

Site Investigation Report

Auger Ref:

97980.1.USI



Job Information

Client	Crawford & Co
Client ref	SU1903096
Visit date	16/09/2019
Report date	17/09/2019

Job Summary

- ✓ CCTV survey undertaken. [Read more.](#)
- ! Drainage repairs required. [Read more.](#)
- ✓ 2 trial holes undertaken. [Read more.](#)
- ! Requested root samples not taken. [Read more.](#)
- ✓ Requested soil samples taken. [Read more.](#)



Job Information

Overview

Brief	Auger were commissioned by Crawford & Co to undertake a site investigation and CCTV inspection of the underground drainage within the area of concern at the property.
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Findings

Trial Hole Findings	We were unable to collect root samples from TH2 because no roots were located within the trial hole.
Visual Inspection	A visual inspection of the site revealed that WG2 at the base of the cellar steps has cracked and is allowing the escape of water. We carried out a water mains listening test whilst on site which revealed that there was no evidence of a leak on the incoming water supply serving the property. The RWP to the front of the property was also found to be expelling directly to ground. We would advise that this is re routed into a soakaway or the nearest drainage system on a private basis.
Drain Survey	Line 1 - From MH1 upstream to SVP There were no defects noted within the line which could be allowing an escape of water. The line was seen to be free flowing and serviceable. Line 2 - From MH1 upstream to WG2 Our CCTV survey revealed cracking and a large jd at 1.3m u/s from mh1. Line 3 - From MH1 upstream to disused There were no defects noted within the line which could be allowing an escape of water. The line was seen to be disused. Line 4 - From MH1 upstream to Disused There were no defects noted within the line which could be allowing an escape of water. The line was seen to be disused. Line 5 - From MH1 downstream to Outside AOC Our CCTV survey revealed cracking and multiple holes through out this line. there was found to be further defects outside the area of concern. we would recommend that if the customer experiences any serviceability issues, that they open a separate drainage claim to have these further defects rectified.

Recommendations

Refer Back to Client

It is recommended that the following repairs are carried out to prevent an escape of water from the system:

On line 2, excavate and replace WG2 and 1.5m of 100 mm pipework including a branch connection at a depth no greater than 1m. This will require excavating through 2 of the cellar steps.

On line 6, excavate and replace WG1 and 1m of 100 mm pipework at a depth no greater than 1m. The above ground drainage will need to be extended 75mm below the gully grate.

The excavations will be through concrete.

On line 5, install 5m of 100 mm liner directly downstream of MH1.

It will then be necessary to CCTV survey line 2 to check for any further issues. Please note that the further CCTV investigation may reveal additional defects to the drainage system. This will be reported whilst on-site and could potentially cause an increase in repair costs and provide further inconvenience to the customer/occupants.

It should be noted that our drainage survey revealed defects which were outside the area of concern. We would therefore recommend that the customer opens a separate claim for accidental damage to underground services as these works would not be covered as part of a subsidence claim.

We will now refer the claim back to the client in order to progress.

Repair Caveats

Once repairs have been undertaken the customer should ensure the drainage system is periodically inspected in the future for any deterioration and kept free flowing / free of blockages. Any damage noted during future inspections should be repaired immediately in accordance with current Building Regulations.

With any repair process, complications and unforeseen circumstances can arise. These scenarios will be reported whilst on-site and could potentially cause an increase in repair costs and inconvenience.

Where any excavation reinstatement of the surface is required, the reinstatement will always attempt to match the previous surface patterns and colouring, however we cannot guarantee an exact match.

If any of the above lining recommendations fail then excavation and replacement of the pipework would be required. This would severely increase the cost of repairs and would provide greater inconvenience to the residents.

The above recommendations allow for the replacement of gullies & connected underground drainage only. The insured should be made aware that the aesthetic appearance of this gully may be different from what is currently in place.

It will be necessary to remove and re-build part of the steps to facilitate the recommended repairs. We have allocated a half day in the quotation to undertake this work, however currently the make up of the steps are unknown, if any complications arise with these works then additional cost will be incurred.

Photographs

Trial Hole 1

Fig 1.1: Trial Hole 1 Location



Fig 1.2: Trial Hole 1 Footing



Trial Hole 2

Fig 2.1: Trial Hole 2 Location



Fig 2.2: Trial Hole 2 Footing



Other Photos

Fig 7.1: WG and steps to cellar.

