

Drainage Investigation Report

28 Montpelier Grove, London, NW5 2XD

Auger Ref:



Client	Questgates Subsidence
Client ref	
Visit date	31/01/2019
Report date	31/01/2019
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. We also carried out two trial holes; please see our site investigation report for details.
Action	We arrived and surveyed the below-ground drainage in the area of concern.

Findings

Findings	Visual Inspection 1) We noted that surface water gully 1 has fractured.
	CCTV Survey Line 1 - Manhole 1 upstream to combined waste gully 1 Our survey revealed a joint displacement and open joint on the left-hand bend approximately 1.2m upstream from the manhole.
Refer Back	We will now refer this claim back to Questgates Subsidence and await your further instruction on how to proceed.

Recommendations

Repairs	We believe repairs are needed to line 1 and surface water gully 1. Please see the proposed layout below for details of our repair recommendations.
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Caveats

Repair 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 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. The recommendations allow for the replacement of gullies & connected underground drainage only. The insured should be made aware that the aesthetic appearance of this gully may be





different from what is currently in place.

Please note that the further CCTV investigation may reveal additional defects to the drainage system. This will be reported whilst on-site and could potentially cause an increase in repair costs and provide further inconvenience to the customer/occupants. We will seek authorisation as we will attempt to carry out the further works whilst on site. An additional report may need to be drafted depending upon the findings and scope of works required.



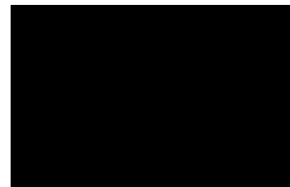


Photographs

Fig 1.1: Joint displacement on line 1

Fig 1.2: Manhole 1





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Upon the lapse of a 6-month period the report can only be re-issued following a full re-inspection, which will attract a full survey fee.

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.



