

SITE INVESTIGATION **FACTUAL REPORT**

Report No:

Client: Crawford Claims Management

Site: 1c Spencer Rise, London

Client Ref:

Date of Visit: 10/06/2020





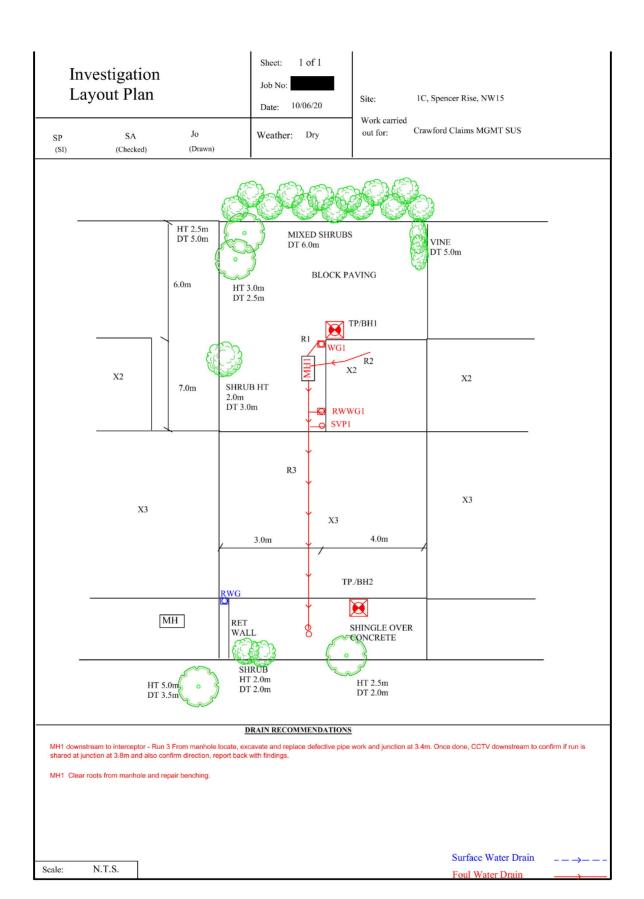












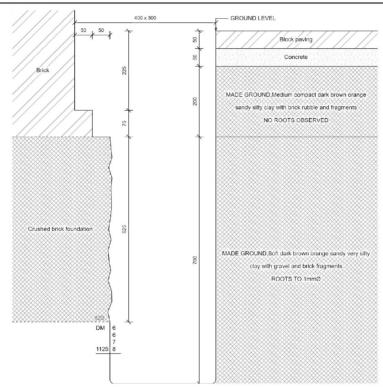


TEST REPORT: Trial Pit

REPORT NUMBER:

TRIAL PIT REF: TP1 DATE: 10/06/2020 CLIENT: Crawford & Co SITE: 1c Spencer Rise JOB NO: WEATHER:

EXCAVATION METHOD: Hand tools



For Strata below 1000mm see Bore Hole log

Key: D

Small disturbed sample J Jar sample В Bulk disturbed sample V Pilcon vane (kPa) Water sample M Mackintosh probe TDTD Too dense to drive

Remarks: Test results reported relate only to the items tested.

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For and on behalf of CET Scott Alger - Lab

Report Format:

Approved Signatory 10-Jun-20

Report version 1

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1

	Danak	l -	1		Sheet:	1 of 1	Site:	1c Spence	r Rise			
	Borel		1		Job No: Date:	10/06/2020	7		Crawford Claims Management			
Boring M		Hand Auger	1		Ground Level:		Client:	Crawford (Claims Ma	nageme	ent	
Diamete	r (mm):	75	Weather:	dry								
Depth				Soil Description				Thistonese	Lane and		ples and	
(m) 0.00	See Tria	l Di+						Thickness 1.00	Legend	Depth	туре	Result
0.00	See IIIa	i Fit						1.00				
1.00	MADEG	ROUND soft be	ecoming med	dium compact brown silty	sandy clay with	gravel and brick		0.20	XXXX	1.00	DM	7
	fragmen	ts										8
1.20	Stiff ora	nge-brown silt	y CLAY					1.80	× ×			11
									<u>× — ×</u>			14
									*×	1.50	DV	78
									××	1.50	DV	80
									××			
									× ×			
									× ×			
									× ×	2.00	DV	104
									× — ×	2.10	DV	110
									<u>x - x</u>			
									××			
									××	2.50	DV	130+
									× ×			130+
									××			
									× - ×			
3.00				End of BH					× — ×	3.00	DV	130+
3.00				Elia or bir						3.00	-	130+
											_	
											_	_
Remarks:						Vove					L To	May
		/ater seepage a	it 1.2m.BH on	en with standing water leve	l at 2.9m on	Key: D - Disturbed Sa	imple				To Depth	Max Dia
		ts observed .				B - Bulk Sample					(m)	(mm)
						W - Water Samp		Roots				
						J - Jar Sample		Roots				
						V - Pilcon Shear						
						M - Mackintosh	Probe	Depth to V	Vater (m)		2.90	J
						TDTD - Too Dens						



