PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No:	246171
Client:	Cunningham Lindsey - Maidstone
Site:	21, Crescent Road Ltd London
Client Ref:	7777899-[redacted]
Date of Visit:	21/01/2015

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

Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

Unit E2 First Floor Suite, Boundary Court
Willow Farm Business Park, Castle Donington
Leicestershire, DE74 2NN

☎ 0843 2272362
✉ enquiries@cet-uk.com
💻 www.cet-uk.com

CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

Investigation Layout Plan

Sheet: 1 of 1

Job No: 246171E

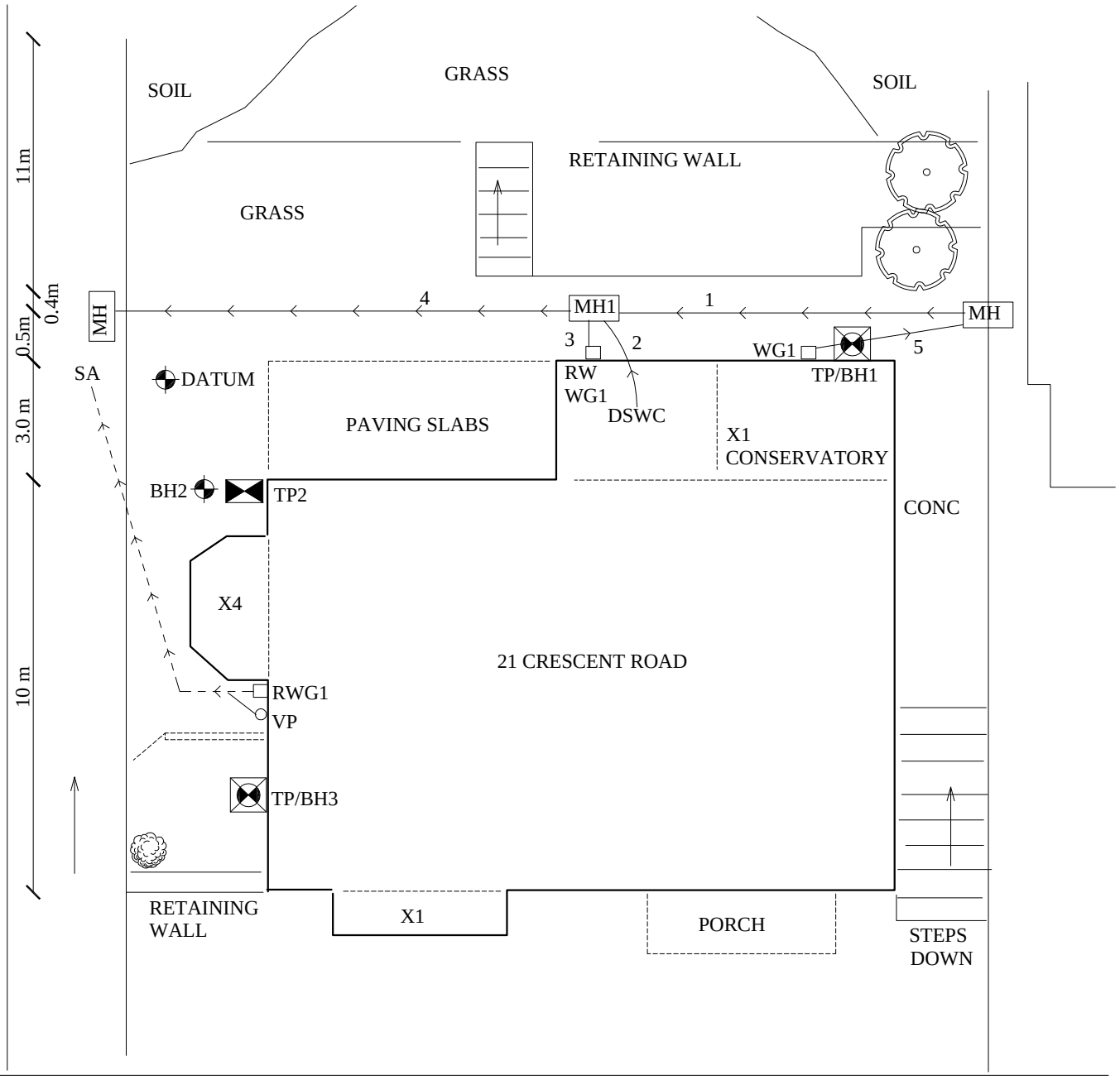
Date: 21/01/2015

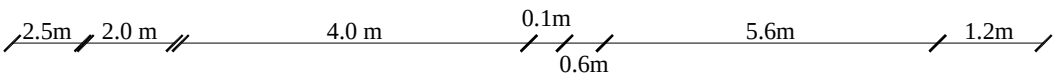
Site: 21 Crescent Road, N8 8AR

Work carried out for: Cunningham Lindsey

SP (SI) | MD/SE (Checked) | AR (Drawn)

Weather: DRY





ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

Parking - onsite.
Water supply - in house.
Site access - good.
Power - internal

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

Trial Pit No: 1

Sheet: 1 of 1

Job No: 246171E

Date: 21/01/15

Site: 21 Crescent Road, N8

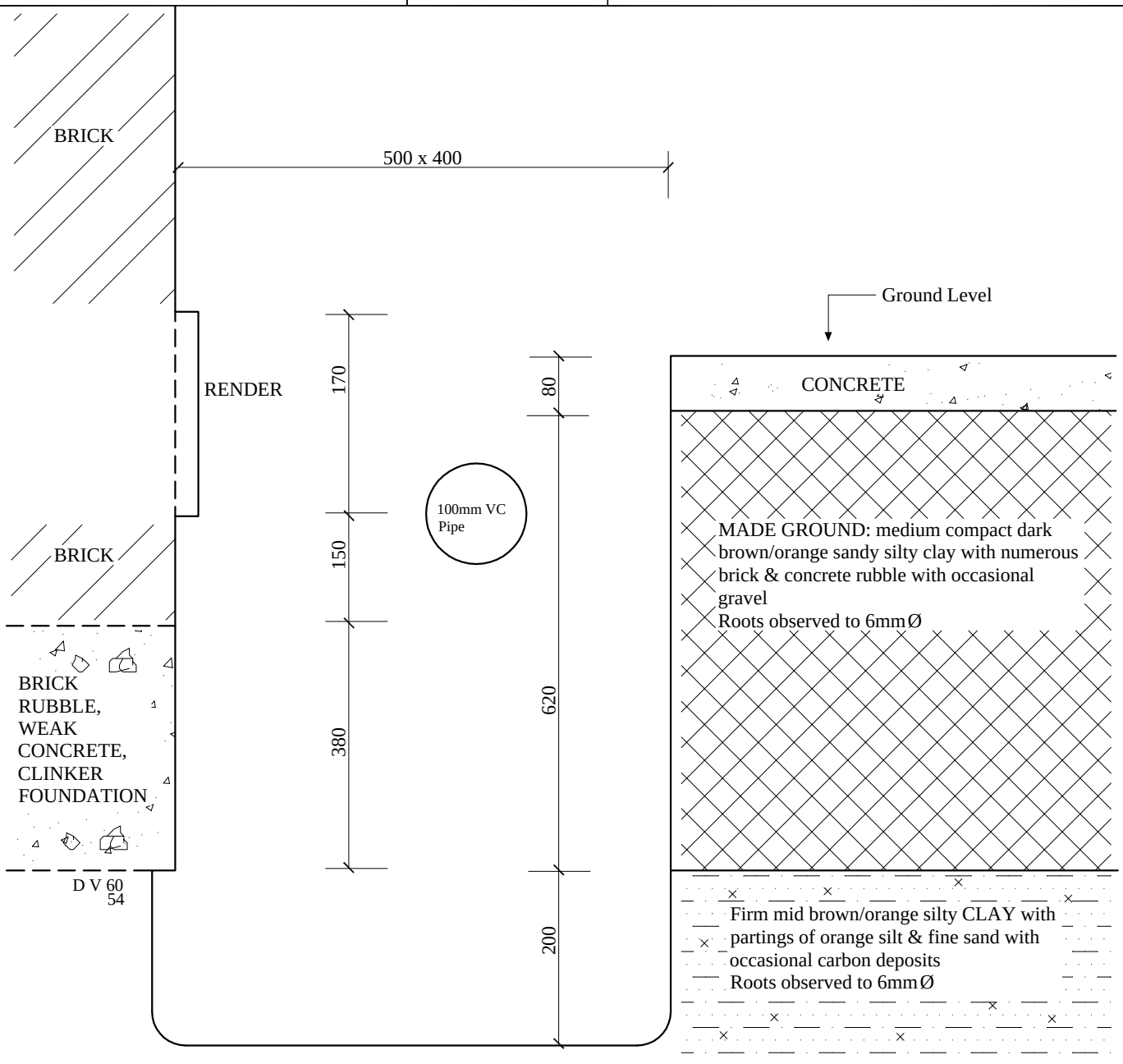
Work carried out for: Cunningham Lindsey

