SITE INVESTIGATION
FACTUAL REPORT

Report No: [redacted]

Client: Crawford Claims Management

Site: Flat 1 30 Lymington Road

Client Ref: [redacted]

Date of Visit: 14/05/2020

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

Job No: [redacted]

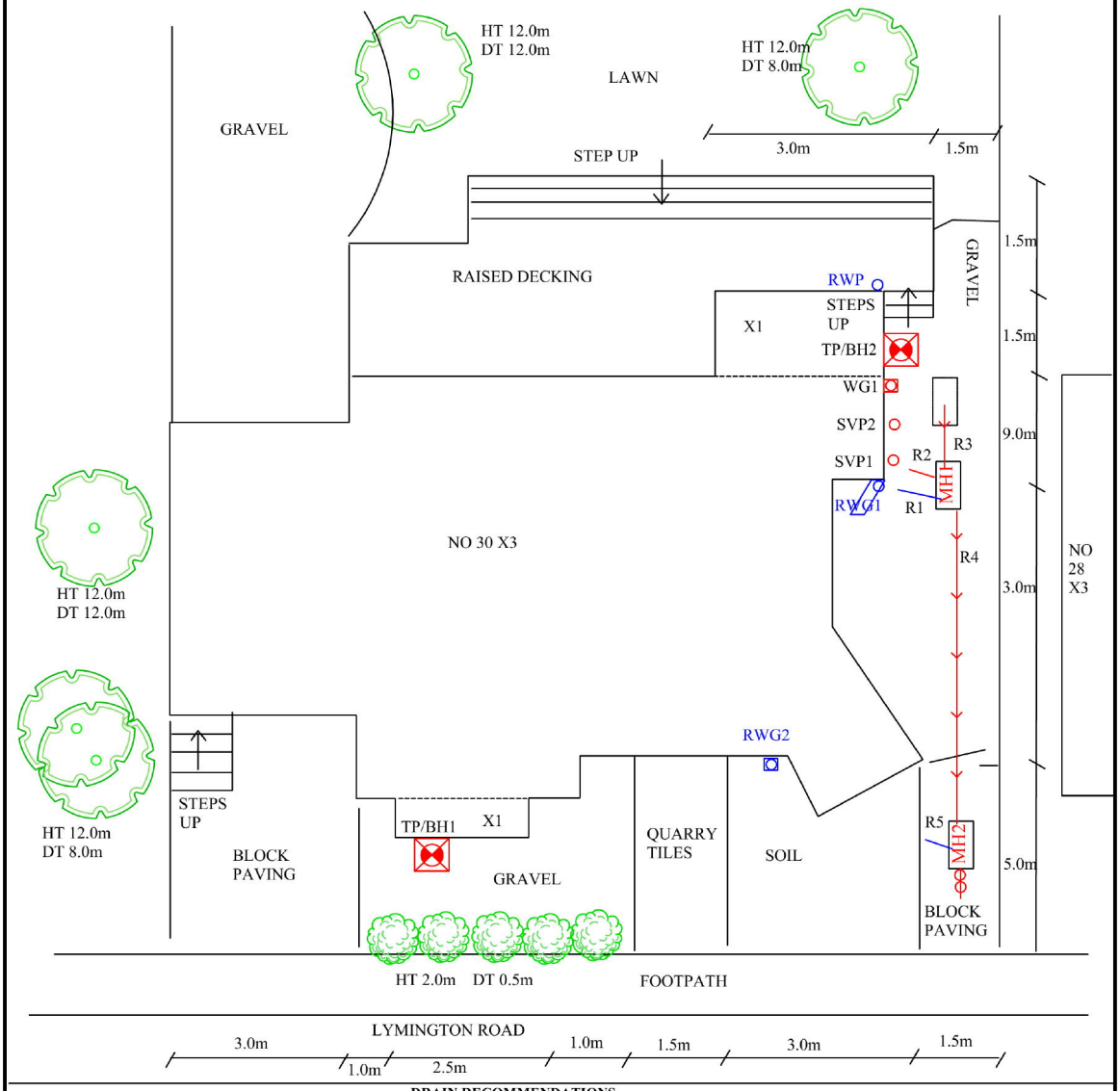
Date: 14/05/20

Site: 30, Lymington Road, NW6

Work carried out for: Crawford Claims MGMT SUS

Weather: Dry

KP (SI) SA (Checked) Jo (Drawn)



DRAIN RECOMMENDATIONS

No recommendations required to the private drainage surveyed.

