

SITE INVESTIGATION FACTUAL REPORT

Report No: 311290
Client: Crawford Claims Management
Site: Somerset House, 31 Dartmouth Park Hill

Client Ref: SU1505185-
Date of Visit: 01/02/2016



Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

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CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

Investigation
Layout Plan

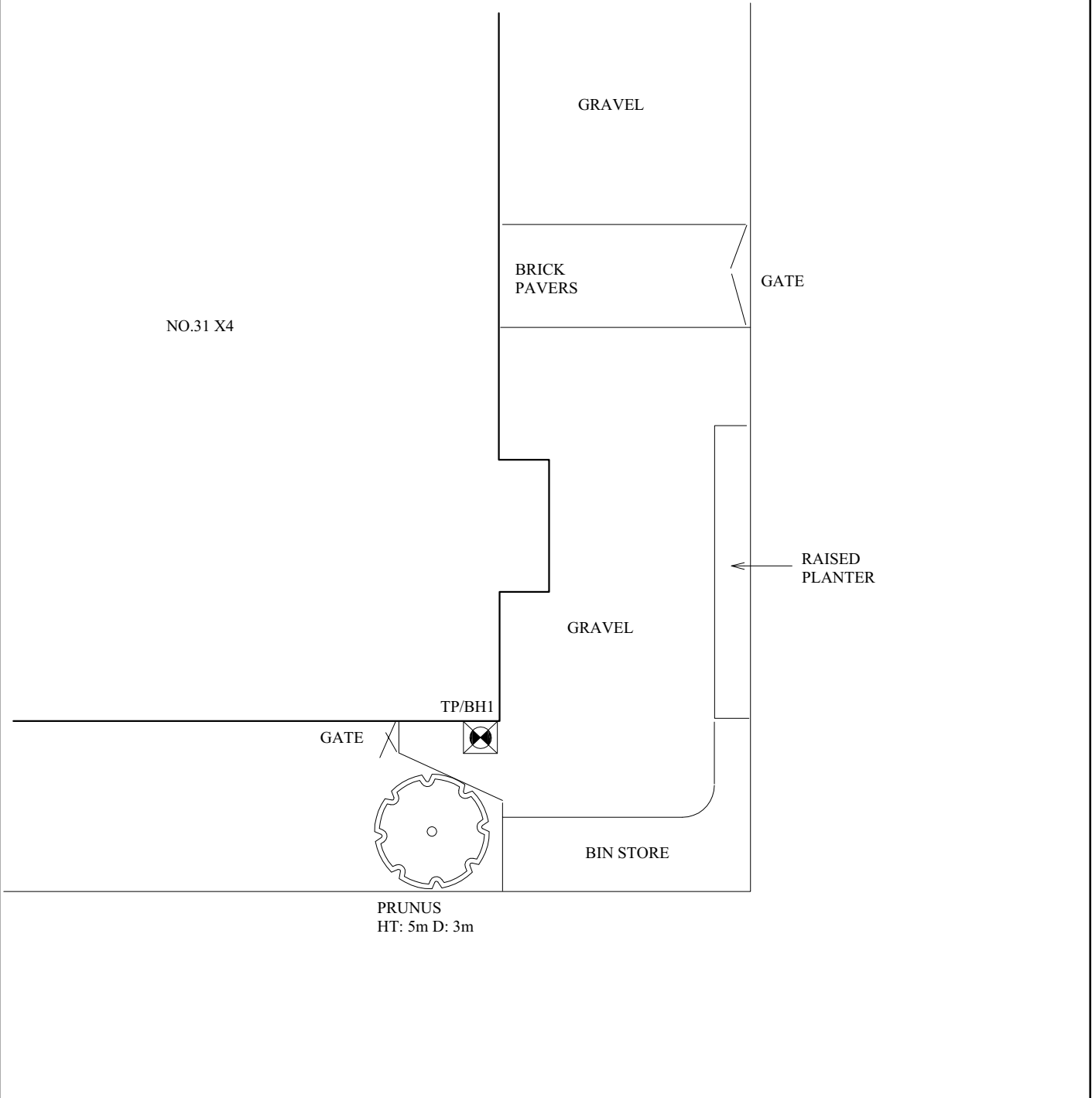
Sheet: 1 of 1
Job No: 311290
Date: 01/02/2016

Site: 31 Dartmouth Park Hill, NW5

Work carried out for: Crawford Claims MGMT SUS

DB (SI) SA (Checked) AR (Drawn)

Weather: Dry



Remarks:
Parking - permit.
Water supply - outside tap.

