CET PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No: [redacted]

Client: Crawford Claims Management

Site: 16 Nassington Road, Hampstead

Client Ref: [redacted]

Date of Visit: 30/04/2021

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFECONTRACTOR APPROVED | CHAS Accredited Contractor | constructionline

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

Job No: [redacted]

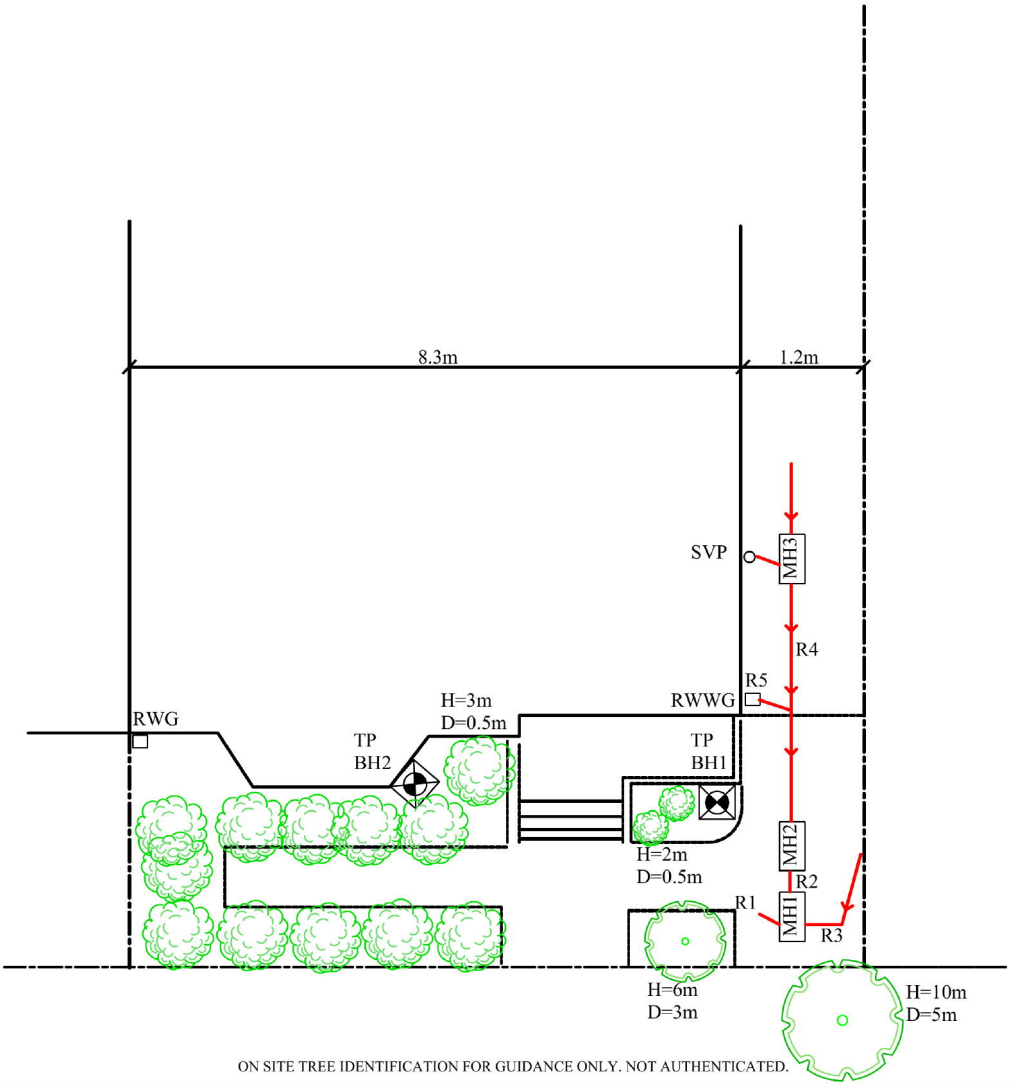
Date: 30/04/21

Site: 16 Nassington Road

Work carried out for: Crawford Claims MGMT

LBI	SA	MD
(SI)	(Checked)	(Drawn)

Weather: Dry



ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

UNABLE TO LIFT MH2

Scale: N.T.S.