TEST REPORT: Trial Pit

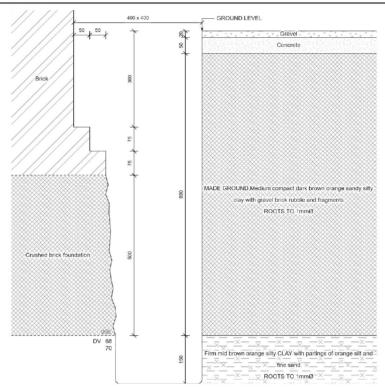
REPORT NUMBER:

 TRIAL PIT REF:
 TP2
 DATE:
 10/06/2020

 CLIENT:
 Crawford & Co
 SITE:
 1c Spencer Rise

 JOB NO:
 WEATHER:
 Dry

EXCAVATION METHOD: Hand tools



For Strata below 1100mm see Bore Hole log

Key: D

D Small disturbed sample J Jar sample
B Bulk disturbed sample V Pilcon vane (kPa)
W Water sample M Mackintosh probe

TDTD Too dense to drive

Remarks:

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Approved Signatory 10-Jun-20

Report version 1 Page 1 of 1

					Sheet:	1 of 1	Site:	1c Spencer	Rise			
1	Boreh	ole	2		Job No:		ļ					
					Date:	10/06/2020						
Boring M Diameter		Hand Auger 75		du.	Ground Level:		Client:	Crawford 0	laims Ma	nageme	nt	
_	r (mm):	/5	Weather:	Soil Description						Com	ples and	LTooto
Depth (m)				3011 Description				Thickness	Legend		_	Result
	See Trial	Di+						1.10	Legena	Depth	туре	Result
0.00	See Illai	rit						1.10				
1.10	Firm oran	nge-brown s	ilty CLAY					0.90	× ×			
									××			
									× — ×			
									× ×			
									× — ×	1.50	DV	72
									× — ×			72
									× ×			
									<u>× — ×</u>			
2.00	Ctiff oran	ge-brown si	I+v CLAV					0.50		2.00	DV	86
2.00	Still oran	ge-brown si	ity CLAY					0.50	× ×	2.00	DV	90
									<u>× — ×</u>			90
									*×			
									x			
2.50	Stiff oran	ge-brown si	ltv CLAY with	claystone nodules				0.60	××	2.50	DV	94
		g- m	,	,					××			96
									××			
									××			
									××			
									××	3.00	DV	112
3.10	Stiff oran	ge-brown si	Ity CLAY					1.50	× ×			116
									× ×			
									× — ×			
									× — ×			
									<u>× — ×</u>			
									× ×			
									×			
									<u>x</u> — x			
									<u>x - x</u>			
									<u>* - ×</u>			
									XX			
									××			
									xx			
									××			
4.60				End of BH								
						ino						
Remarks:				t- t d		Key:					То	Max
				nse to hand auger.BH open		D - Disturbed Sa					Depth	Dia
				erved below 1.6m.Unable t ength tests taken below 3.0		B - Bulk Sample					(m)	(mm)
to w	ICVCI I	30111	01 1113114 511	and reserved revent below 3.1	******	W - Water Sam	ple	Roots			1.60	1
						J - Jar Sample	Venc (le	Roots			—	
						V - Pilcon Shear			lakas (4.40	
						M - Mackintosh		Depth to W	ater (m)		4.40	
						TDTD - Too Den						

