GEOCORE
Site Investigations Ltd.

IN PARTNERSHIP WITH

QuestGates
Chartered Loss Adjusters & Claims Specialists

SITE INVESTIGATION FACTUAL REPORT

NAME: [redacted]

ADDRESS: 20A Merton Rise, London, NW3 3EN

CLIENT REF: [redacted]

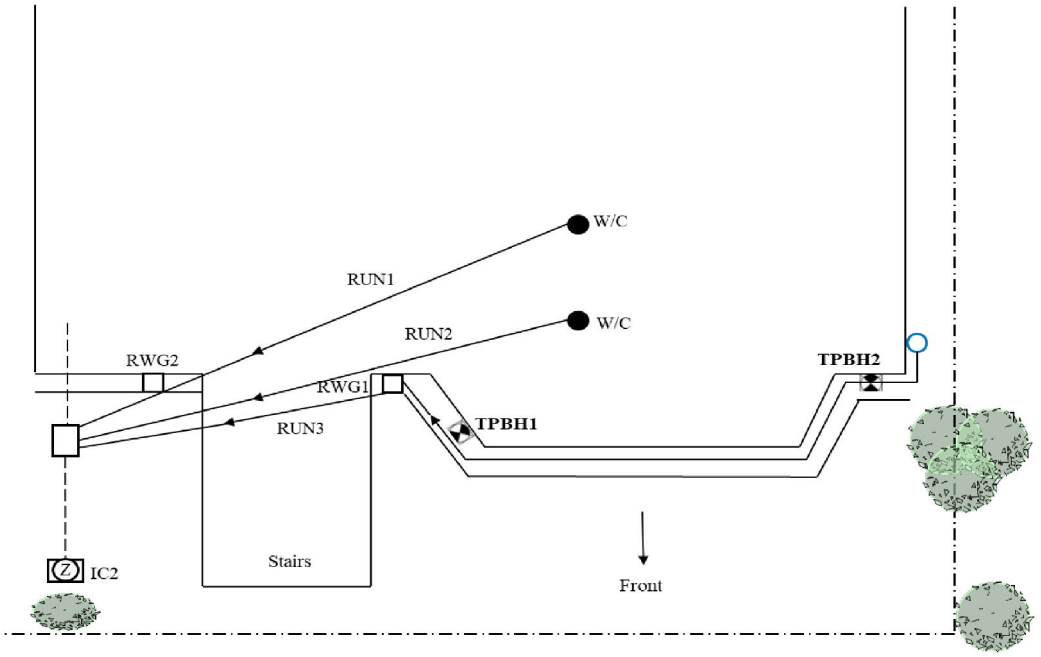
OUR REF:

QuestGates
Chartered Loss Adjusters & Claims Specialists

[redacted]

SITE AND DRAINAGE LAYOUT

Site Crew:	Sam McNiff / Harry Kelly	**Date:**	10th December 2020
Address:	20A Merton Rise, London, NW3 3EN		
Geocore Ref:		**Client Ref:**	