Key:

Combined Gulley	RWWG
Manhole	MH
Rain Water Pipe	RWP
Rain Water Gulley	RWG
Soil Vent Pipe	SVP
Waste Gulley	WG
Waste Pipe	WP

Surface Water Drain

Foul Water Drain

Tree / Bush (approx. ht in m)

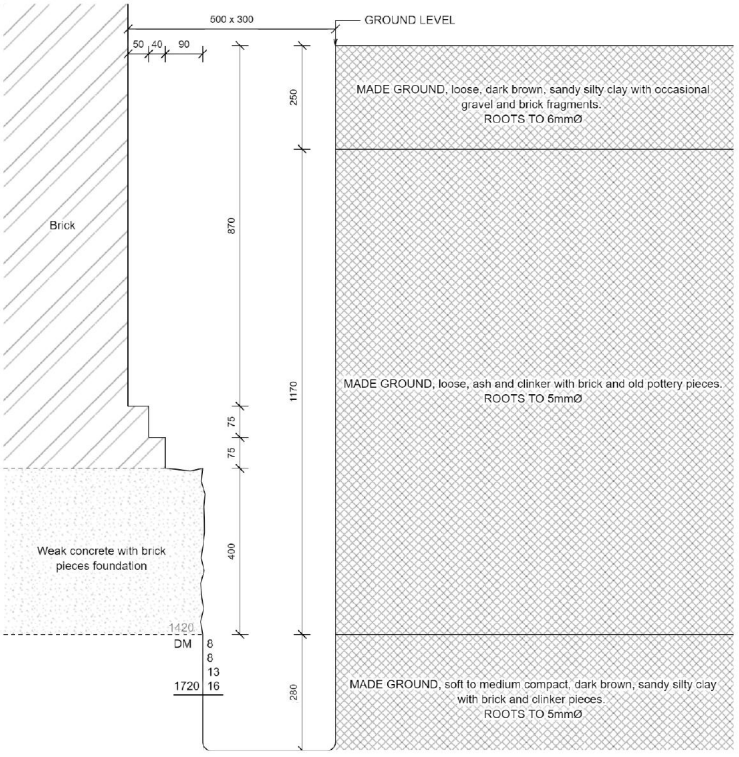
Trial Pit

Borehole

O/D - Open Discharge

Construction Testing Solutions

TEST REPORT:	**Trial Pit**		
REPORT NUMBER:	[redacted]		
TRIAL PIT REF:	TP1	DATE:	30/04/2021
CLIENT:	Crawford & Co	SITE:	16 Nassington Road
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1700mm 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 CTS
Scott Alger - Lab

Approved Signatory
04-May-21

Report Format: [redacted]

[redacted]

[redacted]

Borehole	1		Sheet:	1 of 1	Site:	16 Nassington Road, Hampstead, NW3 2UD
			Job No:	[redacted]		
			Date:	30/04/2021		
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	1.70				
1.70	Firm mid brown, grey veined silty CLAY with partings of orange and brown silt and fine sand.	0.80		2.00	DV	60
						64
2.50	Stiff mid brown, grey veined silty CLAY with partings of orange silt, fine sand with claystone nodules.	0.50		2.50	DV	110
						118
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 2.7m.

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)
2.70	2

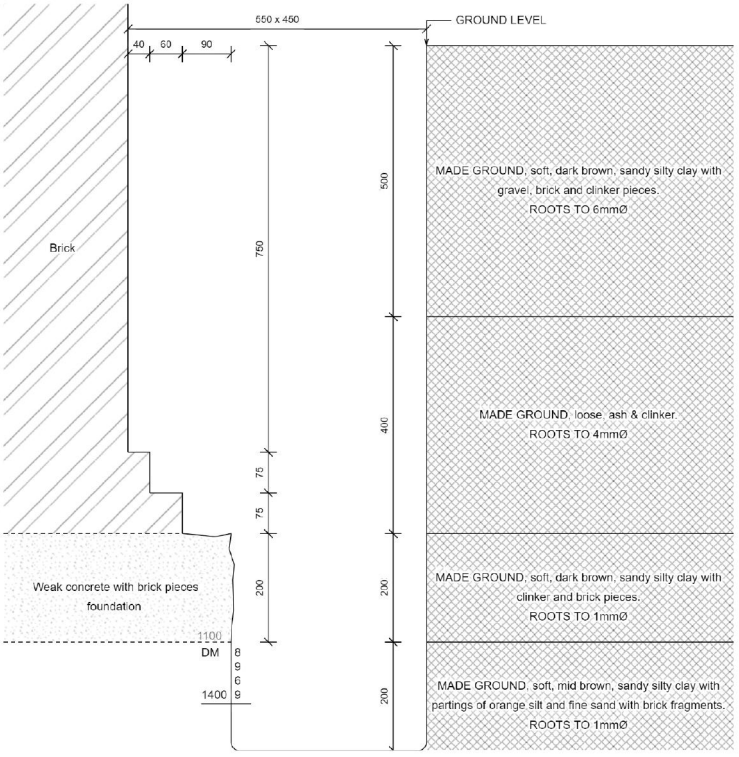
Logged:	AC	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Construction Testing Solutions