Laboratory Summary Results

Our Ref : Date Sampled: Le Spencer Rise Crawford Claims Manage Location: Date Received: 12/06/2020 Date Tested : Date of Report : 12/06/2020 01/07/2020 Client: Address:

The of Report																				
S P/BH	ample Ref Depth	Туре	Moisture Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity * Index	Modified * Plasticity	Soil * Class	Filter Paper Contact	Soil Sample	Oedometer Strain	Estimated * Heave	In situ * Shear Vane	Organic * Content	pH * Value	(g/	1)	Class
No	(m)	500	(%) [1]	> 0.425mm (%) [2]	(%)[3]	(%)[4]	(%)[5]	[5]	Index (%)[6]	[7]	Time (h)	Suction (kPa) [8]	[9]	Potential (mm)[10]	Strength (kPa) [11]	(%)[12]	[13]	so ₃ [14]	804 [13]	[16]
1	U/S 0.82	D	66	<5		1	MADEGR	OUND												
	1.0	D	37	<5		.]	MADEGR	OUND												
	1.5	D	34	<5	68	28	40	0.14	40	СН					79					
	2.0	D	32	<5	70	29	41	0.07	41	CV					107					
	2.5	D	36	<5											130					
	3.0	D	35	<5	76	30	46	0.10	46	CV					130					
	P/BH	1 U/S 0.82 1.0 1.5 2.0 2.5	Depth Depth Type	Depth Depth Type Content	PBH Depth No	Depth Depth No Type Content Fraction	PBH Depth No	Depth Depth No	PBH Depth No	PBH Depth No	PBH Depth No	PBH Depth No Depth No Content Fraction Limit Limit Index Index Plasticity Class Connect Time Content Class Connect Time Content Class Connect Class Clas	PBH Depth No Depth No Content Fraction Limit Limit Index Index Plasticity Class Content Time Sample Sample Content Class Content Time Sample Content Class C	PBH Depth No	PBH Depth No	PBH Depth Nob Depth Dept	PBH Depth No	PBH Depth No	PBH Depth Nob Depth Nob Nob	PBH Depth Nob Content Frecion Limit Limit Index Index PBH Depth Nob Class Content Serain Herve Shear Vane Shear

Test. McChads. / Notes.

171 No. 1117 - Para 2: 1990, Test No. 3.2

172 Testimated of 5%, otherative seasoned

173 St. 3127 - Para 2: 1990, Test No. 4.

174 No. 1127 - Para 2: 1990, Test No. 5.

175 No. 127 No. 127 No. 127 No. 127 No. 5.

175 No. 127 No. 127 No. 127 No. 127 No. 5.

175 No. 127 No. 127 No. 127 No. 127 No. 5.

175 No. 127 No.

[3] In-house method SNa adapted from ISRE IP 443

[3] In-house Test Procedure S17a: One Dimensional Swell-Nerain Test

[10] Telimental Mater Protential

[11] Values of shorts strength were determined in situ by CET using

[11] Values of shors strength were determined in Pilcon hand some or Gorour vature (GV).

[12] BS 1377; Part 3: 1999, Test No. 4

[12] BS 1377; Part 3: 1990, Test No. 5:6

[15] SO₁ = 1.2 x SO₂

* These tests are not UKAS accredited
Full reports can be provided upon request.



Version: 5BH V1.1 - 13.01.2020

1c Spencer Rise Crawford Claims Management

Laboratory Testing Results

Date Tested : Date of Report : 12/06/2020

Locau			licei Risc														Date Re			30/2020
Client		Crawf	ord Claims	Managemen	t												Date Tes			06/2020
Addre	ss:																Date of	Report:	01/0	07/2020
TP/BH		Туре	Moisture Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity * Index	Modified * Plasticity	Soil ** Class	Filter Paper Contact	Soil Sample	Oedometer Strain	Estimated *	In situ * Shear Vane	Organic * Content	pH * Value	(g/		Class
No.	(m)		(%) [1]	> 0,425mm (%) [2]	(%)[3]	(%)/4/	(%)[5]	[5]	Index (%)[6]	[7]	Time (h)	Suction (kPa) [8]	[9]	Potential (mm){10f	Strength (kPa) [11]	(%)[12]	[13]	503 /14/	so ₄ [15]	[16]
2	U/S 0.95	D	37	<5	70	27	43	0.24	43	CV					69					İ
	1.5	D	36	<5											72					
	2.0	D	30	<5	67	26	41	0.09	41	СН					88					
	2.5 3.0	D D	33	<5 <5	70	29	41	0.09	41	CV					95 114					
	5.0	"	33	~	70	2.9		0.09		CV					11.4					
																				İ
1	I	1		I				I	I						l		1 !	1 1		i

[11] BBC, Special Digins One (Controls in Aggressive Grounds Augus 20).
Nee that if the 804 control falls into the 1054 of 1055; dass, it would be product to consider the sample as falling into the 105-604 or 105-504 controls controls the sample as falling into the 105-604 or 105-504 controls controls when so when so when so proce otherwise.