Excavation Method: Hand Tools

Drawn by: NR

Ground Level mOD:

Weather: Dry



FOR STRATA BELOW 900mm SEE BH LOG 1

Remarks: All measurements in millimetres.

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		

Logged: SP | Checked: SE | Approved: | Scale: N.T.S.

Trial Pit No: 2

Sheet: 1 of 1

Job No: 246171E

Date: 21/01/15

Site: 21 Crescent Road, N8

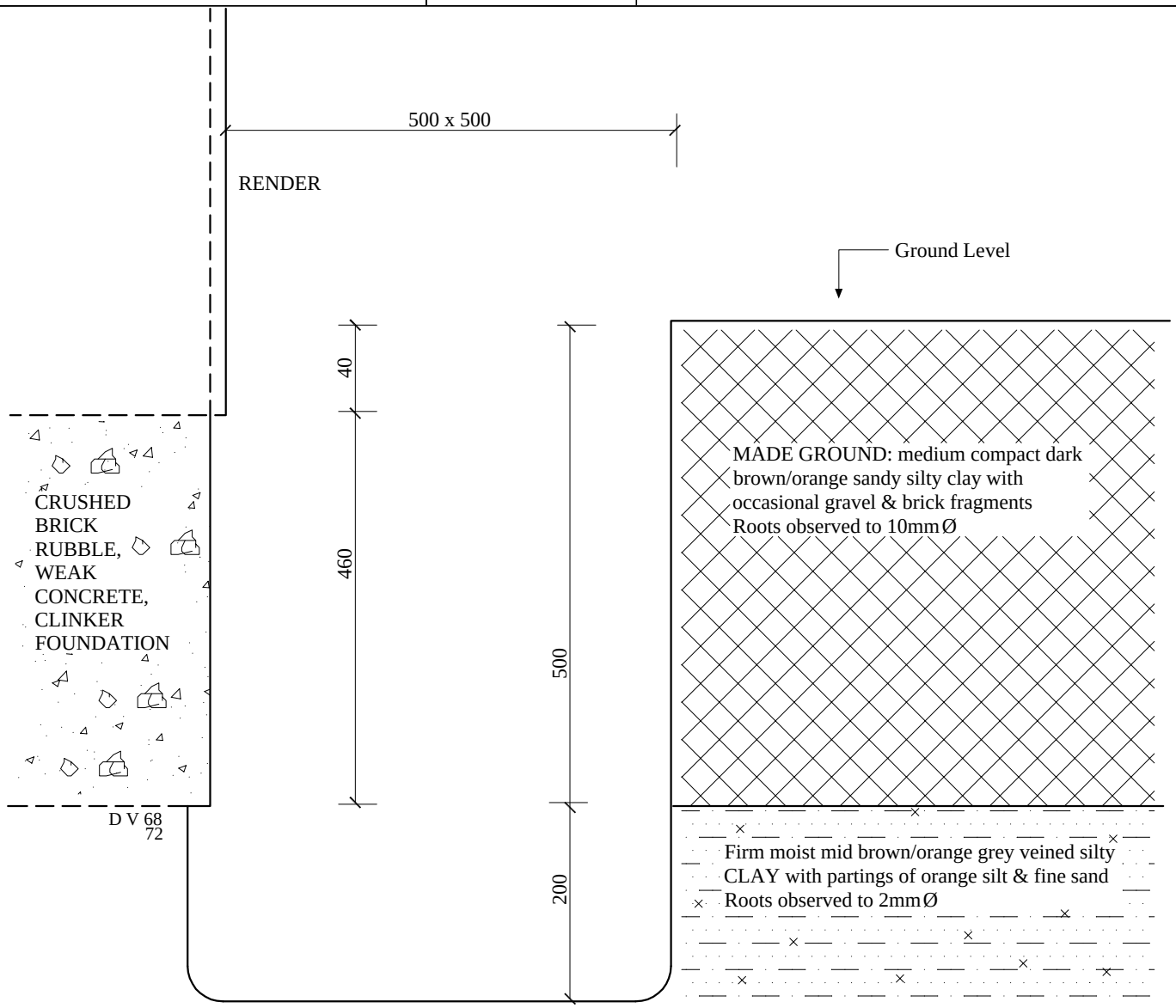
Work carried out for: Cunningham Lindsey