TEST REPORT: **Trial Pit**

REPORT NUMBER: [redacted]

TRIAL PIT REF:	TP2	DATE:	30/04/2021
CLIENT:	Crawford & Co	SITE:	16 Nassington 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.
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For and on behalf of CTS
Scott Alger - Lab

Approved Signatory
04-May-21

Report Format: [redacted]

[redacted]

[redacted]

Borehole	**2**	Sheet:	1 of 1	Site:	16 Nassington Road, Hampstead, NW3 2UD
		Job No:	[redacted]		
		Date:	30/04/2021		
Boring Method:	**Hand Auger**	**Ground Level:**		**Client:**	Crawford Claims Management
Diameter (mm):	75	**Weather:**	Dry		

Depth (m)	Soil Description	Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit	1.30				
1.30	MADEGROUND loose mid brown silty sandy clay with partings of orange silt, fine sand and brick fragments.	0.30		1.50	DM	10
1.60	Firm mid brown, grey veined silty CLAY with partings of orange and brown silt and fine sand.	0.80				11
						15
						16
				2.00	DV	68
						70
2.40	Stiff mid brown, grey veined silty CLAY with partings of orange silt and fine sand with claystone nodules.	0.60		2.50	DV	94
						98
3.00	End of BH			3.00	DV	120
						122

Remarks:
BH ends at 3.0m. BH dry and open on completion. No roots observed below 1.9m.

Key:		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.90	Fibrous
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		
TDTD - Too Dense To Drive			

Logged:	AC	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Construction Testing Solutions

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: [redacted]

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
16 Nassington Road
Hampstead
London
NW3 2UD

DATE OF SITE VISIT:
30/04/2021

DATE RECEIVED BY LABORATORY:
04/05/2021

Compiled by [redacted]
J. Garrett - Laboratory Manager (B)

Approved by [redacted]
J. Garrett - Laboratory Manager (B)

DATE REPORTED: 6-May-2021

Laboratory Summary Results

Our Ref : [redacted]

Date Sampled: 30/04/2021

Location : 16 Nassington Road, Hampstead, London

Date Received : 04/05/2021

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 04/05/2021

Address: [redacted]

Date of Report : 06/05/2021

Sample Ref TP/BH No	Sample Ref 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 (d)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (Dd) (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 1.42	D	31	18	76	27	49	0.08	40	CV										
	2.0	D	35	<5	86	30	56	0.08	56	CV					62					
	2.5	D	33	<5											114					
	3.0	D	34	<5	79	28	51	0.11	51	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 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] In-house method 50a adapted from BRE IP 4/93

[9] In-house Test Procedure S17a. One Dimensional Swell/Strain Test

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS 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
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

UKAS TESTING

Test results reported relate only to the items tested.

[redacted]

Our Ref : [redacted]

Laboratory Testing Results

Date Sampled : 30/04/2021

Location : 16 Nassington Road, Hampstead, London

Date Received : 04/05/2021

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 04/05/2021

Address: [redacted]

Date of Report : 06/05/2021

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 (d)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (Dd) (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 1.10	D	31	15	61	28	33	0.10	28	CH										
	1.5	D	29	<5																
	2.0	D	38	<5	84	27	57	0.19	57	CV					69					
	2.5	D	34	<5											96					
	3.0	D	32	<5	78	26	52	0.12	52	CV					121					

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 S91 adapted from BRE IP 4/93

[9] In-house Test Procedure S17a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS 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
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

UKAS TESTING

Test results reported relate only to the items tested.