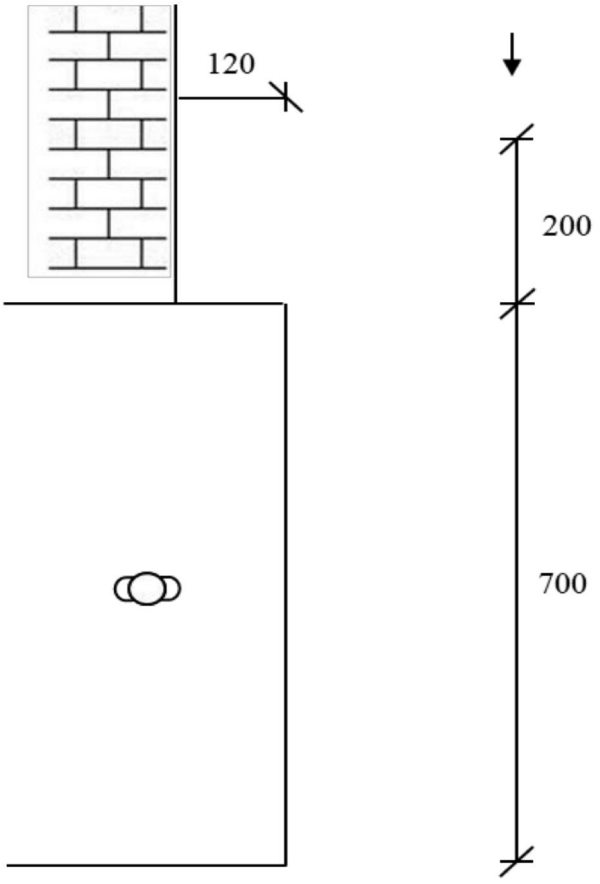


General Comments:

Key: =RWGully =RWPipe =FWGully =W/C or S/V pipe =Inspection Chamber
=Rodding Eye =Surveyed pipe indicating fall =Unsurveyed pipe
=E/H=Exploratory Hole (hand dug pit and/or window sample
=Hedge or Shrub =Tree =Boundary line

FOUNDATION PIT RECORD

Site Crew:	Sam McNiff / Harry Kelly	**Date:**	10th December 2020
Address:	20A Merton Rise, London, NW3 3EN		
Geocore Ref:		**Client Ref:**	
Trial Pit No: 1			



For strata information, please refer to borehole log TPBH1.

BOREHOLE LOG RECORD

Site Crew:	Sam McNiff / Harry Kelly	**Date:**	10th December 2020
Address:	20A Merton Rise, London, NW3 3EN		
Geocore Ref:	[redacted]	**Client Ref:**	[redacted]
Borehole No: 1			

BOREHOLE LOG

[redacted]

Location: 20A Merton Rise, London, NW3 3EN.

BOREHOLE No: TP/BH1

[redacted] | Date: 10-12-20 | Ground Level (m) | Co-Ordinates ()

Client: Questgates.

Sheet: 1 of 1

SAMPLES & TESTS			Water	STRATA				Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION	
						0.05	MADE GROUND Concrete.	
						(0.95)	MADE GROUND Light brown slightly sandy, gravelly Clay with many cobbles. Gravel is of sub-angular fine to coarse brick, concrete, china, clay, glass, flint and quartz. Cobbles are sub-angular brick and concrete.	
						1.00		
1.20 1.20	HV D1	60kPa @ 1.20m.					Firm becoming stiff with depth brown slightly sandy, slightly gravelly laminated CLAY. Gravel is of sub-angular fine to coarse flint, sandstone and quartz. BASE OF FOUNDATION AT 1.00m.	
1.70 1.70	HV D2	77kPa @ 1.70m.				(2.00)		
2.20 2.20	HV D3	90kPa @ 2.20m.						
2.70 2.70	HV D4	90kPa @ 2.70m.				3.00		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	Borehole terminated at 3.0m. Excavation remained open and dry on completion. No roots observed.

All dimensions in metres
Scale 1:21.875

Client Engineer: Dave Clare.

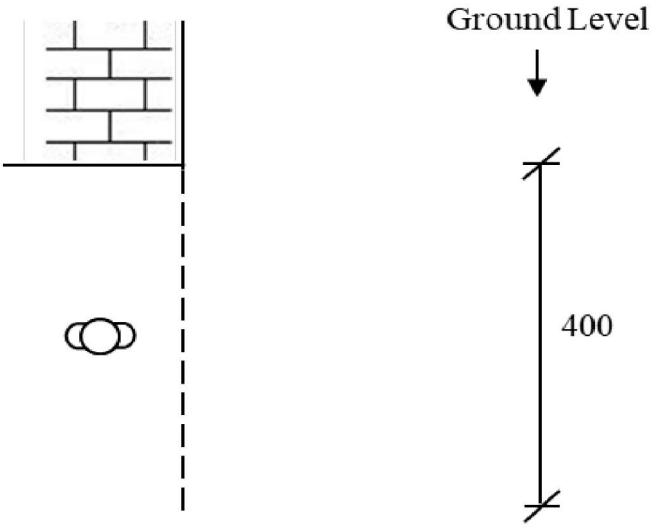
Method/ Plant Used: HH Window Sampler.

