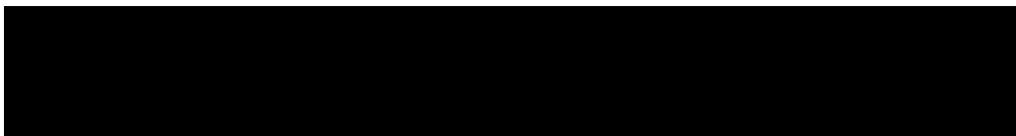


SITE INVESTIGATION FACTUAL REPORT

Report No: [REDACTED]
Client: Crawford Claims Management
Site: 16 Nassington Road, Hampstead
Client Ref: [REDACTED]
Date of Visit: 30/04/2021



Investigation Layout Plan

Sheet: 1 of 1

Job No: [REDACTED]

Date: 30/04/21

Site: 16 Nassington Road

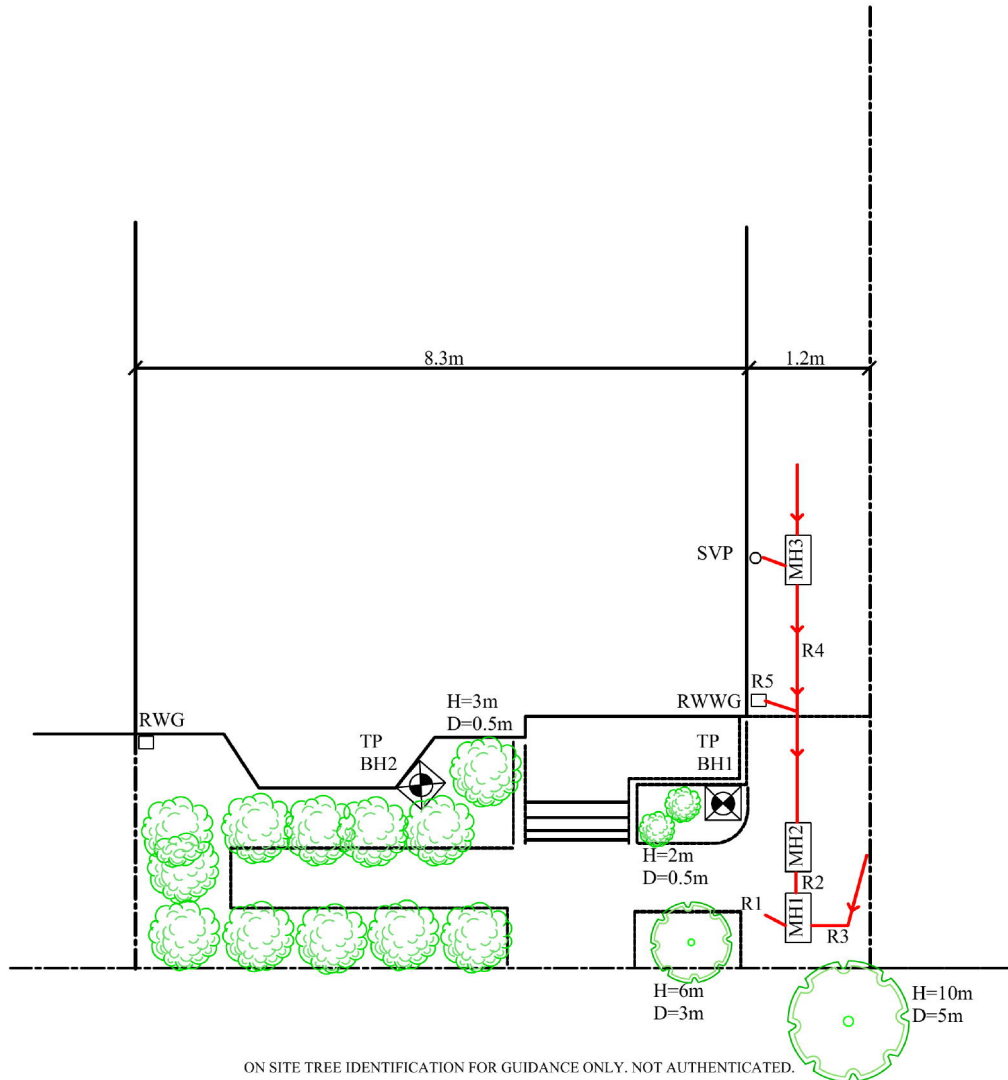
Work carried out for: Crawford Claims MGMT

LBI
(SI)

SA
(Checked)

MD
(Drawn)

Weather: Dry



Remarks:
UNABLE TO LIFT MH2

Key:

Combined Gully	RWVG
Manhole	MH
Rain Water Pipe	RWP
Rain Water Gully	RWG
Soil Vent Pipe	SVP
Waste Gully	WG
Waste Pipe	WP

Surface Water Drain

Foul Water Drain

Tree / Bush
(approx. ht in m)

Trial Pit

Borehole

O/D - Open Discharge

Scale: N.T.S.