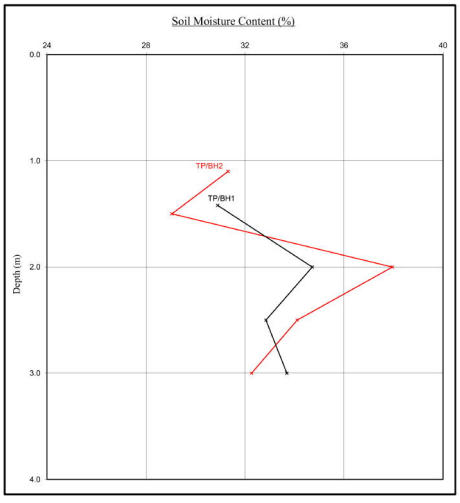
[redacted]

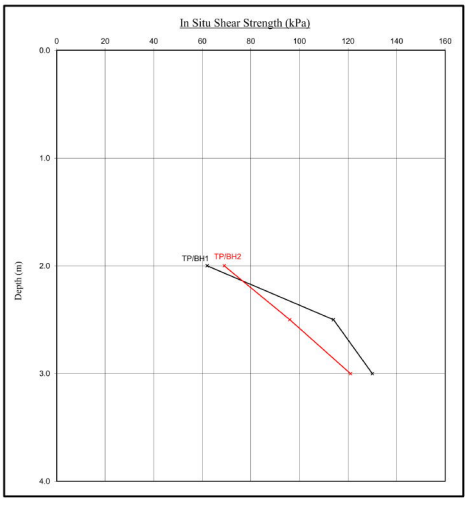
Moisture Content Profiles

Shear Strength Profiles

Our Ref : [redacted]
Location : 16 Nassington Road, Hampstead, London
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 30/04/2021
Date Received : 04/05/2021
Date Tested : 04/05/2021
Date of Report : 06/05/2021





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.

Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

CET
[redacted]

Intec
[redacted]

ROOT IDENTIFICATION

16 Nassington Road,

Client Reference: [redacted]
Report Date: 11 May 2021
Our Ref: [redacted]

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	*Prunus* spp.		3 mm	Abundant
USF	*Betula* spp.	1	1 mm	Abundant
BH1:				
to 2.7m	*Betula* spp.	2	1.5 mm	Moderate
TP2:				
USF	Pomoideae gp.	3	<1 mm	Abundant
USF	broadleaved species, too decayed for positive identification		1 mm	Absent
BH2:				
to 1.9m	too small and juvenile for identification	4	<1 mm	Absent

Comments:

1 - Plus 1 other also identified as *Betula* spp.
2 - Plus 3 others also identified as *Betula* spp.
3 - Plus 1 other also identified as Pomoideae gp.
4 - Plus 1 other the same.

Prunus spp. include blackthorn, cherry, cherry-laurel, Portuguese laurel, peach, plum, and related species.
Betula spp. are birches.
Pomoideae gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

[redacted]

INVESTOR IN PEOPLE

QM S ISO 9001 REGISTERED FIRM

Coding Sheet	Sheet:		Site:	16 Nassington Road, Hampstead, NW3 2UD
	Job No.:	[redacted]		
	Date:	30/04/2021	Client:	Crawford Claims Management

Run: 1

From:	MH1	Invert Level:	3100	Direction:	U/S
To:	U/S	Invert Level:		Function:	S/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	No
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.20	MC						to PVC	brick paving	
0.30	LU						Line deviates up		
0.60	FH						unable to push further		

Comments:

Run: 2

From:	MH1	Invert Level:	3100	Direction:	U/S
To:	MH2	Invert Level:		Function:	Comb
Pipe Material:	PVC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	No
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.40	MH						MH2	brick paving	0.4
0.40	FH						reached backdrop access point		

Comments:

Unable to lift MH2

Run: 3

From:	MH1	Invert Level:	3100	Direction:	U/S
To:	U/S	Invert Level:		Function:	S/W
Pipe Material:	PVC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	No
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.00	WL				20		Water level	brick paving	1.3
0.10	LL						Line deviates left		
0.50	CU						Camera under water		
1.30	FH						unable to push further		