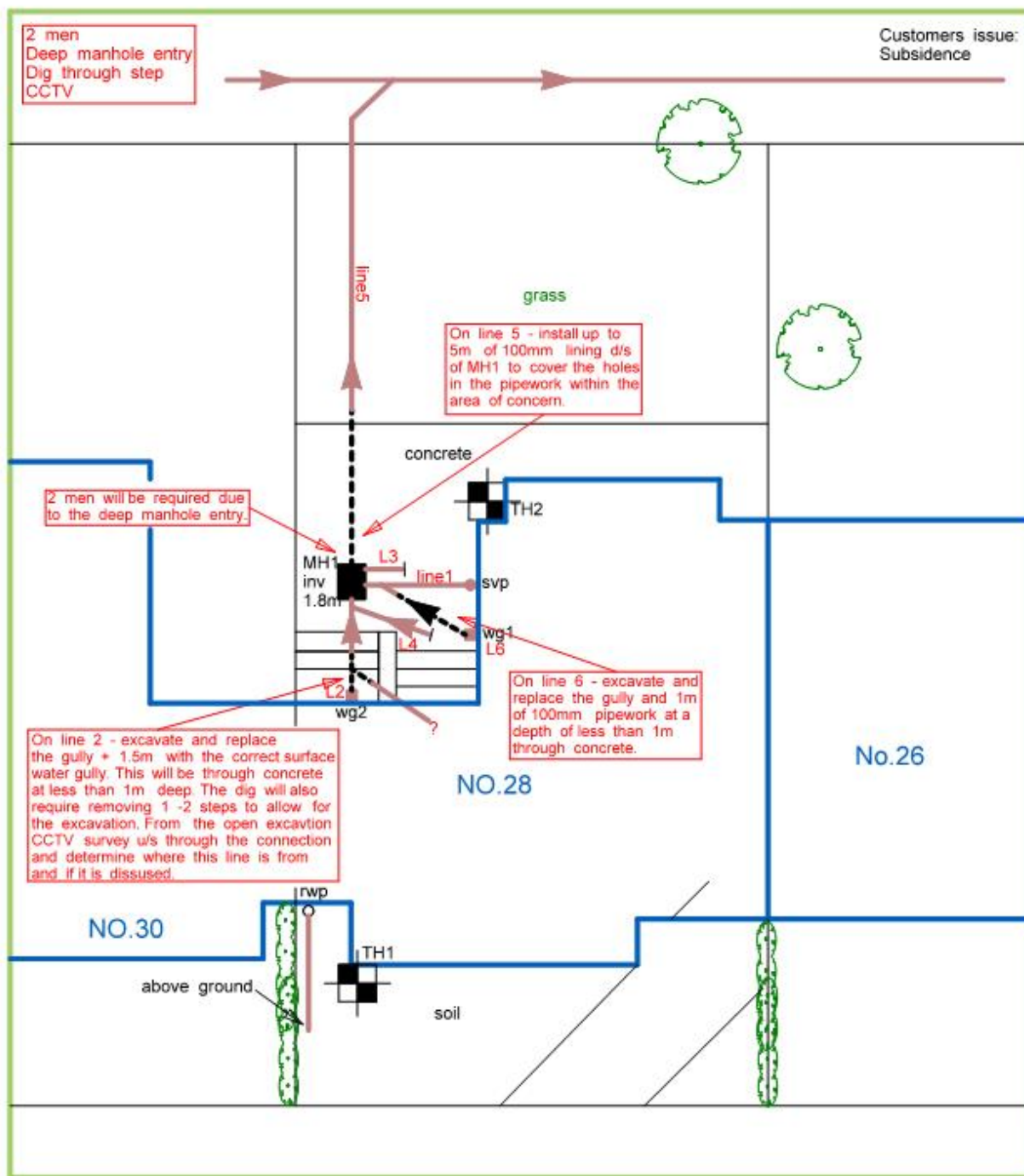


Fig 7.2: WG2.



Fig 7.3: RWP at front to ground





This drawing should be used for diagrammatic purposes only. Auger are not responsible or liable for any 3rd party works undertaken using the details outlined in this drawing. Confirmation of the drainage configuration can only be confirmed by excavation or detailed technical survey.