TEST REPORT: Trial Pit

REPORT NUMBER:

TRIAL PIT REF:

CLIENT:

Crawford & Co

JOB NO:

EXCAVATION METHOD:

Hand tools

DATE:

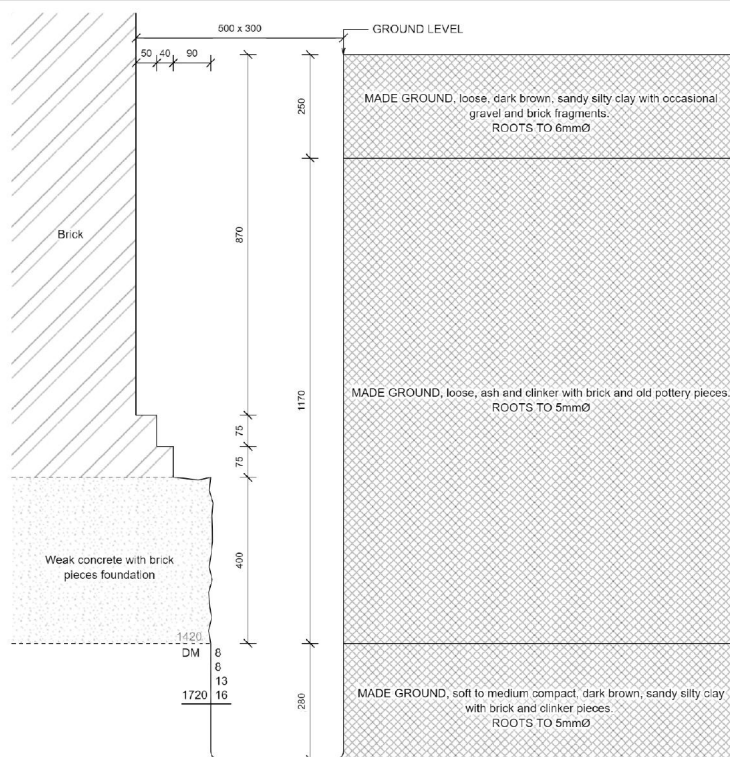
30/04/2021

SITE:

16 Nassington Road

WEATHER:

Dry



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

Report Format:

Approved Signatory

04-May-21

Borehole		1	Sheet: 1 of 1		Site: 16 Nassington Road, Hampstead, NW3 2UD		
Job No:							
Date: 30/04/2021							
Ground Level:				Client: Crawford Claims Management			
Boring Method:	Hand Auger						
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	x — x		
					x — x		
					x — x		
					x — x	2.00 DV 60	
					x — x	64	
					x — x		
					x — x		
					x — x		
2.50	Stiff mid brown, grey veined silty CLAY with partings of orange silt, fine sand with claystone nodules.			0.50	x — x	2.50 DV 110	
					x — x	118	
					x — x		
					x — x		
					x — x		
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 Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive		To	Max
						Depth	Dia
						(m)	(mm)
						2.70	2
Logged:	AC	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

TEST REPORT: Trial Pit

REPORT NUMBER:

TRIAL PIT REF:

CLIENT: Crawford & Co

JOB NO:

EXCAVATION METHOD: Hand tools

DATE:

