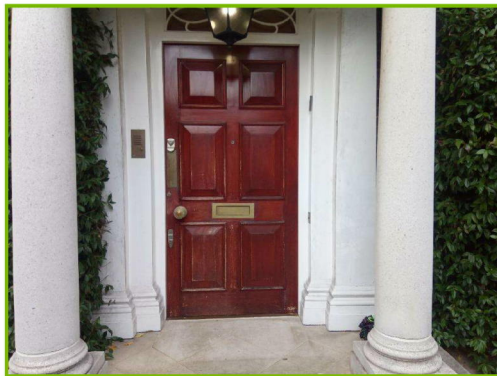




Drainage Investigation Report

48 Queens Grove, London, NW8 6HH

Auger Ref:



Client	Questgates Subsidence
Client ref	
Visit date	29/11/2018
Report date	30/11/2018
Loss Adjuster	David Clare
Prepared by	AS





Overview

Brief	Auger were commissioned by Questgates Subsidence 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 area of concern.

Findings

CCTV Survey

Findings

Line 3 - Manhole 2 downstream to manhole 3
Our survey revealed a 10% build-up of silt and debris in the pipework. However, this does not currently appear to be affecting the function of the drain.

Further Comments

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





Photographs

Fig 1.1: Manhole 1



Fig 1.2: Manhole 2



Fig 1.3: Soil vent pipe





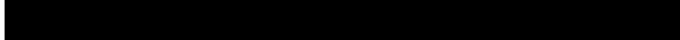
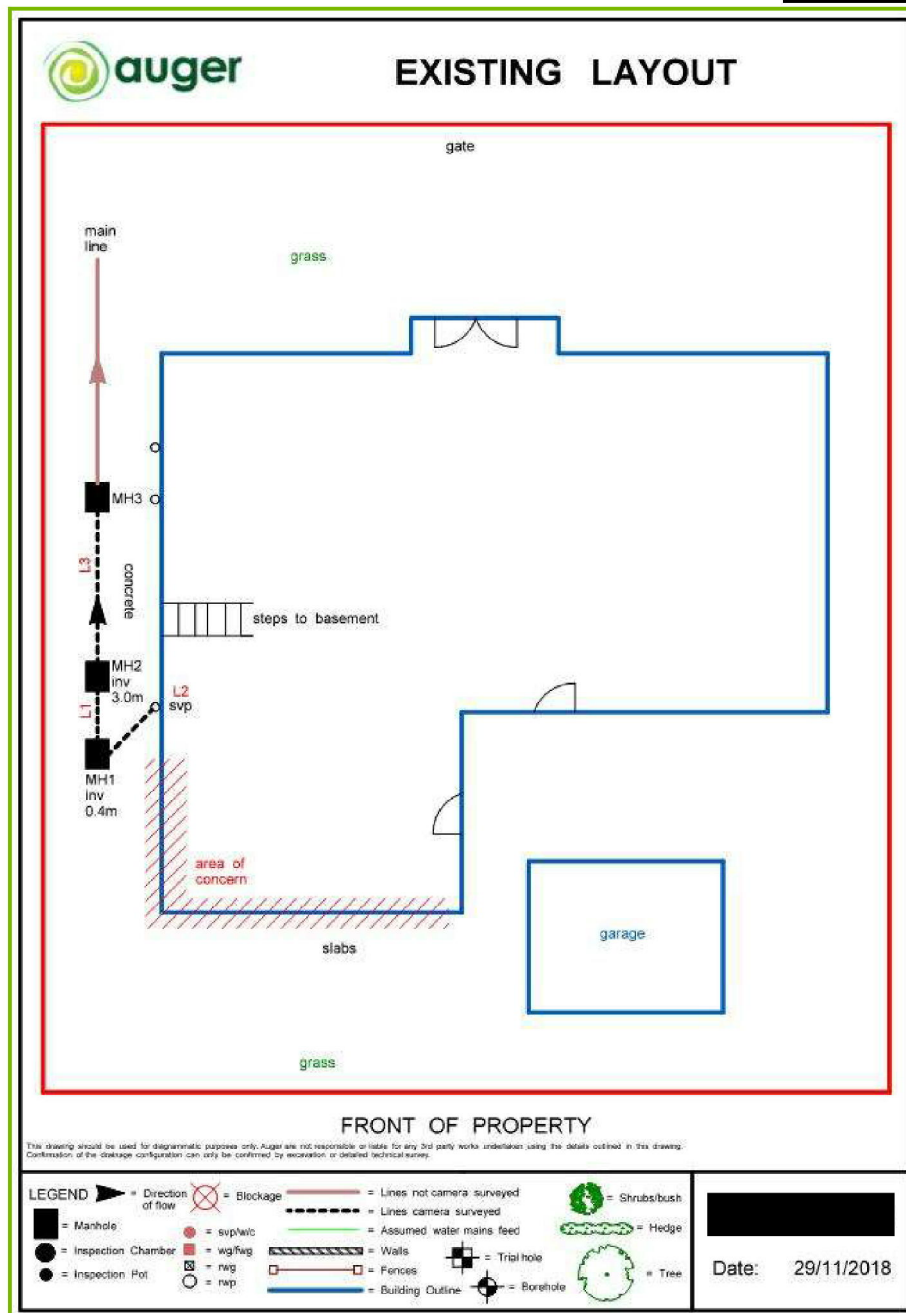
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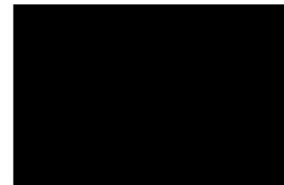
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We reserve the right to refuse copies of the report to any third party (other than those named above). We also reserve the right to amend our opinions in the event of additional information being made available at some future date.