Key:	Surface Water Drain	---
Combined Gulley	RWWG	---
Manhole	MH	---
Rain Water Pipe	RWP	---
Rain Water Gulley	RWG	---
Soil Vent Pipe	SVP	---
Waste Gulley	WG	---
Waste Pipe	WP	---
	Foul Water Drain	---
	Tree / Bush	---
	(approx. ht in m)	---
	Trial Pit	---
	Borehole	---
	O/D - Open Discharge	---

Scale: N.T.S.

Borehole No: 1			Sheet: 1 of 1		Site: 31 Dartmouth Park Hill				
Boring Method: Hand Auger			Job No: 311290						
Diameter: 75mm			Coordinates:						
Ground Level mOD:			Work Carried out for: Crawford Claims Management Ltd						
Depth (m)	Description of Strata	Thick-ness (m)	Legend	Sample	Test Type	Result	Depth (m)	Field Records/Comments	Depth to water (m)
0.895	As Trial Pit 1	0.895							
1.40	Firm, mid brown, grey veined, silty CLAY with partings of orange silt & fine sand & carbon flecks.	0.505	___x ___ ___ x___	D	V	58 60	1.00	Roots of live appearance to 3mm diameter to 1.6m	
2.30	Stiff, mid brown, grey veined, silty CLAY with partings of orange & yellow silt & fine sand, carbon flecks & crystals.	0.90	___x ___ ___ x___ ___ ___x.	D	V	88 86	1.50	Roots of live appearance to 1mm diameter to 1.8m	
3.00	Stiff, mid brown, grey veined, silty CLAY with partings of orange silt & fine sand, carbon flecks & crystals.	0.70	___x ___ ___ x___ ___ ___	D	V	88 94	2.00	No roots observed below 1.8m	
	Borehole ends at 3m			D	V	110 120	2.50		
				D	V	130+ 130+	3.00		
Remarks: Borehole dry and open on completion				Key: T.D.T.D. Too Dense to Drive D Small disturbed sample J Jar sample B Bulk disturbed sample V Pilcon Vane (kPa) W Water sample M Mackintosh Probe					
Logged: LBI	Checked: SA	Typed by: DVC		Scale: NTS			Weather: DRY		

EPSL**European Plant Science Laboratory**

Sheet: 1 of 1

Job No: **311290**Date: **05/02/2016**Order No: **779922**EPSL Ref: **R13439**Site: **21 Dartmouth Park Hill,**Work carried
out for: **Crawford Claims MGMT SUS*****Certificate of Analysis***

The following work was commissioned by CET on behalf of their client. Root samples were obtained in sealed packets from the above site with no reference given as to the types of tree or shrub from which they may have originated.

The results were as follows -

<u>Trial pit/ Borehole number</u>	<u>Root diameter (mm)</u>	<u>Tree, shrub or climber from which root originates</u>	<u>Result of starch test</u>
TP1 (USF)	2 mm	Pomoideae gp. 3 roots	Positive
BH1 (0.895 - 1.6m)	3 mm	Pomoideae gp. 5 roots	Positive

Pomoideae gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam.



MDM

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e-mail: lab@innovation-environmental.co.uk

Head of Laboratory Services : M D Mitchell B.Sc. (Hons), M.Phil.