Comments:

Run:	4								
From:		MH3		Invert Level:		600	Direction:	D/S	
To:		MH2		Invert Level:			Function:	Comb	
Pipe Material:		PVC		Pipe Dia:		100			
Water/Pressure Test:				Drain Break-In:		No	Gully Condition:		
Distance	Code	Clock Ref		Dia	Intrusion		Shared Run:	No	
(m)		at	to	mm	%	mm	If Shared How:		
0.00	ST						Remarks	Surface Material	Length (m)
2.10	JN	3		100			RWWG1	slabs	2.4
3.00	DEG				20		Debris grease	brick paving	2.4
3.00	WL				20		Water level		
4.70	LD						Line deviates down		
4.80	FH						reached back drop		
Comments:									

Run:	5								
From:		RWWG1		Invert Level:			Direction:	D/S	
To:		Run 4		Invert Level:			Function:	Comb	
Pipe Material:		PVC		Pipe Dia:		100			
Water/Pressure Test:				Drain Break-In:		Yes	Gully Condition:	As Built	
Distance	Code	Clock Ref		Dia	Intrusion		Shared Run:	No	
(m)		at	to	mm	%	mm	If Shared How:		
0.00	ST						Remarks	Surface Material	Length (m)
0.10	LD						Line deviates down	slabs	0.4
0.30	GO						General observation		
0.40	JN	3	9	100			Run 4		
0.40	FH						reached run 4		
Comments:									

To: Crawford Claims Management

Ftao:

Site: 16 Nassington Road

Client Ref. [redacted]

Job No.

Claim No:

Date: 7-May-21

ESTIMATE

Item		
1.0	Location	run 3 MH1 upstream
	Shared System	?
	Condition Grade	D
	Drain Serviceability	0
	Work Spec	HPWJ/CCTV
2.0	Location	run 3 looks shared to me with site plan showing it running to neighbouring property plus chamber is over 3 metres deep. Need to check with engineer before
	Shared System	D
	Condition Grade	0
	Drain Serviceability	0
	Work Spec	0
3.0	Location	there is a hidden chamber upstream of run 2. at 0.4 metres.this may required exposing to check for laterals. (again this maybe a deep shared chamber)
	Shared System	
	Condition Grade	D
	Drain Serviceability	0
	Work Spec	access. CCTV/HPWJ laterals

[redacted]

Notes

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

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.

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- 16 Nassington Road

Client :- **Crawford Claims Management**

Client Ref [redacted]
Job No
Claim No
Date
Recommendation 1

Rate Code	Description run 3 MH1 upstream	Unit	Qty
TITLE	**Survey**		
SN0511	CCTV Survey of underground drainage & report - including up to 1 hr HP Water Jetting or other clearing.	nr	1
SN10048	Re-open lateral connection to lined 225mm drain	nr	
SN11000	Hourly Rate per operative - already on site - Technician	hr	
SN11005	Hourly Rate per operative - already on site - Technical Manager	hr	
	Total subject to VAT @ 20%		

Note: Subject to the attached Terms and Condtions
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 & COSTING SHEET - DOMESTIC DRAINAGE

Site:- 16 Nassington Road

Client :- **Crawford Claims Management**

Client Ref [redacted]
Job No.
Claim No
Date 7-May-21
Recommendation 2

Rate Code	Description	Unit	Qty
TITLE	**run 3 looks shared to me with site plan showing it running to neighbouring property plus chamber is**		
TITLE	**Survey**		
SN0511	CCTV Survey of underground drainage & report - including up to 1 hr HP Water Jetting or other cleaning.	nr	1
SN007	Excavate for access to survey. Reinstate on completion. n.e 1.0m deep.	nr	1
TITLE	**Extra-Over Surfacing Costs for drainage Repair / Replacement**		
SN1040	Removal, set aside and reinstatement of block paving n.e 100mm thick.	m2	1
SN10048	Re-open lateral connection to lined 225mm drain	nr	
SN11000	Hourly Rate per operative - already on site - Technician	hr	
SN11005	Hourly Rate per operative - already on site - Technical Manager	hr	
	Total subject to VAT @ 20%		2

Note: Subject to the attached Terms and Condtions

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 & COSTING SHEET - DOMESTIC DRAINAGE