Site Investigation Report

48 Queens Grove, London, NW8 6HH

Auger Ref:



Client	Questgates Subsidence
Client ref	
Visit date	26/11/2018
Report date	28/11/2018
Loss Adjuster	David Clare
Prepared by	AS





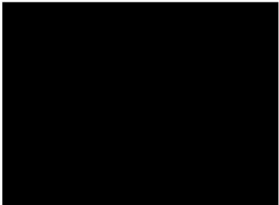
Overview

Brief	Auger were commissioned by Questgates Subsidence to undertake a site investigation of the area as instructed by the Loss Adjuster.
Action	We arrived and attempted to carry out two trial holes to determine the ground conditions on site.

Findings

Findings	<p>Please be advised that we probed to a depth of 2.0m for both trial holes but could not locate the top of the footings.</p> <p>It was noted that the trial holes were adjacent to a basement which is approximately 3.0m below ground level. We therefore believe that internal excavations inside the basement would be required to expose the footings.</p>
	<p>We will now refer the claim back to Questgates Subsidence and await your further instruction on how to proceed.</p>





Photographs

Fig 1.1: Location of trial hole 1

Fig 1.2: Trial hole 1





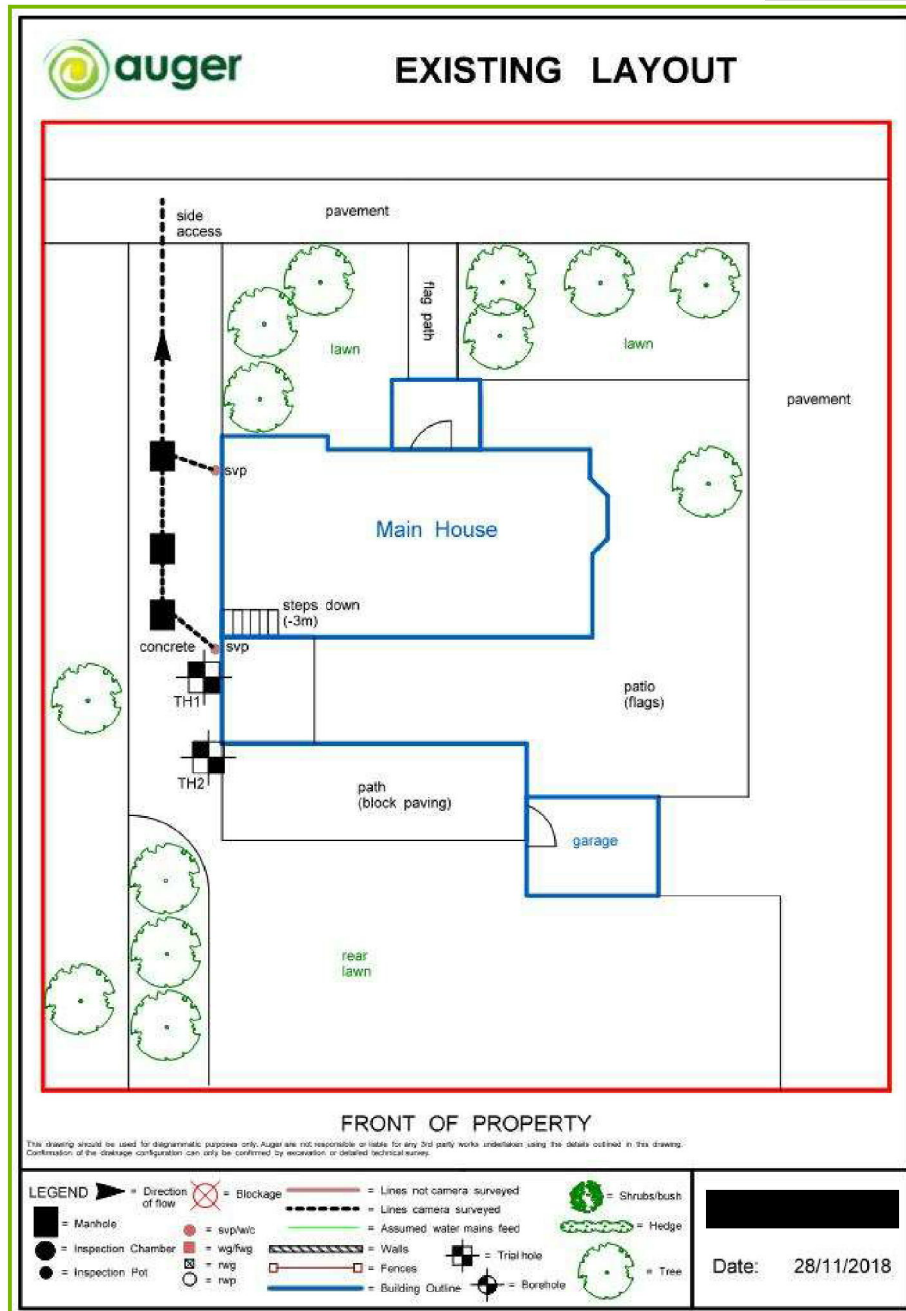
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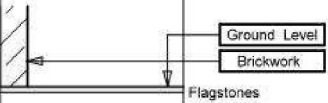
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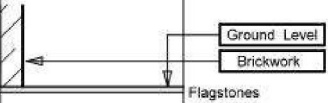






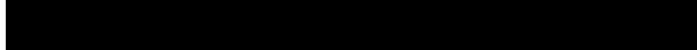


Risk Address :							
Insured :		Drawn By : D. C.					
Date Drawn : 22/11/2018							
Trial Hole Log No. 1 Location : RIGHT-HAND SIDE OF EXTENSION							
Moist = Normal wetting condition of subsoil. MP = Mackintosh Probe (Blows per 100mm). SV() = Shear Vane (19mm or 33mm)							
DEPTH METRES	SYMBOLIC LOG	STRATA DESCRIPTION	INSITU TESTS		Soil Sample	Root Sample	Water / Stability
			Type	Result			
0.0		Ground Level Brickwork Flagstones					
0.5		We probed to a depth of 2m but could not locate the top of the footings.					
1.0		Dry stiff brown slightly sandy CLAY fill material (made ground)	SV(19)	35kpa	Soil @ 0.6m	Root @ 0.6m	
1.5			SV(19)	40kpa	Soil @ 1m	Root @ 1m	
2.0		TRIAL HOLE TERMINATED	SV(19)	35kpa	Soil @ 1.4m		
2.5			SV(19)	45kpa	Soil @ 1.9m		