Logged By: S. McNiff

GEOCORE BH 6612.GPJ AUGUST T68.GPJ 6/1/21

FOUNDATION PIT RECORD

Site Crew:	Sam McNiff / Harry Kelly	**Date:**	10th December 2020
Address:	20A Merton Rise, London, NW3 3EN		
Geocore Ref:	[redacted]	**Client Ref:**	[redacted]
Trial Pit No: 2			



For strata information, please refer to borehole log TPBH2.

BOREHOLE LOG RECORD

Site Crew:	Sam McNiff / Harry Kelly	**Date:**	10th December 2020
Address:	20A Merton Rise, London, NW3 3EN		
Geocore Ref:	[redacted]	**Client Ref:**	[redacted]
Borehole No: 2			

GEOCORE

BOREHOLE LOG

AGS

[redacted]

Location: 20A Merton Rise, London, NW3 3EN.			BOREHOLE No: TP/BH2
[redacted]	Date: 10-12-20	Ground Level (m)	Co-Ordinates ()
Client: Questgates.			Sheet: 1 of 1

SAMPLES & TESTS			Water	STRATA				Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thickness)	DESCRIPTION	
						(0.40) 0.40	MADE GROUND Concrete.	

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
											Borehole terminated at 0.40m due to a refusal on concrete as agreed with engineer. Excavation remained open and dry on completion. No roots observed.

All dimensions in metres Scale 1:21.875	Client Engineer: Dave Clare.	Method/ Plant Used: HH Window Sampler.	Logged By: S. McNiff

GEOCORE BH 66122.GPJ AUGUST 768.GPJ 14/1/21

TESTING RESULTS

Site Crew:	Sam McNiff / Harry Kelly	**Date:**	10th December 2020
Address:	20A Merton Rise, London, NW3 3EN		
Geocore Ref:	[redacted]	**Client Ref:**	[redacted]

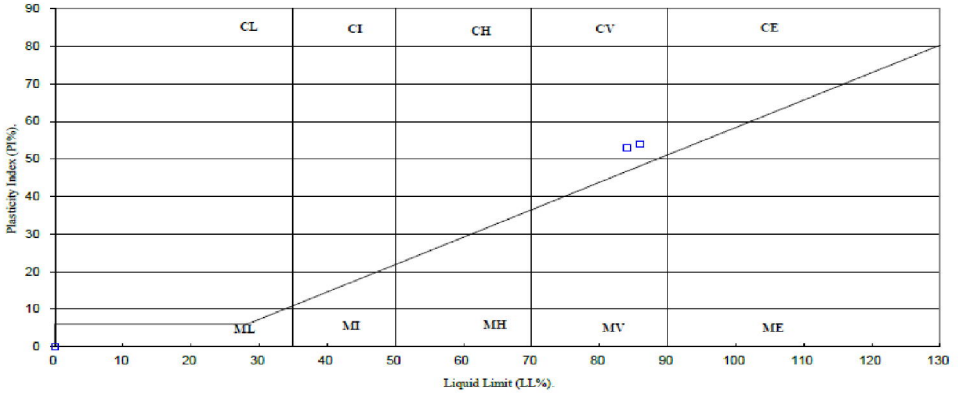
SUMMARY OF SOIL CLASSIFICATION TESTS

(BS1377 : PART 2 : 1990)