Scale: N.T.S.

Surface Water Drain

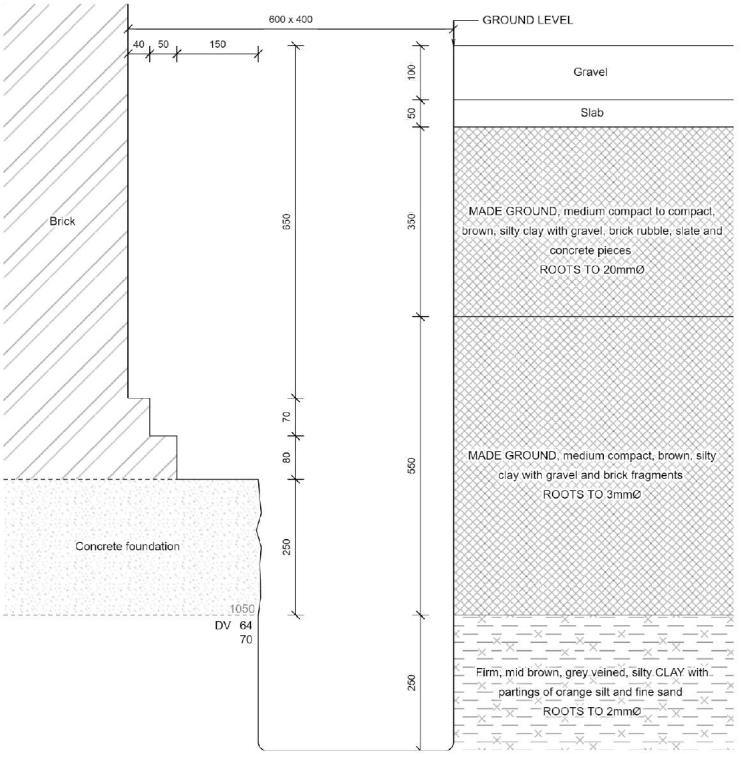
Foul Water Drain

PROPERTY ASSURANCE
Giving our all

TEST REPORT: **Trial Pit**

REPORT NUMBER: [redacted]

TRIAL PIT REF:	TP1	DATE:	14/05/2020
CLIENT:	Crawford & Co	SITE:	30 Lymington Road
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1300mm see Bore Hole log

Key:

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:
Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.
Amended report.This test report supersedes test report version 1

For and on behalf of CET
Scott Alger - Lab

Approved Signatory
14-May-20

Report Format:

[redacted] [redacted] [redacted]

Borehole	1		Sheet:	1 of 1	Site:	Flat 1 30 Lymington Road
			Job No:	[redacted]		
			Date:	14/05/2020		
Boring Method:	Hand Auger		Ground Level:		Client:	Crawford Claims Management
Diameter (mm):	75	Weather:	Dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.30				
1.30	Firm brown grey veined silty CLAY with partings of orange silt and fine sand	0.20				
1.50	Stiff brown grey veined silty CLAY with partings of orange silt and fine sand	1.50		1.50	DV	102
						110
				2.00	DV	112
						116
				2.50	DV	124
						126
3.00	End of BH			3.00	DV	130+
						130+

Remarks:
BH ends at 3.0m. BH dry and open on completion.No roots observed below 1.8m.

Key:		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.80	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		
TDTD - Too Dense To Drive			