Plant Anatomist : Dr G S Turner B.Sc. (Hons), M.Sc., Ph.D

Plant Anatomist : Dr D P Aebischer B.Sc. (Hons), M.Sc., Ph.D

Consultant: Dr M P Denne B.Sc. (Hons), M.Sc., Ph.D

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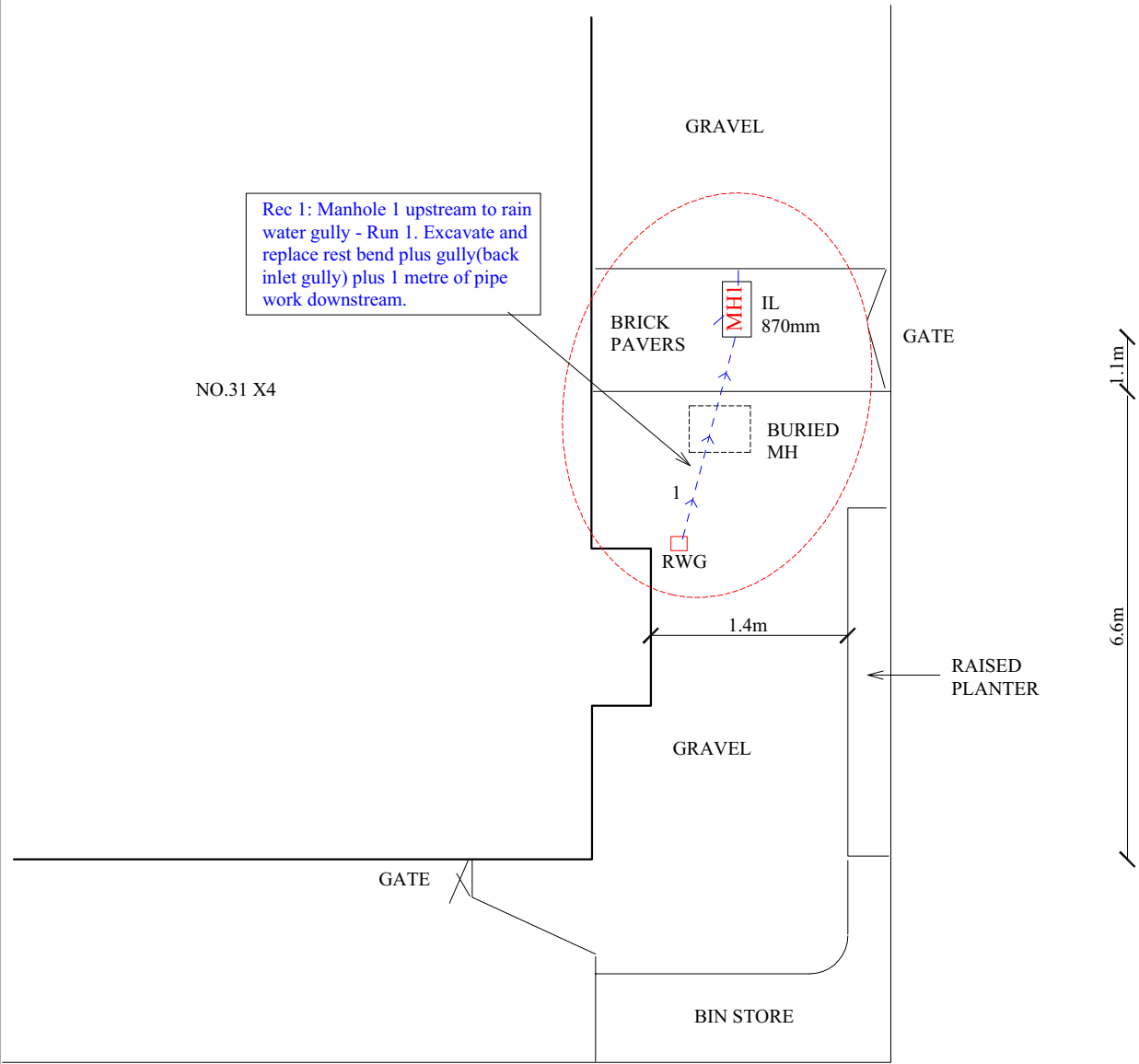
Drainage
Layout Plan

Sheet: 1 of 1
Job No: 311290
Date: 01/02/2016

Site: 31 Dartmouth Park Hill, NW5
Work carried out for: Crawford Claims MGMT SUS

DB (SI) MD (Checked) AR (Drawn)

Weather: DRY



ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:
Parking - permit.
Water supply - outside tap.

Key:		Surface Water Drain	
Combined Gully	RWWG	Foul Water Drain	
Manhole	MH	Tree / Bush	
Rain Water Pipe	RWP	(approx. ht in m)	
Rain Water Gully	RWG	Trial Pit	
Soil Vent Pipe	SVP	Borehole	
Waste Gully	WG	O/D - Open Discharge	
Waste Pipe	WP		

Scale: N.T.S.