Site:- 16 Nassington Road

Client :- **Crawford Claims Management**

Client Ref [redacted]
Job No
Claim No
Date 7-May-21
Recommendation 3

Rate Code	Description there is a hidden chamber upstream of run 2. at 0.4 metres.this may required exposing to check for	Unit	Qty
TITLE	**Survey**		
SN0500	Site visit. Visit to site where no rate items carriec out.	nr	
SN0510	CCTV survey of underground drainage & report.	nr	
SN0511	CCTV Survey of underground drainage & report - including up to 1 hr HP Water Jetting or other clearing.	nr	
SN0515	Water Pressure Test.	nr	
SN0516	Mains Water Test (in conjunction with drainage investigation).	nr	
SN0517	Drain Tracing using Dye.	nr	
SN0520	Air Pressure Test.	nr	
SN0525	High Pressure Water Jetting - up to 1 hour on site.	hr	
SN0530	High Pressure Water Jetting - Additional 1/2 hours on site.	1/2hr	
SN0535	Tanker Jetting.	4hr	
SN0540	Rodding Drains - up to 1 hour on site.	hr	
SN0561	Mechanical Root Cutting.	m	
SN0575	Excavate out silt/effluent from manhole.	nr	
SN001	Carry out CCTV survey through existing gully trap using specialist camera equipment.	nr	
SN007	Excavate for access to survey. Reinstate on completion. n.e 1.0m deep.	nr	
SN0000	Administration Fee for handling claim where no visit to site is carried out.	#	
TITLE	**RWP's, Guttering**		
SN0005	Remove existing UPVC pipework, refix with new 68mm UPVC pipework (including brackets).	m	
SN0010	Remove existing UPVC pipework in isolated lengths, refix with new 68mm UPVC pipework (incl. brackets).	#	
SN0015	Extra over for bends.	#	
SN0020	Extra over for branches.	#	
SN0100	Cleaning out gutters and disposal of waste off site.	m	
SN0105	Cleaning out rainwater pipes and disposal of waste off site.	m	
TITLE	**Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains**		
SN0580	Gully, 150mm x 150mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	
SN0585	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	
SN0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surrounc and backfill.	nr	
SN0685	Rodding Eye. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	
SN1120150	32/40mm waste pipes. Remove existing and replace with new PVCu. Fixed to timber.	m	
SN1120155	32/40mm waste pipes. Remove existing and replace with new PVCu. Fixed to masonry.	m	
SN1120165	32/40mm waste pipes. Shoes / bends.	nr	
TITLE	**110mm Pipework - Isolated repair of lengths up to 1.0m**		
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	
SN0610	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1250mm deep.	nr	
SN0615	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1500mm deep.	nr	
SN0620	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1750mm deep.	nr	
SN0625	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 2000mm deep.	nr	
SN0630	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 2500mm deep.	nr	
SN0635	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 3000mm deep.	nr	
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	
SN0665	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1250mm deep.	nr	
SN0670	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1500mm deep.	nr	
SN0675	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1750mm deep.	nr	
SN0680	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 2000mm deep.	nr	
SN0685	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 2500mm deep.	nr	
SN0690	Excavate & remove junction. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 3000mm deep.	nr	
TITLE	**110mm Pipe Replacement - Replacement of lengths in excess of 1.0m**		
SN0825	Excavate & remove pipework. Replace with new 110mm PVCu. Bec, surround & backfill. n.e. 1000mm deep.	m	
SN0830	Excavate & remove pipework. Replace with new 110mm PVCu. Bec, surround & backfill. n.e. 1250mm deep.	m	