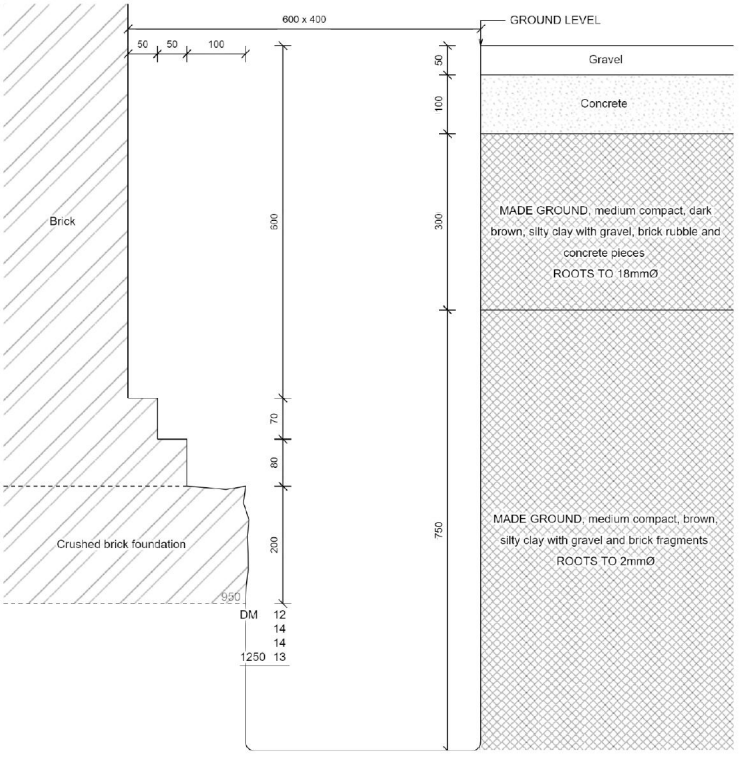
Logged:	KP	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

PROPERTY ASSURANCE
Giving our all

TEST REPORT: **Trial Pit**

REPORT NUMBER: [redacted]

TRIAL PIT REF:	TP2	DATE:	14/05/2020
CLIENT:	Crawford & Co	SITE:	30 Lymington Road
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1200mm see Bore Hole log

Key:

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:
Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.

For and on behalf of CET
Scott Alger - Lab

Approved Signatory
14-May-20

Report Format: [redacted]

[redacted]

[redacted]

Borehole	2		Sheet:	1 of 1	Site:	Flat 1 30 Lymington Road
			Job No:	[redacted]		
			Date:	14/05/2020		
Boring Method:	Hand Auger		Ground Level:		Client:	Crawford Claims Management
Diameter (mm):	75	Weather:	Dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.20				
1.20	MADEGROUND medium compact brown silty sandy clay with gravel and brick fragments	0.20				
1.40	Stiff brown grey veined silty CLAY with partings of orange silt and fine sand	1.00		1.50	DV	104
						100
				2.00	DV	130+
						130+
2.40	Stiff brown grey veined silty CLAY with partings of orange silt and fine sand and claystone nodules	0.60		2.50	DV	130+
						130+
3.00	End of BH			3.00	DV	130+
						130+

Remarks:
BH ends at 3.0m. BH dry and open on completion. No roots observed below 1.6m.

Key:
D - Disturbed Sample
B - Bulk Sample
W - Water Sample
J - Jar Sample
V - Pilcon Shear Vane (kPa
M - Mackintosh Probe
TDTD - Too Dense To Drive

Roots
Roots
Roots
Depth to Water (m)

To Depth (m)	Max Dia (mm)
1.60	1

Logged:	KP	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Laboratory Summary Results

Our Ref : [redacted]

Location : Flat 1 30 Lymington Road

Client: Crawford Claims Management

Address: [redacted]

Date Sampled: 14/05/2020

Date Received : 18/05/2020

Date Tested : 18/05/2020

Date of Report : 27/05/2020

Sample Ref TP/BH No	Depth (m)	Type	Moisture Content (%) [1]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity * Index [5]	Modified * Plasticity Index (%) [6]	Soil * Class [7]	Filter Paper Contact Time (h)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%)[12]	pH * Value [13]	Sulphate Content * (g / l) SO_3 [14]	Sulphate Content * (g / l) SO_4 [15]	* Class [16]
1	U/S 1.05	D	29	<5	46	22	24	0.31	24	CI					67					
	1.5	D	32	<5											106					
	2.0	D	28	<5	63	25	38	0.07	38	CH					114					
	2.5	D	28	<5											125					
	3.0	D	31	<5	68	26	42	0.12	42	CH					130					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2015 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] In house method 59a adapted from BRE IP 4/93

[9] In-house Test Procedure SLT6: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential

[11] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

* These tests are not UKAS accredited

Full reports can be provided upon request.

