



Drainage Investigation Report

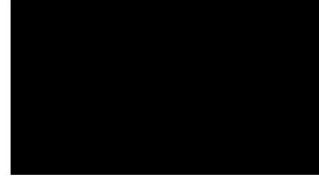
23 Laurier Road, London, NW5 1SH

Auger Ref:



Client	Cunningham Lindsey
Client ref	[Redacted]
Visit date	26/09/2018
Report date	27/09/2018
Loss Adjuster	Yui-Shan Wong [Redacted]
Prepared by	AS





Overview

Brief	Auger were commissioned by Cunningham Lindsey to undertake a CCTV inspection survey of the below-ground drainage as instructed by the Loss Adjuster.
Action	We arrived and surveyed the below-ground drainage in the vicinity of the customer's reported subsidence.

Findings

CCTV Survey

Findings	<u>Line 5 - Manhole 1 downstream to manhole 2</u> Our survey revealed cracking at 0.1m and 0.7m along the line.
	<u>Line 6 - Manhole 2 downstream to outfall</u> Our survey revealed root ingress and joint displacements along the line.
	<u>Line 7 - Combined waste gully 1 downstream</u> Our survey revealed a severe fracture and joint displacement approximately 1.6m along the line. Please note that we were unable to survey beyond this point.

Further Comments

1) Our survey of Lines 1, 2, 3 and 4 revealed no significant defects which could be allowing water to escape in the area of concern.

Recommendations

Repairs	We believe repairs are needed on Lines 5, 6 and 7. Please see the proposed layout below for details of our repair recommendations.
Internal Access to Property	PLEASE NOTE - The customer will need to provide internal access to the property so that we can enter manhole 2 in the side extension. We will not be able to undertake the works on Line 6 unless internal access can be provided.

Caveats

Once repairs have been undertaken the customer should ensure the drainage system is periodically inspected in the future for any deterioration and kept free flowing / free of blockages. Any damage noted during future inspections should be repaired immediately in accordance with current Building Regulations.

With any repair process, complications and unforeseen circumstances can arise. These scenarios will be reported whilst on-site and could potentially cause an increase in repair costs and inconvenience.

All recommendations are in assumption that there is clear access to excavate without any issues arising such as gas or electric mains in the area of the recommended repairs. If during the





**Repair
Caveats**

excavation of these lines, issues such as gas or electric mains do arise, extra costs will be incurred if a third party is required to attend or alterations to the recommendations are required.

Where any excavation reinstatement of the surface is required, the reinstatement will always attempt to match the previous surface patterns and colouring, however we cannot guarantee an exact match.

If any of the relining recommendations fail then excavation and replacement of the pipework would be required. This would severely increase the cost of repairs and would provide greater inconvenience to the residents.

The recommendations to resolve the root ingress to the system will involve attempting to root cut clear the roots from the pipework, however we cannot confirm that all sections of root ingress can be cleared with root cutting. In these cases if root cutting fails to clear the ingress, excavation and replacement of these defective sections will be required. This can only be reported from site and additional costs and inconvenience will be incurred under these circumstances.





Photographs

Fig 1.1: Combined waste gully 1

Fig 1.2: Manhole 1





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