelly silty CL	AY	
TH2	D	1.95	Brown fine to medium gravelly silty CL	AY	
TH2	D	2.45	Brown fine to medium gravelly silty CL	AY	
TH2	D	2.95	Brown fine to medium gravelly silty CL	AY	
TH3	D	0.50	Brown fine to medium gravelly silty CL	AY	
TH3	D	1.00	Brown fine to medium gravelly silty CL	.AY	
TH3	D	1.50	Brown fine to medium gravelly silty CL	AY	
TH3	D	2.00	Brown fine to medium gravelly silty CL	AY	
TH3	D	2.50	Brown fine to medium gravelly silty CL	AY	
	1				

Test Operator

Jason Smith



LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX (BS 1377:1990 - Part 2 : 4.4 & 5.3)

subsidence

drainage ·

Report Date

Auger Reference

GSTL Contract Number

77896

31/03/2025

101134.3.2.RSS

Remarks

NP - (Non-Plastic), # - (Liquid Limit and Plastic Limit Wet Sieved)

TH Trial Hole	Sample Type	Depth (m)	Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity index %	Passing .425mm %	NHBC Chapter 4.2	Remarks
TH1	D	0.15	30	66	25	41	93	HIGH VCP	CH High Plasticity
TH1	D	0.65	29						
TH1	D	1.15	30	62	25	37	94	MEDIUM VCP	CH High Plasticity
TH1	D	1.65	30						
TH1	D	2.15	29	69	25	44	94	HIGH VCP	CH High Plasticity
TH1	D	2.65	24	62	17	45	95	HIGH VCP	CH High Plasticity
TH2	D	0.45	28	63	23	40	90	MEDIUM VCP	CH High Plasticity
TH2	D	0.95	28						
TH2	D	1.45	30	67	23	44	91	HIGH VCP	CH High Plasticity
TH2	D	1.95	29						
TH2	D	2.45	26	67	20	47	93	HIGH VCP	CH High Plasticity
TH2	D	2.95	21	58	18	40	94	MEDIUM VCP	CH High Plasticity
TH3	D	0.50	30	67	24	43	89	HIGH VCP	CH High Plasticity
TH3	D	1.00	27						
TH3	D	1.50	25	65	21	44	92	HIGH VCP	CH High Plasticity
TH3	D	2.00	29						
TH3	D	2.50	23	62	19	43	93	HIGH VCP	CH High Plasticity

Modified Plasticity Index (PI) <10 Modified PI = 10 to <20 Modified PI = 20 to <40 Modified PI = 40 or greater

: Non Classified

: Low volume change potential (LOW VCP)

: Medium volume change potential (Med VCP)

: High volume change potential (HIGH VCP)

The Atterberg Limits May also be used to classify the volume change potential of fine soils using the National House building system, as given in the NHBC's Standards Chapter 4.2 (2003) "Building Near Trees"

Test Operator

Jason Smith