* These tests are not UKAS accredited
Full reports can be provided upon request

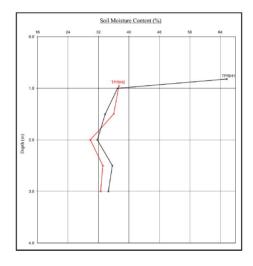


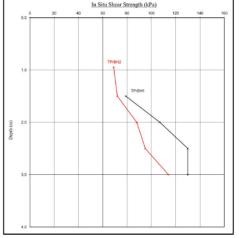
Version: 5BH V1.1 - 13.01.2020

Moisture Content Profiles

Shear Strength Profiles







Notes

1. If Polatid, 0.4.11. and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated city) at shallow depths.

2. Unless specifically noted the profiles have not been related to a site datum.

	Sheet:	1 of 1		
EPSL	Job No:		Site:	1c Spencer Rise,
European Plant Science Laboratory	Date: Order No:	18/06/2020	Work carried out for:	Crawford Claims MGMT SUS
	EPSL Ref	:		

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 -

Trial pit/ Borehole <u>number</u>	Root diameter (mm)	Tree, shrub or climber from which root originates	Result of starch test
TP1 (USF)	<1 mm	Vitaceae spp. 2 roots	Positive
TP2 (USF)	<1 mm	probably Cupressaceae spp. but possibly Taxodiaceae spp. *	Negative
TP2 (USF)	<1 mm	broadleaved species, too juvenile for positive identification **†	Positive
BH2 (to 1.6m)	<1 mm	Probably Prunus spp. ***	Negative

- * Very decayed and small.

 ** Very small.
- *** Juvenile and decayed.

Vitaceae spp. include creepers such as Parthenocissus (Virginia creeper), Vitis (grape vine) and Ampelopsis. Cupressaceae spp. include Lawson cypress, western red cedar, Monterey cypress, Leyland cypress and junipers. Taxodiaceae spp. include coast redwood, dawn redwood, Wellingtonia and Japanese red cedar.

Prunus spp. include blackthorn, cherry, cherry-laurel, Portuguese laurel, peach, plum, and related species.

† It may be possible to include/discount species from the list of possibilities. Please contact the laboratory with a list of species on site if this would be useful.



Address for correspondence.

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

Client Ref: Job No. 696815 Crawford Claims Management To: Ftao: Philip Gardner Job No. Claim No: Date: 1c Spencer Rise 11-Jun-20 ESTIMATE

1.0 Location
Shared System
Condition Grade
Drain Serviceability
Work Spec 2.0 Location Shared System Condition Grade Drain Serviceability Work Spec Clear roots from manhole and repair benching.

Notes
Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

plus VAT @20% Total + VAT

Total

Condition Grade
A - Structurally sound with no leakage evident.
B - Cracks and fractures observed.
C - Structurally unsound

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 Lid 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.

TESTIMATINA	& COSTING SHEET - DOMESTIC DRAINAGE		Client Ref		
Site:-	1c Spencer Rise		Job No.		
Client :-	Crawford Claims Management		Claim No		
Olicin.	Granista Granis management		Date		
		Red	commendat	ion	1
	Description	20.0000			
Rate Code	MH1 downstream to interceptor - Run 3	Unit	Qty	Rate	Amount
TITLE	Survey				
SN0510	CCTV survey of underground drainage & report.	nr	1	£140.00	£140.00
TITLE	110mm Pipework - Junctions - Isolated Repair or Connections to Lined Drains				
SN0660	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£128.95	£128.95
TITLE	110mm Pipe Replacement - Replacement of lengths in excess of 1.0m				
SN0825	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	m	1	£78.10	£78.10
TITLE	110mm Pipe Replacement - Bends / Junctions / etc				
SN0880	Short Radius Bend, Remove existing item and replace with new 110mm PVCu.	nr	1	£30.25	£30.25
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
TITLE	Survey Commercial - pipes >160mm <300mm				
SN10051	Drain Tracing - Electronic, with report plotting location & depth	nr	1	£89.39	£89.39
	Total subject to VAT @ 20%				£554.23