Excavation Method: Hand Tools

Drawn by: NR

Weather: Dry

Ground Level mOD:



TRIAL PIT ENDS AT 700MM

Remarks: All measurements in millimetres.

Water strike at 500mm, water level standing at 450mm on completion of TP. BH augered outside of TP to avoid water

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		

Logged: SP | Checked: SE | Approved: | Scale: N.T.S.

Trial Pit No: 3

Sheet: 1 of 1

Job No: 246171E

Date: 21/01/15

Site: 21 Crescent Road, N8

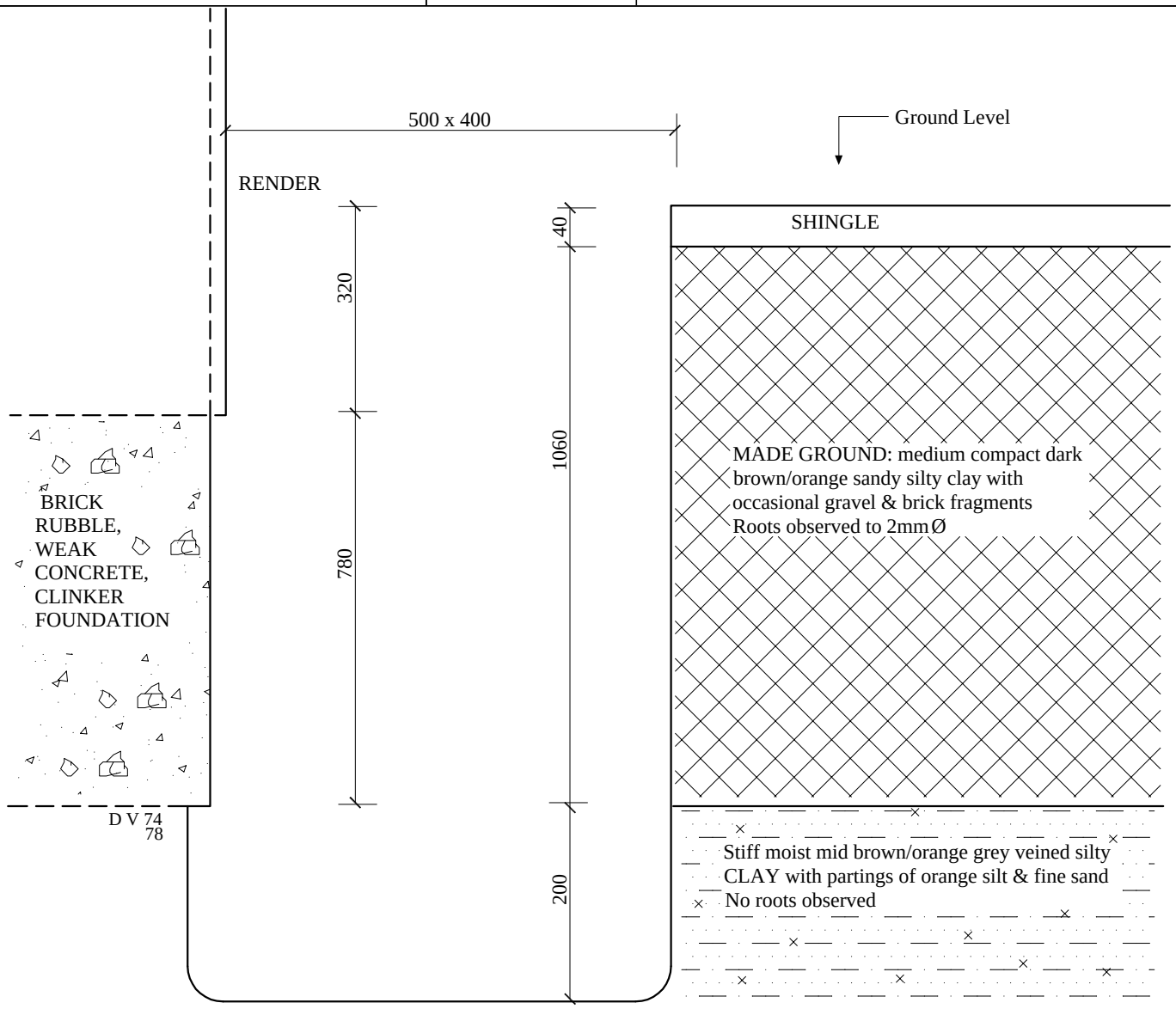
Work carried out for: Cunningham Lindsey