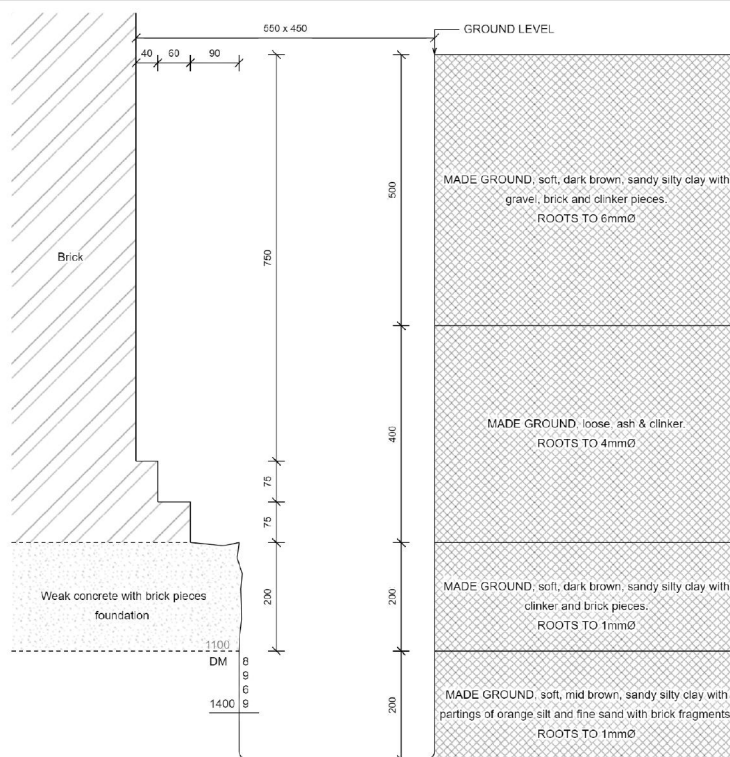
30/04/2021

SITE:

16 Nassington Road

WEATHER:

Dry



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

Report Format:

Approved Signatory

04-May-21

Report version 1

Page 1 of 1

Borehole		2		Sheet:	1 of 1	Site:	16 Nassington Road, Hampstead, NW3 2UD		
				Job No:					
				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					1.30			
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	x x x x x x x x x x x x	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	x x x x x x x x	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: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive		To	Max
								Depth	Dia
								(m)	(mm)
								1.90	Fibrous
Logged:	AC	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.		



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		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 (s) [8]	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)		* Class [16]
TP/BBH No	Depth (m)																	SO ₄ [14]	SO ₄ [15]	
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] BHE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] In-house method 599 adapted from BS 1377 : Part 2 : 1990

[9] In-house Test Procedure 317a One Dimensional Swell-Strain Test

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using

a Ficon hand vane or Geosir vane (GV).

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

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

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

[15] SO₄ = 1.2 x SO₃

[16] BHE Special Digest One (Concrete to 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)
D Disturbed sample (bulk)
U Undisturbed sample
W Groundwater sample
ENP Essentially Non-Plastic by inspection
US Underlain by Foundation



Test results reported relate only to the items tested.

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Version: 5BH V1 - 06.01.21

0927

Our Ref : [REDACTED] Laboratory Testing Results

Location : 16 Nassington Road, Hampstead, London

Client : CET Property Assurance (Crawford Claims Management)

Address : [REDACTED]

Date of Report : 06/05/2021

[illegible]

0927

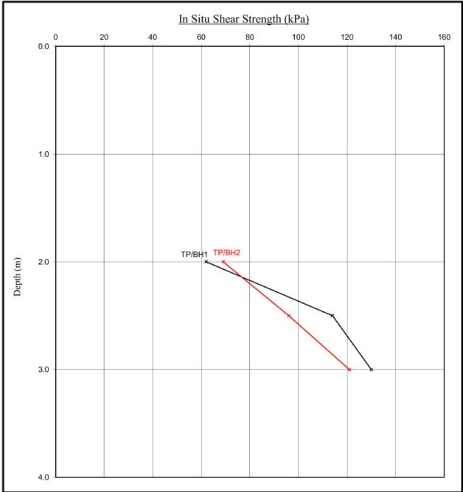
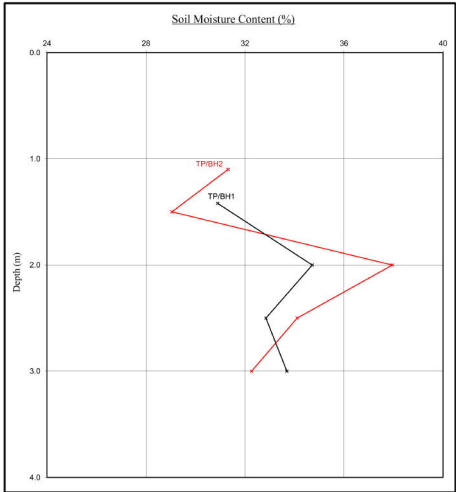


Moisture Content Profiles

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

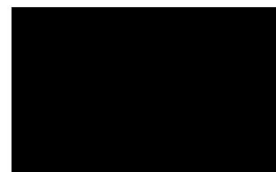
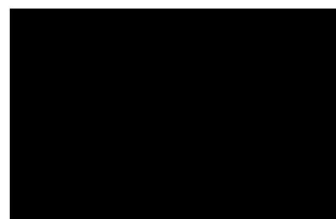
Shear Strength Profiles

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, 6.4 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 Pileon 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.