SN0835	Excavate & remove pipework. Replace with new 110mm PVCu. Bec, surround & backfill. n.e. 1500mm deep.	m	
SN0840	Excavate & remove pipework. Replace with new 110mm PVCu. Bec, surround & backfill. n.e. 1750mm deep.	m	
SN0845	Excavate & remove pipework. Replace with new 110mm PVCu. Bec, surround & backfill. n.e. 2000mm deep.	m	
SN0850	Excavate & remove pipework. Replace with new 110mm PVCu. Bec, surround & backfill. n.e. 2500mm deep.	m	
SN0855	Excavate & remove pipework. Replace with new 110mm PVCu. Bec, surround & backfill. n.e. 3000mm deep.	m	
TITLE	**110mm Pipe Replacement - Bends / Junctions / etc**		
SN0870	Concrete Gully Surround. Rodding eye. Remove existing item and replace with new 110mm PVCu.	nr	
SN0875	Inspection Pipe. Remove existing item anc replace with new 110mm PVCu.	nr	
SN0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	
SN0885	Long Radius Bend. Remove existing item anc replace with new 110mm PVCu.	nr	
SN0890	Junction. Remove existing item and replace with new 110mm PVCu.	nr	
TITLE	**160mm Pipework - Isolated repair of lengths up to 1.0m**		
SN0715	Excavate & remove isolated length. Replace in new 160mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	
SN0720	Excavate & remove isolated length. Replace in new 160mm PVCu. Bed, surround & backfill. n.e. 1250mm deep.	nr	
SN0725	Excavate & remove isolated length. Replace in new 160mm PVCu. Bed, surround & backfill. n.e. 1500mm deep.	nr	
SN0730	Excavate & remove isolated length. Replace in new 160mm PVCu. Bed, surround & backfill. n.e. 1750mm deep.	nr	
SN0735	Excavate & remove isolated length. Replace in new 160mm PVCu. Bed, surround & backfill. n.e. 2000mm deep.	nr	
SN0740	Excavate & remove isolated length. Replace in new 160mm PVCu. Bed, surround & backfill. n.e. 2500mm deep.	nr	
SN0745	Excavate & remove isolated length. Replace in new 160mm PVCu. Bed, surround & backfill. n.e. 3000mm deep.	nr	
TITLE	**160mm Pipework - Junctions - Isolated Repair or Connections to Lined Drains**		
SN0770	Excavate & remove junction. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	
SN0775	Excavate & remove junction. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1250mm deep.	nr	
SN0780	Excavate & remove junction. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1500mm deep.	nr	
SN0785	Excavate & remove junction. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1750mm deep.	nr	
SN0790	Excavate & remove junction. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 2000mm deep.	nr	
SN0795	Excavate & remove junction. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 2500mm deep.	nr	
SN0800	Excavate & remove junction. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 3000mm deep.	nr	
TITLE	**160mm Pipe Replacement in lengths in excess of 1.0m**		
SN0905	Excavate & remove pipework. Replace with new 160mm PVCu. Bec, surround & backfill. n.e. 1000mm deep.	m	
SN0910	Excavate & remove pipework. Replace with new 160mm PVCu. Bec, surround & backfill. n.e. 1250mm deep.	m	
SN0915	Excavate & remove pipework. Replace with new 160mm PVCu. Bec, surround & backfill. n.e. 1500mm deep.	m	
SN0920	Excavate & remove pipework. Replace with new 160mm PVCu. Bec, surround & backfill. n.e. 1750mm deep.	m	
SN0925	Excavate & remove pipework. Replace with new 160mm PVCu. Bec, surround & backfill. n.e. 2000mm deep.	m	
SN0930	Excavate & remove pipework. Replace with new 160mm PVCu. Bec, surround & backfill. n.e. 2500mm deep.	m	
SN0935	Excavate & remove pipework. Replace with new 160mm PVCu. Bec, surround & backfill. n.e. 3000mm deep.	m	
TITLE	**160mm Pipe Replacement - Bends, junctions etc**		
SN0760	Rest-benc. Remove existing anc replace with new 160mm PVCu item. Bed, surround anc backfill	nr	