Total subject to VAT @ 20%

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 plus

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

ESTIMATING Site:- Client :-	<u>& COSTING SHEET - DOMESTIC DRAINAGE</u> 1c Spencer Rise Crawford Claims Management	Re	Client Ref Job No. Claim No Date commendat	11-J	un-20 2					
	Description									
Rate Code	MH1	Unit	Qty	Rate	Amount					
TITLE	Manholes / Soakaways									
SN1070	Rake out defective mortar joints & repoint to manholes.	nr	1	£34.23	£34.23					
SN1075	Rake out defective benching & repoint to manholes.	nr	1	£89.32	£89.32					
	Total subject to VAT @ 20%		2		£123.55					

Total subject to VAT @ 20%

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 plus KEY: ne = not exceeding, so = extra over rate, m = linear metre, nr = number, hr = hour

				Sheet:		Site:	1c Spencer Rise						
Co	ding	Sheet		Job No.:									
				Date:		Client:	Crawford Claims Management	t					
Run:	1			- 10			- 4	9					
From:		М	H1	Invert Lev	vel:	300	Direction:	U/S					
To:		W	'G1	Invert Lev	vel:		Function:	Function: F/W					
Pipe Mater	ial:	P.	VC	Pipe Dia:		100							
Water/Pres	sure Te	st:		Drain Bre	ak-In:	No	Gully Condition:	As Built					
Distance	Code	Cloc	k Ref	Dia	Dia Intrus		Shared Run:	No					
(m)		at	to	mm	%	mm	If Shared How:						
0.00	ST						Remarks	Surface Material	Length (m				
0.20	FH						REACHED WG1	BLOCK PAVING					
Comments	:	•			•	•							
Run:	2			7			¬						
From:			H1	Invert Lev		300	Direction:	U/S					
To:			NC1	Invert Lev	vel:		Function:	F/W					
Pipe Mater			/C	Pipe Dia:		100	_						
Water/Pres				Drain Bre	March 1000 C	No	Gully Condition:						
Distance	Code	Cloc	k Ref	Dia	Intr	usion	Shared Run:	No					
(m)		at	to	mm	%	mm	If Shared How:						
0.00	ST						Remarks	Surface Material	Length (m				
0.30	MC			100			PVC						
0.30	LL						SLIGHT	BLOCK PAVING 0.1M					
0.60	LL						SLIGHT						
1.30	LL						Line deviates left	UNDER BUILDING					
1.60	LU						Line deviates up						
2.00	FH						REACHED DSWC1						
Comments													

Run:	3								
From:		М	H1	Invert Lev	rel:	300	Direction:	D/S	
To:		INTERC	EPTOR	Invert Lev	/el:		Function:	F/W	
Pipe Materi	al:	V	'C	Pipe Dia:		100	1		
Water/Pres	sure Te	st:		Drain Bre	ak-In:	No	Gully Condition:		
Distance	Code	Cloc	k Ref	Dia	Intru	usion	Shared Run:	No	
(m)		at	to	mm	%	mm	If Shared How:		
0.00	ST						Remarks	Surface Material	Length (m)
0.00	RMJ				10		from manhole		
0.20	MC			100			PVC	BLOCK PAVING 5.5M	
0.80	MC			100			VC		
1.00	WL				10		Water level	UNDER BUILDING 7.0M	l .
1.40	EMJ	4	8		20		Encrustation medium		
2.00	EMJ						Encrustation medium		
3.20	CM	12	12				Cracks multiple		
3.20	JDL						Joint displaced large		
3.40	JX	12					RWWG1		
3.40	LD						Line deviates down		
3.80	JN	12	6	150?			Enters shared run		
5.00	JN	12		100			SVP1		
9.80	В	4	7				Broken pipe at		
11.00	RTJ						Roots tap at joint		
13.00	FH						REACHED BURIED INTERCEPTOR		
Comments:									