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Moisture Content % Clause 3.2	Linear Shrinkage % Clause 6.5	Particle Density Mg/m³ Clause 8.2	Liquid Limit % Clause 4.3/4	Plastic Limit % Clause 5.3	Plasticity Index % Clause 5.4	Passing .425mm %	Remarks
TP/BH1	1	D	1.30		31			84	31	53	100	Very High Plasticity CV
TP/BH1	2	D	1.70		32							
TP/BH1	3	D	2.30		32			86	32	54	100	Very High Plasticity CV
TP/BH1	4	D	2.70		30							

SYMBOLS : NP : Non Plastic * : Liquid Limit and Plastic Limit Wet Sieved.

PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION.



SITE AND DRAINAGE LAYOUT

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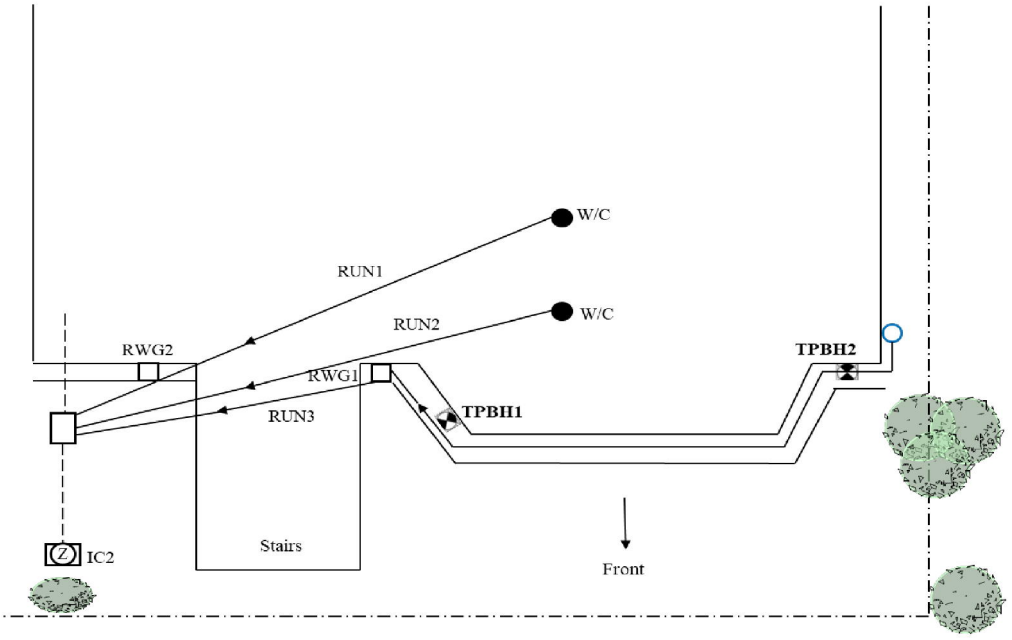
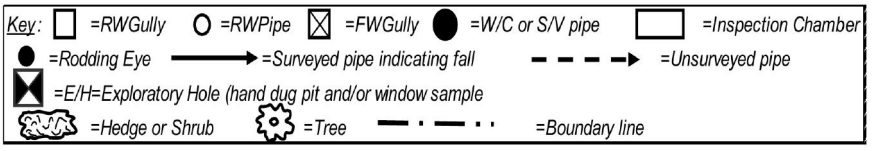


General Comments:



SURVEY NOTES

Site Crew:	Sam McNiff / Harry Kelly	**Date:**	10th December 2020
Address:	20A Merton Rise, London, NW3 3EN		
Geocore Ref:		**Client Ref:**	

The only drainage within 3 metres of the area of damage is RWG 1. There is also an RWP with a 68 mm plastic pipe which runs across the front of the building above ground and also discharges into RWG 1. The drain run has silt deposits within the pipe but still working. The pipe is 100mm PVC.

Runs 1 and 2 are both PVC.