To:
Flat: Gordon McEwan

Site:

Crawford Claims Management

Somerset House

Client Ref: SU1505185
Job No. 311290
Claim No:
Date: 05-Feb-16

ESTIMATE

Item	Amount
1.0 Location Shared System Condition Grade Drain Serviceability Work Spec	Manhole 1 upstream to rain water gully - Run 1. Yes with flats. B Unserviceable Excavate and replace rest bend plus gully(back inlet gully) plus 1 metre of pipe work downstream.

Notes Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.	Total	£443.90
Condition Grade A - Structurally sound with no leakage evident. B - Cracks and fractures observed. C - Structurally unsound	plus VAT @20%	£88.78
	Total + VAT	£532.68

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.

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE			Client Ref		SU1505185	
Site:- Somerset House			Job No.		311290	
Client :- Crawford Claims Management			Claim No			
			Date			
			Recommendation		1	
Description						
Rate Code	Manhole 1 upstream to rain water gully - Run 1.	Unit	Qty	Rate	Amount	
TITLE	Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains					
SN0590	Gully, 150mm x 150mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	1	£120.44	£120.44	
SN0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	1	£110.38	£110.38	
TITLE	110mm Pipework - Isolated repair of lengths up to 1.0m					
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£125.52	£125.52	
TITLE	Extra-Over Surfacing Costs for drainage Repair / Replacement					
SN1040	Removal, set aside and reinstatement of block paving n.e 100mm thick.	m2	1	£39.18	£39.18	
TITLE	Preparations / General Groundworks / Reinstatements					
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.65	£1.65	
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	1	£44.01	£44.01	
SN006	1 Litre of disinfectant.	nr	1	£2.72	£2.72	
Total subject to VAT @ 20%			1		£443.90	
Note: Subject to the attached Terms and Conditions						
Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost						
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour						

Underground Drainage Report	Sheet: 1 of 1	Site: Somerset House
	Job No: 311290	Work carried out for: Crawford Claims Management
	Date: 1-Feb-16	

MANHOLE DETAILS

Manhole	Depth to Invert	Condition
MH1	870mm	As built

CCTV Survey:-

1. Drainage Run:

From manhole 1 run 1 to rain water gully - 100mm clay combined - upstream (shared with flats)

Metres:	Code:	Observations:	Surface Material/ Condition:
0.0		Start	Brick paver
1.1			
1.2	MH	Manhole buried	Gravel
3.5	FH	Finish - reached gully	
Gully condition:		Poor	

- End of Survey -

Our assessment of the drainage system is based on our visual inspection and on information collated at the time of the survey. Where assumptions have been made these are based on our experience and do not constitute any form of guarantee, nor do we guarantee that further deterioration will not occur following this survey. CCTV video records will be stored for a period of 3 months from date of inspection and then destroyed.

Water Test Grade:

0 - Unable to fill	2 - Medium Loss over 2 minutes
1 - Heavy Loss	3 - Slow Loss over 5 minutes
	4 - No Loss