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
FNP	Essentially Non-Plastic by inspection
U/S	Underside of foundation

[redacted]

Version: 5BH V1.1 - 13.01.2020

4161

Our Ref : [redacted]

Laboratory Testing Results

Date Sampled : 14/05/2020

Location : Flat 1 30 Lymington Road

Date Received : 18/05/2020

Client: Crawford Claims Management

Date Tested : 18/05/2020

Address: [redacted]

Date of Report : 27/05/2020

Sample Ref.																				
TP/BH No.	Depth (m)	Type	Moisture Content (%) [1]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity * Index [5]	Modified * Plasticity Index (%) [6]	Soil * Class [7]	Filter Paper Contact Time (h)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%)[12]	pH * Value [13]	Sulphate Content * (g/l) SO_3 [14]	Sulphate Content * (g/l) SO_4 [15]	* Class [16]
2	U/S 0.95	D	28	21			MADEGROUND													
	1.5	D	32	<5	75	26	49	0.11	49	CV					107					
	2.0	D	27	<5	64	24	40	0.09	40	CH					130					
	2.5	D	23	<5											130					
	3.0	D	28	<5	71	26	45	0.04	45	CV					130					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils

[8] In-house method Soil adapted from IHD-IP-4/93

[9] In-house Test Procedure SI73a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential

[11] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluable magnesium testing is undertaken to prove otherwise.

* These tests are not UKAS accredited

Full reports can be provided upon request

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

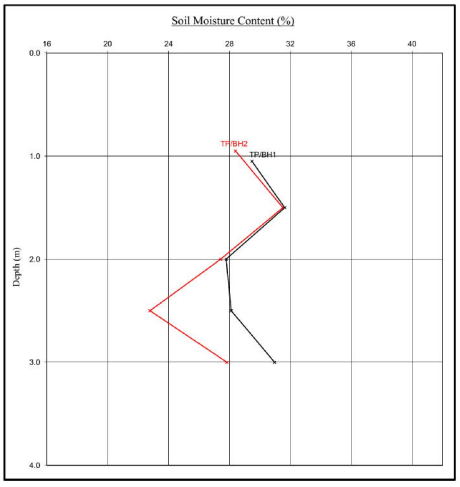
Version: 5BH V1.1 - 13.01.2020

UKAS TESTING 4161

[redacted]

Moisture Content Profiles

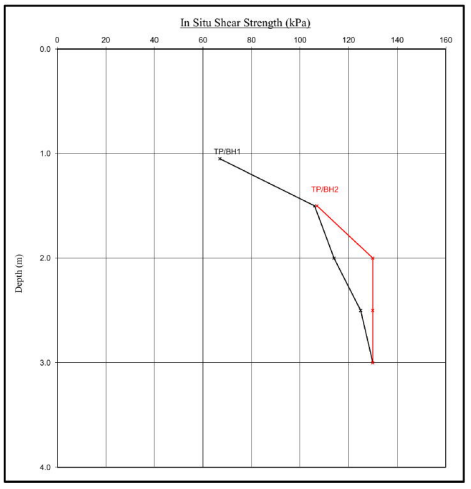
Our Ref : [redacted]
Location : Flat 1 30 Lymington Road
Work carried out for: Crawford Claims Management



Notes
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Shear Strength Profiles

Date Sampled : 14/05/2020
Date Received : 18/05/2020
Date Tested : 18/05/2020
Date of Report : 27/05/2020



Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CET using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

EPSL ***European Plant Science Laboratory***	Sheet: 1 of 1 Job No: [redacted] Date: **21/05/2020** Order No: [redacted] EPSL Ref [redacted]	Site: **30 Lymington Road,** 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 -

Trial pit/ Borehole number	**Root diameter (mm)**	**Tree, shrub or climber from which root originates**	**Result of starch test**
TP1 (USF)	2 mm	Pomoideae gp. 4 roots	Positive
BH1 (to 1.8m)	<1 mm	Pomoideae gp. 3 roots	Positive
TP2 (USF)	1.5 mm	Fraxinus spp. 2 roots	Positive
TP2 (USF)	1.5 mm	Tilia spp. 2 roots	Positive
BH2 (to 1.6m)	1 mm	broadleaved species, too decayed for positive identification 2 roots	Negative

Pomoideae gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam.
Fraxinus spp. include common ash.
Tilia spp. are limes.