The drain run upstream of I/C 1 appears to have been relined.

The interceptor trap within I/C 2 is blocked.

RECOMMENDATIONS

The following recommendation is a maintenance issue.

Item 1: Drainage system would benefit from a high pressure water clean.

QUOTATION

Site Crew:	Sam McNiff / Harry Kelly		**Date:**	10th December 2020	
Address:	20A Merton Rise, London, NW3 3EN				
Geocore Ref:	[redacted]		**Client Ref:**	[redacted]	
Item	**Description**	**No**	**Unit**	**Rate**	**Total**
	Drainage report				[redacted]
Item 1	**Drainage system: High pressure water clean and CCTV**				
				TOTAL	
	NOTES: Half day charge		**Sub Contract Value**		
			Minimum Charge		
			VAT at 20%		
			Grand Total		

Internal Condition Grade (ICG)	Typical Defect Descriptions
5	Already collapsed Deformation >10% and broken Extensive areas of fabric missing Fracture with deformation >10%
4	Broken Deformation >10% and broken Fracture with deformation 6-10% Multiple fracture Serious loss of level Serious joint defects with voids or soil visible (open joint with >50mm soil or void visible or joint displacement >25% of diameter) Surface damage - spalling large (entire surface of brick missing) Surface damage - wear large (entire surface of brick missing)
3	Fracture with no deformation or deformation <5% Longitudinal cracking with or multiple cracking Minor loss of level Severe joint defects, ie open joint (large) or displaced joint (large) Surface damage - spalling medium (large areas of chipped brick) Surface damage - wear medium (entire surface of brick missing)
2	Circumferential crack Moderate joint defects, ie open joint (medium) or displace joint (medium) Surface damage - spalling slight (small fragments breaking away from surface) Surface damage - wear slight (increased roughness)
1	No or slight structural defects
Note	Deformed sewers that have subsequently been relined with a structural lining can normally be considered to have no deformation

DRAINAGE CODES			
Code	**Description**	**Code**	**Description**
B	Broken pipe at ….. (or from ….. to …..) o'clock	**JN**	Junction at ….. o'clock, diameter ….. mm
CC	Crack circumferential from ….. to ….. o'clock	**JX**	Junction defective at ….. o'clock, diameter ….. mm
CL	Crack longitudinal @ ….. o'clock	**LC**	Lining of sewer changes/starts/finishes at this point
CM	Cracks multiple from …. to ….. o'clock	**LD**	Line of sewer deviates down
CN	Connection at ….. o'clock, diameter ….. mm	**LL**	Line of sewer deviates left
CNI	Connection at ….. o'clock, diameter ….. mm, intrusion ….. mm	**LR**	Line of sewer deviates right
CU	Camera under water	**LU**	Line of sewer deviates up
CX	Connection defective at ….. o'clock	**MC**	Material of sewer changes at this point
D	Deformed sewer ….. %	**MH**	Manhole/node
DC	Dimension of sewer changes at this point	**OB**	Obstruction ….. % height/diameter loss
DE	Debris (non silt/grease) ….. % cross-sectional loss	**OJL**	Open joint large
DEG	Debris grease ….. % cross sectional area loss	**OJM**	Open joint medium
DES	Debris silt …. % cross-sectional area loss	**RFJ**	Roots fine (at joint)
FC	Fracture circumferential from ….. to ….. o'clock	**RMJ**	Roots mass ….. % cross-sectional area loss (at joint)
FL	Fracture longitudinal at ….. o'clock	**RTJ**	Roots tap (at joint)
FM	Fractures multiple from ….. to ….. o'clock	**SA**	Survey abandoned
GO	General observation at this point	**WL**	Water level % height/diameter
H	Hole in sewer at ….. o'clock	**X**	Sewer collapsed ….. % cross-sectional area loss
JDM	Joint displaced medium	**FH**	End of survey
JDL	Joint displaced large		

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