Excavation Method: Hand Tools

Drawn by: NR

Weather: Dry

Ground Level mOD:



FOR STRATA BELOW 1300mm SEE BH LOG 3

Remarks: All measurements in millimetres.

Water seepage at 1100mm. BH augered at the rear of TP to avoid water

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		

Logged: SP | Checked: SE | Approved:

Scale: N.T.S.

Borehole No: 1

Sheet: 1 of 1

Job No: 246171E

Site: 21 Crescent Road, N8

Boring Method: Hand Auger

Date: 21/01/2015

Diameter: 80mm

Coordinates:

Ground Level mOD:

Work Carried out for: Cunningham Lindsey

Depth (m)	Description of Strata	Thick-ness (m)	Legend	Sample	Test Type	Test Result	Depth (m)	Field Records/Comments	Depth to water (m)
	As Trial Pit 1	0.90						No roots observed	
0.90	Firm mid brown/orange, silty CLAY with partings of orange silt & fine sand with & occasional carbon deposits	0.60		D	V	60 62	1.00		
1.50	Stiff mid brown/orange, grey veined silty CLAY with partings of orange silt & fine sand with occasional crystals	3.50		D	V	78 80	1.50		
				D	V	90 100	2.00		
				D	V	110 102	2.50		
				D	V	118 116	3.00		
				D	V	112 108	3.50		
				D	V	120 128	4.00		
				D	V	136 130	4.50		
5.00	BH Ends at 5.0m			D	V	138 134	5.00		

Remarks: Borehole dry & open on completion

Key: T.D.T.D. Too Dense to Drive

D Small disturbed sample J Jar sample

B Bulk disturbed sample V Pilcon Vane (kPa)

W Water sample M Mackintosh Probe

Logged: SP Checked: SE Drawn by NR Scale: NTS Weather: Dry

Borehole No: 2

Sheet: 1 of 1

Job No: 246171E

Site: 21 Crescent Road, N8

Boring Method: Hand Auger

Date: 21/01/2015

Diameter: 80mm

Coordinates:

Ground Level mOD:

Work Carried out for: Cunningham Lindsey

Depth (m)	Description of Strata	Thick-ness (m)	Legend	Sample	Test Type	Test Result	Depth (m)	Field Records/Comments	Depth to water (m)
G/L	MADE GROUND: medium compact dark brown/orange sandy silty clay with occasional gravel & brick fragments	0.50						Roots observed to 1mm diameter to 1.1m	
0.50	Firm mid brown/orange grey veined silty CLAY with partings of orange silt & fine sand	0.50							
1.00				D	V	64	1.00	No roots observed below 1.1m	
	Firm as above with occasional carbon deposits	0.50				70			
1.50				D	V	76	1.50		
						82			
				D	V	82	2.00		
						90			
				D	V	102	2.50		
						108			
	Stiff mid brown/orange grey veined silty CLAY with partings of orange silt & fine sand with occasional crystals	3.50		D	V	110	3.00		
						104			
				D	V	110	3.50		
						118			
				D	V	106	4.00		
						112			
				D	V	128	4.50		
						120			
5.00				D	V	130	5.00		
	BH ends at 5.0m					134			

Remarks:

Borehole dry & open on completion

Key: T.D.T.D. Too Dense to Drive

D Small disturbed sample J Jar sample

B Bulk disturbed sample V Pilcon Vane (kPa)

