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Ref: 14-207- V25
Date: 09th September 2021

Daniel Sonley
Chandos House
Oak Green Business Park,
Cheadle
Cheshire
SK8 6QL

By email

Dear Sir/Madam,

GARDEN VALIDATION – BRUNSWICK MANCHESTER

An E3P engineer attended the above site to validate the thickness of the cover system that had been placed within the rear garden of plots 315-316, 321-325, 327-330 at the site of Brunswick Manchester.

In total 11No hand excavated trial pits were advanced with the resulting strata detailed to the rear of this letter.

All trial pits were completed to highlight the required cover system 600mm (150mm topsoil and 450mm subsoil).

E3P can confirm that our independent validation demonstrates that all gardens have been installed with 150mm of certified topsoil and at least 450mm subsoil in accordance with the NHBC requirements for a site of this nature.

TOPSOIL

E3P attended site on 20th August 2021 to obtain six samples of the stockpiled imported topsoil deposits which were analysed in accordance with the URS Remediation Strategy. The samples were submitted to the independent MCERTS accredited laboratory I2 for analysis including pH, Metals, PAHs and TPH and Asbestos Screen in general accordance with the requirements of the remediation strategy.

Chemical analysis results are included within lab report 21-94379 (attached to this letter).

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd

Rob Horseman
Associate Director

Site: Brunswick - Manchester

Date: 08-09-2021	Project Number: 14-207
Project Manager: R. Horseman	E3P Engineer: J.James
Plot Numbers Validated: 315-316, 321-325, 327-330	

Chemical Laboratory Analysis

Analysis for topsoil and subsoil undertaken by I2 Analytical Laboratory using UKAS accredited methods where applicable.

Chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycylic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos.
Sampling frequency in accordance with the agreed Remediation Strategy. Laboratory analysis certificates attached to this validation certificate.

	Topsoil	**Subsoil**
Chemical analysis confirmed materials suitable?	Pass	Pass
Further Comments	N/A	N/A

Plot No: 315		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 316		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 321		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 322		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 323		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 324		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 325		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 327		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 328		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 329		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 330		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

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Analytical Report Number : 21-94379

Project / Site name:	Brunswick	**Samples received on:**	20/08/2021
Your job number:	14207	**Samples instructed on/ Analysis started on:**	20/08/2021
Your order number:	14207RH-B	**Analysis completed by:**	30/08/2021
Report Issue Number:	1	**Report issued on:**	30/08/2021
Samples Analysed:	6 soil samples		

Signed:

Joanna Wawrzeczko
Technical Reviewer (Reporting Team)
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

Excel copies of reports are only valid when accompanied by this PDF certificate.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 21-94379
Project / Site name: Brunswick
Your Order No: 14207RH-B

Lab Sample Number				1981337	1981338	1981339	1981340	1981341
Sample Reference				TS101	TS102	TS103	SS101	SS102
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				18/08/2021	18/08/2021	18/08/2021	18/08/2021	18/08/2021
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	15	15	15	15	14
Total mass of sample received	kg	0.001	NONE	0.50	0.50	0.50	0.50	0.40

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.1	7.2	7.0	7.2	7.2
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO4	mg/kg	50	MCERTS	350	380	400	400	380
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	g/l	0.00125	MCERTS	0.051	0.049	0.075	0.076	0.081
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/kg	2.5	MCERTS	100	98	150	150	160
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/l	1.25	MCERTS	51.3	49.1	74.7	75.9	80.8
Sulphide	mg/kg	1	MCERTS	6.7	7.7	10	9.4	9.4
Total Sulphur	mg/kg	50	MCERTS	300	280	640	280	300

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.30	< 0.05	0.84	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.33	< 0.05	0.87	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	0.34	< 0.05	0.76	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.45	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.29	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.28	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.25	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.32	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	0.97	< 0.80	4.06	< 0.80	< 0.80