Risk Address :							
Insured :				Drawn By : D. C.			
Date Drawn : 22/11/2018							
Trial Hole Log No. 2 Location : REAR OF EXTENSION							
Moist = Normal wetting condition of subsoil. MP = Mackintosh Probe (Blows per 100mm). SV() = Shear Vane (19mm or 33mm)							
DEPTH METRES	SYMBOLIC LOG	STRATA DESCRIPTION	INSITU TESTS		Soil Sample	Root Sample	Water / Stability
			Type	Result			
0.0		Ground Level Brickwork Flagstones					
0.5		We probed to a depth of 2m but could not locate the top of the footings.	SV(19)	41kpa	Soil @ 0.6m	Root @ 0.6m	
1.0		Very dry stiff brown slightly sandy CLAY fill material (made ground)	SV(19)	36kpa	Soil @ 1m	Root @ 1m	
1.5			SV(19)	46kpa	Soil @ 1.5m	Root @ 1.5m	
2.0		TRIAL HOLE TERMINATED	SV(19)	39kpa	Soil @ 2m	Root @ 2m	





Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

Richardson's Botanical Identifications

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

Auger Solutions



05/12/2018



Dear Sirs

48 Queens Grove

The samples you sent in relation to the above on 28/11/2018 have been examined. Their structures were referable as follows:

TH1, 600mm

1 root: HEDERA (Ivy) - or the related FATSIA (a robust shrub with fig-like leaves). 2 further samples, not examined in detail appeared similar under low magnification. Alive, recently*.

1 sample: although examined microscopically, this was found to be only a section of either twig, stem or sucker - NOT a root. Not identified.

2 samples: microscopic examination of both showed insufficient cells for recognition.

TH1, 1000mm

1 root: HEDERA (Ivy) - or the related FATSIA (a robust shrub with fig-like leaves). 2 further samples, not examined in detail appeared similar under low magnification. Alive, recently*.

TH2, 600mm

1 root: the family Rosaceae, subfamily POMOIDEAE (a group of closely related trees: Malus (Apple), Pyrus (Pear), Crataegus (Hawthorn), Sorbus (Rowan, Whitebeam, Service tree), Mespilus (Medlar), and some shrubs (Pyracantha (Firethorn), Chaenomeles (Japonica), Cydonia (Quince), Amelanchier, Cotoneaster)). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

TH2, 1000mm

1 root: the family Rosaceae, subfamily POMOIDEAE (as listed above). 2 further samples, not examined in detail appeared similar under low magnification. Alive, recently*.

TH2, 1500mm

1 root: the family Rosaceae, subfamily POMOIDEAE (as listed above). 2 further samples, not examined in detail appeared similar under low magnification. Alive, recently*.

TH2, 2000mm

1 root: the family Rosaceae, subfamily POMOIDEAE (as listed above). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

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 Iodine 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.

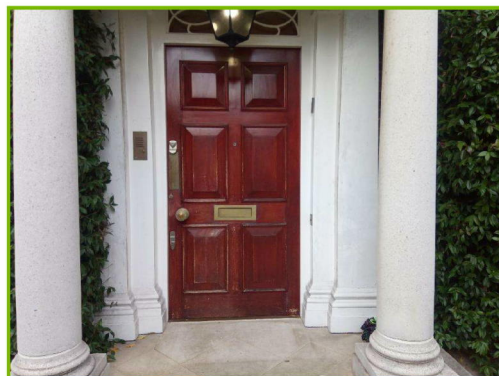




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Fig 1.2: Manhole 2



Fig 1.3: Soil vent pipe





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