Water Authority Sewer Condition Codes

B	Broken pipe at... (or from... to...) o'clock	JN	Junction at...o'clock, diameter...mm
BR	Branch Major	JX	Junction defective at.. o'clock, diameter.. mm
CC	Crack circumferential from... to... o'clock	LC	Lining of sewer changes/starts/finishes at this point
CL	Crack longitudinal @... o'clock	LD	Line of sewer deviates down
CM	Cracks multiple from... to... o'clock	LL	Line of sewer deviates left
CN	Connection at... o'clock, diameter... mm	LN	Line defect at (or from.. to..) o'clock
CNI	Connection at... o'clock, diameter... mm, intrusion... r	LR	Line of sewer deviates right
CU	Camera under water	LU	Line of sewer deviates up
CX	Connection defective at... o'clock	MB	Missing bricks at.. (or from.. to..) o'clock
CXI	Connection defective at... o'clock, diameter... mm, intrusion... mm	MC	Material of sewer changes at this point
D	Deformed sewer... %	MH	Manhole/node
DB	Displaced bricks at (or from.. to..) o'clock	MM	Mortar missing medium at.. (or from.. to..) o'clock
DC	Dimension of sewer changes at this point	MS	Mortar missing surface at.. (or from.. to..) o'clock
DE	Debris (non silt/grease)... % cross-sectional loss	MT	Mortar missing total at.. (or from.. to..) o'clock
DEG	Debris grease... % cross-sectional area loss	OB	Obstruction... % height/diameter loss
DES	Debris silt... % cross-sectional area loss	OJL	Open joint large
DI	Dropped invert, gap... mm	OJM	Open joint medium
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)	PC	Length of pipe forming sewer changes at this point, new length...mm
ELJ	Encrustation light from.. to.. o'clock%	RFJ	Roots fine (at joint)
EMJ	Encrustation medium from.. to.. o'clock %, cross-secti	RMJ	Roots mass... % cross-sectional area loss (at joint)
	area loss (at joint)	RTJ	Roots tap (at joint)
ESH	Scale heavy... % cross-sectional area loss from... to.. o'clock	SA	Survey abandoned
ESL	Scale light from... to... o'clock	SC	Shape of sewer changes at this point
ESM	Scale medium... % cross-sectional area loss from... to... o'clock	SSL	Surface damage, spalling large at (or from.. to..) o'clock
FC	Fracture circumferential from... to... o'clock	SSM	Surface damage, spalling medium at (or from.. to..) o'clock
FL	Fracture longitudinal at... o'clock	SSS	Surface damage, spalling slight at (or from.. to..) o'clock
FM	Fractures multiple from... to... o'clock	SWL	Surface damage, wear large at... (or from.. to..) o'clock
GO	General observation at this point	SWM	Surface damage, wear medium at... (or from.. to..) o'clock
GP	General photograph number... taken at this point	SWS	Surface damage, wear slight at.. (or from.. to..) o'clock
H	Hole in sewer at... o'clock	V	Vermin (rats and mice)
IDJ	Infiltration dripper at (or from... to...) o'clock (at joint)	WL	Water level... % height/diameter
IGJ	Infiltration gusher at (or from... to...) o'clock (at joint)	X	Sewer collapsed... % cross-sectional area loss
IRJ	Infiltration runner at (or from... to...) o'clock (at joint)	FH	End of survey
ISJ	Infiltration seeper at (or from... to...) o'clock (at joint)		
JDM	Joint displaced medium		
JDL	Joint displaced large		

Contract: 311290

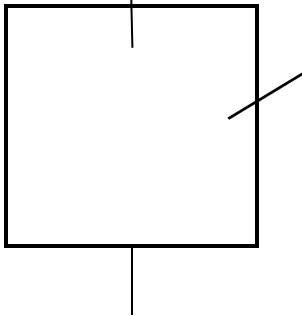
Date: 01-Feb-16

Site Address: Somerset House

Operative Initial: DB

Page: 1 of 1

M/H: 1 Depth: 870mm



Chamber Dimension (mm): 450 X 600

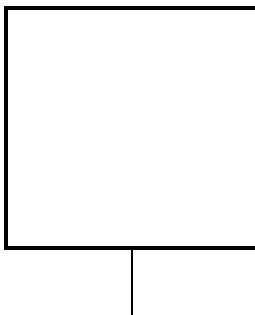
Depths of run if
different to invert level:-

Run _____

Manhole Condition

As built

M/H: Depth:



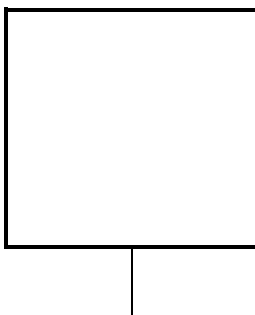
Chamber Dimension (mm):

Depths of run if
different to invert level:-

Run _____

Manhole Condition

M/H: Depth:



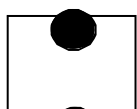
Chamber Dimension (mm):

Depths of run if
different to invert level:-

Run _____

Manhole Condition

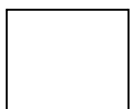
KEY....



Internal Back Drop



External Back Drop



Interceptor

Water Pressure Test Results

From:

To:

Pass / Fail