ROOT IDENTIFICATION

16 Nassington Road,

Client Reference:

Report Date:

11 May 2021

Our Ref:

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



INVESTOR IN PEOPLE



Coding Sheet				Sheet:		Site:	16 Nassington Road, Hampstead, NW3 2UD		
				Job No.:					
				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:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
0.00	ST				Remarks	Surface Material	Length (m)		
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:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
0.00	ST				Remarks	Surface Material	Length (m)		
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:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
0.00	ST				Remarks	Surface Material	Length (m)		
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 (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:		No			
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 (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:		No			
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	Client Ref:	
From:		Job No:	
Site:	16 Nassington Road	Claim No:	
		Date:	7-May-21

ESTIMATE			
Item			
1.0	Location	run 3 MMH upstream	
	Shared System	?	
	Condition Grade	0	
	Drain Serviceability		0
	Work Spec	HPW/JOCCTV	
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	0	
	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	0	
	Condition Grade	0	
	Drain Serviceability		
	Work Spec	access CCTV/HPWJ laterals	

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				Client Ref
Site:-		16 Nassington Road		Job No.
Client :-		Crawford Claims Management		Claim No.
				Date
				Recommendation
Rate Code		Description	Unit	Qty
		run 3 MH1 upstream		
TITLE	Survey			
SN0511	CCTV Survey of underground drainage & report - including up to 1 hr HP Water Jetting or other clearing	nr	1	
SN10046	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 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 & COSTING SHEET - DOMESTIC DRAINAGE				Client Ref
Site:- 16 Nassington Road				Job No.
Client :- Crawford Claims Management				Claim No.
				Date
				Recommendation
Description				
Rate Code	run 3 looks shared to me with site plan showing it running to neighbouring property plus chamber is	Unit	Qty	
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	
SN1048	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 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 & COSTING SHEET - DOMESTIC DRAINAGE

Site:- 16 Nassington Road

Client :-

Crawford Claims Management

Client Ref

Job No.

Claim No.

Date

Recommendation

7-May-21

3

Description			
Rate Code	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 carried 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 Dya.	nr	
SN0520	Air Pressure Test.	nr	
SN0525	High Pressure Water Jetting - up to 1 hour on site.	nr	
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.	nr	
SN0561	Mechanical Root Cutting	m	
SN0575	Excavate out silt/effluent from manhole.	nr	
SN0601	Carry out CCTV survey through existing gully trap using specialist camera equipment.	nr	
SN0607	Excavate for access to survey. Reinststate on completion. n.e 1.0m deep	nr	
SN0600	Administration Fee for handling claim where no visit to site is carried out	#	
TITLE	RWP's, Guttering		
SN0605	Remove existing UPVC pipework, refix with new 68mm UPVC pipework (including brackets).	m	
SN0610	Remove existing UPVC pipework in isolated lengths, refix with new 68mm UPVC pipework (incl. brackets).	#	
SN0615	Extra over for branches.	#	
SN0620	Extra over for branches.	#	
SN0610	Cleaning out gullies and disposal of waste off site.	m	
SN0615	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		
SN0650	Gully, 150mm x 150mm. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	
SN0655	Gully, 225mm x 225mm. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	
SN0660	Rest-benc. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	
SN0665	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 / berds.	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		
SN0635	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	m	
SN0630	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1250mm deep.	m	
SN0635	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1500mm deep.	m	
SN0640	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 1750mm deep.	m	
SN0645	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 2000mm deep.	m	
SN0650	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 2500mm deep.	m	
SN0655	Excavate & remove pipework. Replace with new 110mm PVCu. Bed, surround & backfill. n.e. 3000mm deep.	m	
TITLE	110mm Pipe Replacement - Bends / Junctions / etc		
SN0670	Concrete Gully Surround. Rodding eye. Remove existing item and replace with new 110mm PVCu.	nr	
SN0675	Inspection Pipe. Remove existing item and replace with new 110mm PVCu.	nr	
SN0680	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	
SN0685	Long Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	
SN0690	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. Bed, surround & backfill. n.e. 1000mm deep.	m	
SN0910	Excavate & remove pipework. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1250mm deep.	m	
SN0915	Excavate & remove pipework. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1500mm deep.	m	
SN0920	Excavate & remove pipework. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 1750mm deep.	m	
SN0925	Excavate & remove pipework. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 2000mm deep.	m	
SN0930	Excavate & remove pipework. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 2500mm deep.	m	
SN0935	Excavate & remove pipework. Replace with new 160mm PVCu. Bed, surround & backfill. n.e. 3000mm deep.	m	
TITLE	160mm Pipe Replacement - Bends, junctions etc		
SN0760	Rest-benc. Remove existing and replace with new 160mm PVCu item. Bed, surround and backfill.	nr	

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- 16 Nassington Road

Client :- Crawford Claims Management
Attention of:-

Client Ref:-

Job No.:-

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