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- 16 Nassington Road

Client Ref:- [redacted]

Client :- **Crawford Claims Management** Job No.:-

Attention of:- Claim No:-

Date:- 7-May-21

General Terms and Conditions

1 On site parking is a prerequisite of any drain repair contract. This quotation is to the addressee only and should not be forwarded unless prior agreement is obtained from CET Structures Ltd. Every effort will be made to match existing surfaces however, there will be evidence of excavation works in certain circumstances.

2 The rates do not include for excavation of surfaces other than soft ground or concrete < 100mm thick; reinstatement other than concrete <100mm thick; internal excavations; reinstatement >750mm in width; excavation of depths greater than 1.2m; reinforced concrete.

3 CET`s standard soakaway that is priced on the agreed alliance schedule of drainage rates is constructed to dimensions specified in the NHBC Guidelines for small soakaways. The soakaway is generally located 5m from any foundations (should site constraints permit) and is constructed to provide adequate short term surface water storage and percolation into surrounding ground. This small 1m3 soakaway is usually of sufficient capacity to accommodate average rainfall from an average surface area of roof space, however in extreme weather conditions and /or larger than average roof surface area feeding the soakaway, surcharging may occur.Alternative designs and prices are available at a cost along with percolation testing. Certain ground conditions may not be suitable for soakaway design due to low permeability and this information is not always readily available.

Notes

For excavation and reinstatement of any steps, will be done on day work rate.
With a minimum of 4 hours. Materials at cost plus 25%.
Any obstacles, shrubs & plants that are located in the working area will need to be removed by others to allow for these works

Water Authority Sewer Condition Codes

B	Broken pipe at… (or from… to..) o'clock
BR	Branch Major
CC	Crack circumferential from… to… o'clock
CL	Crack longitudinal @… o'clock
CM	Cracks multiple from… to… o'clock
CN	Connection at… o'clock, diameter… mm
CNI	Connection at… o'clock, diameter… mm, intrusion… mm
CU	Camera under water
CX	Connection defective at… o'clock
CXI	Connection defective at… o'clock, diameter… mm, intrusion… mm
D	Deformed sewer… %
DB	Displaced bricks at (or from.. to..) o'clock
DC	Dimension of sewer changes at this point
DE	Debris (non silt/grease)… % cross-sectional loss
DEG	Debris grease… % cross-sectional area loss
DES	Debris silt… % cross-sectional area loss
DI	Dropped invert, gap… mm
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)
ELJ	Encrustation light from.. to.. o'clock%
EMJ	Encrustation medium from.. to.. o'clock %, cross-section area loss (at joint)
ESH	Scale heavy… % cross-sectional area loss from... to… o'clock
ESL	Scale light from… to… o'clock
ESM	Scale medium… % cross-sectional area loss from… to.. o'clock
FC	Fracture circumferential from… to… o'clock
FL	Fracture longitudinal at… o'clock
FM	Fractures multiple from… to… o'clock
GO	General observation at this point
GP	General photograph number… taken at this point
H	Hole in sewer at… o'clock
IDJ	Infiltration dripper at (or from… to…) o'clock (at joint)
IGJ	Infiltration gusher at (or from… to…) o'clock (at joint)
IRJ	Infiltration runner at (or from… to…) o'clock (at joint)
ISJ	Infiltration seeper at (or from… to…) o'clock (at joint)
JDM	Joint displaced medium
JDL	Joint displaced large
JN	Junction at…o'clock, diameter…mm
JX	Junction defective at.. o'clock, diameter.. mm
LC	Lining of sewer changes/starts/finishes at this point
LD	Line of sewer deviates down
LL	Line of sewer deviates left
LN	Line defect at (or from.. to..) o'clock
LR	Line of sewer deviates right
LU	Line of sewer deviates up
MB	Missing bricks at.. (or from.. to..) o'clock
MC	Material of sewer changes at this point
MH	Manhole/node
MM	Mortar missing medium at.. (or from.. to..) o'clock
MS	Mortar missing surface at.. (or from.. to..) o'clock
MT	Mortar missing total at.. (or from.. to..) o'clock
OB	Obstruction… % height/diameter loss
OJL	Open joint large
OJM	Open joint medium
PC	Length of pipe forming sewer changes at this point, new length…mm
RFJ	Roots fine (at joint)
RMJ	Roots mass… % cross-sectional area loss (at joint)
RTJ	Roots tap (at joint)
SA	Survey abandoned
SC	Shape of sewer changes at this point
SSL	Surface damage, spalling large at (or from.. to..) o'clock
SSM	Surface damage, spalling medium at (or from.. to..) o'clock
SSS	Surface damage, spalling slight at (or from.. to..) o'clock
SWL	Surface damage, wear large at… (or from.. to..) o'clock
SWM	Surface damage, wear medium at… (or from.. to..) o'clock
SWS	Surface damage, wear slight at.. (or from.. to..) o'clock
V	Vermin (rats and mice)
WL	Water level… % height/diameter
X	Sewer collapsed… % cross-sectional area loss
FH	End of survey