[redacted]
MDM

[redacted]

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
[redacted]

To: **Crawford Claims Management**
Ftao: Andrew Wyse

Site: **Flat 1 30 Lymington Road**

Client Ref: [redacted]
Job No.
Claim No:
Date: 15-May-20

ESTIMATE

Item		Amount
	No recommendations required to the private drainage surveyed.	

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

[redacted]

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 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.

Coding Sheet

Sheet:		Site:	Flat 1 30 Lymington Road
Job No.:	[redacted]		
Date:	#########	Client:	Crawford Claims Management

Run: 1

From:	MH1	Invert Level:	
To:	RWG1	Invert Level:	
Pipe Material:	Cast Iron	Pipe Dia:	100
Water/Pressure Test:		Drain Break-In:	No

Direction:	U/S
Function:	S/W
Gully Condition:	As Built
Shared Run:	Yes
If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.30	LU						Line deviates up	Gravel	0.4
0.40	FH						Reached line up to RWG 1		

Comments:

Run: 2

From:	MH1	Invert Level:	
To:	SVP2	Invert Level:	
Pipe Material:	Cast Iron	Pipe Dia:	100
Water/Pressure Test:		Drain Break-In:	No

Direction:	U/S
Function:	F/W
Gully Condition:	
Shared Run:	Yes
If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.00	SA						Unable to push camera	Gravel	

Comments:

Unable to get camera into run due to depth

Run: 3

From:	MH1	Invert Level:	
To:	U/S	Invert Level:	
Pipe Material:	Cast Iron	Pipe Dia:	100
Water/Pressure Test:		Drain Break-In:	No

Direction:	U/S
Function:	Comb
Gully Condition:	
Shared Run:	Yes
If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
4.60	GO						Into buried MH	Gravel	11
4.60	JN	9					SVP 2		
10.80	GO						Into buried MH		
10.80	FH						Reached end of run		

Comments:

Unable to locate buried MH

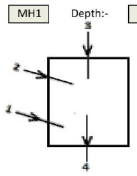
Run:	4								
From:		MH1		Invert Level:			Direction:	D/S	
To:		MH2		Invert Level:			Function:	Comb	
Pipe Material:		Cast Iron		Pipe Dia:		100			
Water/Pressure Test:				Drain Break-In:		No	Gully Condition:		
Distance (m)	Code	Clock Ref at	to	Dia mm	Intrusion %	mm	Shared Run:	Yes	
							If Shared How:	With flats	
0.00	ST						Remarks	Surface Material	Length (m)
4.00	WL				20		Water level	Gravel	2.5
4.20	WL				40		Water level	Block Paving	2
4.50	FH						Reached MH2		
Comments:									

Run:	5								
From:		MH2		Invert Level:			Direction:	U/S	
To:		RWG 2		Invert Level:			Function:	S/W	
Pipe Material:		Cast Iron		Pipe Dia:		100			
Water/Pressure Test:				Drain Break-In:		No	Gully Condition:	As Built	
Distance (m)	Code	Clock Ref at	to	Dia mm	Intrusion %	mm	Shared Run:	Yes	
							If Shared How:	With flats	
0.00	ST						Remarks	Surface Material	Length (m)
0.00	SA						Unable to push camera	Block Paving	1
Comments:									
Unable to push camera due to depth									

Manhole Details

Sheet:		Site:	Flat 1 30 Lymington Road
Job No.:	[redacted]		
Date:	14/05/20	Client:	Crawford Claims Management

MH:- MH1 Depth:- 2200 (mm)



Depths of run if different to invert level:-

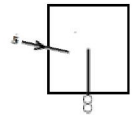
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Chamber Dimension:- 600 / 450 (mm)

MH:- MH2 Depth:- 3100 (mm)



Depths of run if different to invert level:-

Run	Depth (mm)

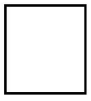
Manhole Condition:- Poor

Reasons for poor condition.

Interceptor blocked, ne

Chamber Dimension:- 600 / 450 (mm)

MH:- Depth:- (mm)



Depths of run if different to invert level:-

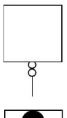
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Chamber Dimension:- / (mm)

Key



Interceptor

Internal Back Drop.

External Back Drop.

Additional Comments for Poor Condition