LEGEND

	= Manhole		= Blockage		= Lines not camera surveyed		= Steps		= Trial hole		= Shrubs/bush
	= Inspection Chamber		= svp/w/c		= Lines camera surveyed		= Assumed water mains feed		= Borehole		= Hedge
	= Inspection Pot		= wg/fwg		= Walls		= Fences		= Direction of flow		= Tree
			= rwp		= Building Outline		= gate / door				
			= nwp								



Trial Hole Log No.1

Location: Front of property

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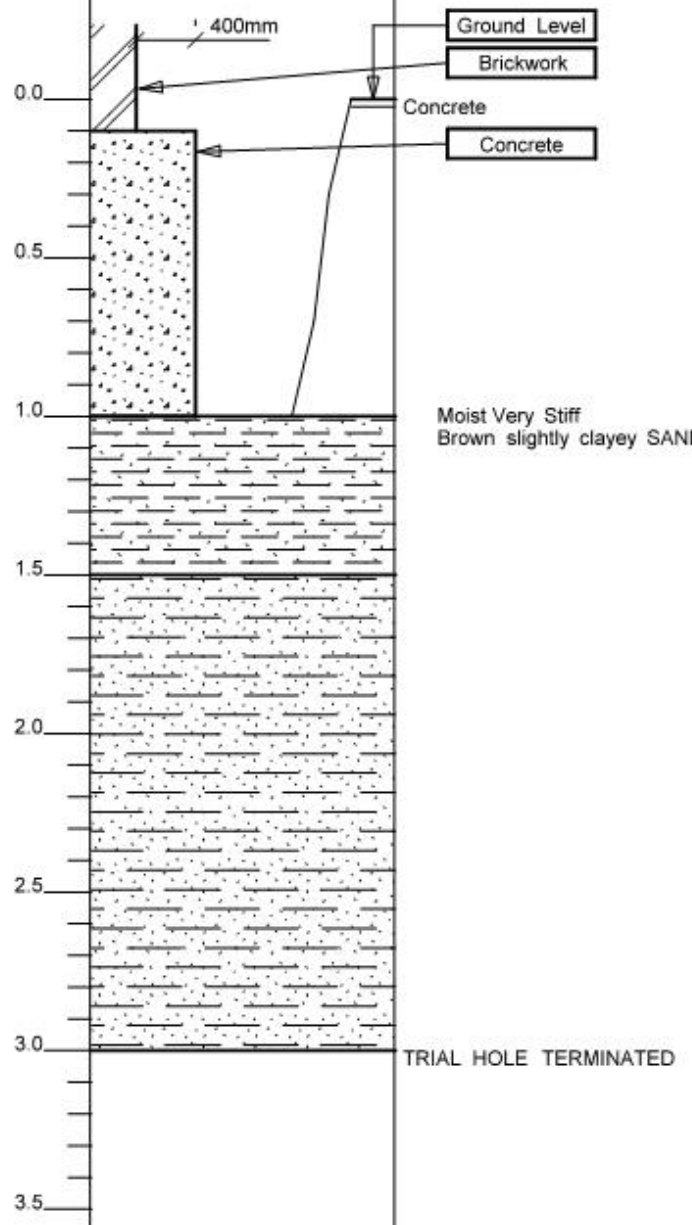
Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)	MP (300mm)		
0.0		Ground Level				
		Soil (Border)				
		Brickwork				
0.5		Double Step				
		Moist Very Stiff Brown sandy fine to medium gravelly silty CLAY	100kpa		Soil @ 0.7m	Root @ 0.7m
1.0		Moist Medium Dense Brown slightly clayey SAND		64blows	Soil @ 1.2m	
1.5		Moist Medium Dense Brown slightly clayey SAND		106blows	Soil @ 1.7m	
2.0		Moist Medium Dense Brown slightly clayey SAND		89blows	Soil @ 2.2m	
2.5		Damp Medium Dense Brown slightly clayey SAND		122blows	Soil @ 2.7m	
3.0		TRIAL HOLE TERMINATED		158blows		
3.5						



Trial Hole Log No.2

Location: Rear lhs

Job Ref:
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Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)	MP (300mm)		
0.0		Moist Very Stiff Brown slightly clayey SAND	88kpa		Soil @ 1m	
0.5						
1.0						
1.5				98blows	Soil @ 1.5m	
2.0				114blows	Soil @ 2m	
2.5				134blows	Soil @ 2.5m	
3.0		TRIAL HOLE TERMINATED		148blows		
3.5						