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.0	9.2	7.9	8.4	6.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	17	15	16	19	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	27	26	25	24	25
Lead (aqua regia extractable)	mg/kg	1	MCERTS	58	54	53	50	54
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15	14	14	18	13
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	49	44	45	46	44

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The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 21-94379
Project / Site name: Brunswick
Your Order No: 14207RH-B

Lab Sample Number				1981337	1981338	1981339	1981340	1981341
Sample Reference				TS101	TS102	TS103	SS101	SS102
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				18/08/2021	18/08/2021	18/08/2021	18/08/2021	18/08/2021
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**					
Petroleum Hydrocarbons								
TPH (C5 - C6)	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (C6 - C8)	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (C8 - C10)	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (C10 - C12)	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPH (C12 - C16)	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
TPH (C16 - C21)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (C21 - C35)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (C35 - C40)	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH Total C5 - C40	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10

U/S = Unsuitable Sample I/S = Insufficient Sample

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Analytical Report Number: 21-94379
Project / Site name: Brunswick
Your Order No: 14207RH-B

Lab Sample Number				1981342
Sample Reference				SS103
Sample Number				None Supplied
Depth (m)				None Supplied
Date Sampled				18/08/2021
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**	
Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	15
Total mass of sample received	kg	0.001	NONE	0.50

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.7
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Total Sulphate as SO4	mg/kg	50	MCERTS	530
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	g/l	0.00125	MCERTS	0.11
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/kg	2.5	MCERTS	230
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/l	1.25	MCERTS	114
Sulphide	mg/kg	1	MCERTS	13
Total Sulphur	mg/kg	50	MCERTS	420

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.31
Anthracene	mg/kg	0.05	MCERTS	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.38
Pyrene	mg/kg	0.05	MCERTS	0.36
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	1.05

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.5
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	24
Lead (aqua regia extractable)	mg/kg	1	MCERTS	46
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	17
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	46

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Analytical Report Number: 21-94379
Project / Site name: Brunswick
Your Order No: 14207RH-B

Lab Sample Number				1981342
Sample Reference				SS103
Sample Number				None Supplied
Depth (m)				None Supplied
Date Sampled				18/08/2021
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**	
Petroleum Hydrocarbons				
TPH (C5 - C6)	mg/kg	1	NONE	< 1.0
TPH (C6 - C8)	mg/kg	0.1	MCERTS	< 0.1
TPH (C8 - C10)	mg/kg	0.1	MCERTS	< 0.1
TPH (C10 - C12)	mg/kg	2	MCERTS	< 2.0
TPH (C12 - C16)	mg/kg	4	MCERTS	< 4.0
TPH (C16 - C21)	mg/kg	1	MCERTS	< 1.0
TPH (C21 - C35)	mg/kg	1	MCERTS	< 1.0
TPH (C35 - C40)	mg/kg	10	MCERTS	< 10
TPH Total C5 - C40	mg/kg	10	MCERTS	< 10

U/S = Unsuitable Sample I/S = Insufficient Sample

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Analytical Report Number : 21-94379
Project / Site name: Brunswick

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
1981337	TS101	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation.
1981338	TS102	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation.
1981339	TS103	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation.
1981340	SS101	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation.
1981341	SS102	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation.
1981342	SS103	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation.

Analytical Report Number : 21-94379
Project / Site name: Brunswick

Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In house method.	L038-PL	D	MCERTS
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with disperion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	MCERTS
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	MCERTS
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In house method.	L099-PL	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode.	In-house method	L010-PL	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (Skalar)	L080-PL	W	MCERTS
TPH in (Soil)	Determination of TPH bands by HS-GC-MS/GC-FID	In-house method, TPH with carbon banding and silica gel split/cleanup.	L076-PL	D	MCERTS
Sulphate, water soluble, in soil (1hr extraction)	Sulphate, water soluble, in soil (1hr extraction)	In-house method	L038-PL	D	MCERTS

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.
For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Analytical Report Number : 21-94379
Project / Site name: Brunswick

Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.