W Water sample M Mackintosh Probe

Logged: SP Checked: SE Drawn by NR Scale: NTS Weather: Dry

Borehole No: 3

Sheet: 1 of 1

Job No: 246171E

Site: 21 Crescent Road, N8

Boring Method: Hand Auger

Date: 21/01/2015

Diameter: 80mm

Coordinates:

Ground Level mOD:

Work Carried out for: Cunningham Lindsey

Depth (m)	Description of Strata	Thick-ness (m)	Legend	Sample	Test Type	Test Result	Depth (m)	Field Records/Comments	Depth to water (m)
	As Trial Pit 3	1.30						No roots observed	
1.30	Moist mid brown/orange grey veined silty CLAY with partings of orange silt & fine sand	0.20							
1.50				D	V	76	1.50		
						78			
				D	V	92	2.00		
						94			
				D	V	100	2.50		
	Stiff as above with occasional crystals	3.50				96			
				D	V	110	3.00		
						118			
				D	V	112	3.50		
						112			
				D	V	122	4.00		
						114			
				D	V	126	4.50		
						130			
5.00				D	V	130	5.00		
						132			
	BH ends at 5.0m								

Remarks:

Borehole dry & open on completion

Key: T.D.T.D. Too Dense to Drive

D Small disturbed sample J Jar sample

B Bulk disturbed sample V Pilcon Vane (kPa)

W Water sample M Mackintosh Probe

Logged: SP Checked: SE Drawn by NR Scale: NTS Weather: Dry

DATUM

Sheet: 1 of 1

Job No: 246171E

Site: 21 Crescent Road, N8

Boring Method: CFA

Date: 21/01/2015

Diameter: 80mm

Coordinates:

Ground Level mOD:

Work Carried out for: Cunningham Lindsey

Depth (m)	Description of Strata	Thick-ness (m)	Legend	Sample	Test Type	Test Result	Depth (m)	Field Records/Comments	Depth to water (m)
G/L	Turf over MADE GROUND: dark brown/ orange silty clay with occasional gravel & brick fragments	1.00						Roots observed to 1mm diameter to 1.2m	
1.00	Mid brown/orange grey veined silty CLAY with partings of silt & fine sand	1.00						No roots observed below 1.2m	
2.00	As above with occasional crystals	6.50							
8.50	BH ends at 8.5m Too stiff for drill to penetrate								

Remarks: Borehole dry & open on completion
Datum installed at 8.5m - no samples or insitu strength testing carried out

Key: T.D.T.D. Too Dense to Drive
D Small disturbed sample
B Bulk disturbed sample
W Water sample
J Jar sample
V Pilcon Vane (kPa)
M Mackintosh Probe

Logged: SP Checked: SE Drawn by NR Scale: NTS Weather: Dry

Our Ref : 246171

Laboratory Testing Results

Date Sampled: 21/01/2015

Location : 21, Crescent Road, N8

Date Received : 22/01/2015

Work carried out for: Cunningham Lindsey - Maidstone

Date Tested : 22/01/2015

Date of Report : 27/01/2015

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 (h) *[8]*	Soil Sample Suction (kPa)	In situ Shear Vane Strength (kPa) *[9]*	Organic Content (%)*[10]*	pH Value *[11]*	Sulphate Content (g / l) SO_3 *[12]*	Sulphate Content (g / l) SO_4 *[13]*	Class *[14]*
1	0.70(U/S)	D	34	<5	81	27	54	0.14	54	CV			57					
	1.0	D	34	<5									61					
	1.5	D	33	<5	75	22	53	0.20	53	CV			79					
	2.0	D	33	<5	76	24	52	0.16	52	CV			95					
	2.5	D	34	<5									106					
	3.0	D	37	<5	81	27	54	0.18	54	CV			117					
	3.5	D	36	<5									110					
	4.0	D	35	<5									124					
	4.5	D	32	<5									133					
	5.0	D	31	<5									136					

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 S9a adapted from BRE IP 4/93

[9] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

[10] BS 1377 : Part 3 : 1990, Test No 4

[11] BS 1377 : Part 3 : 1990, Test No 9

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

[13] $SO_4 = 1.2 \times SO_3$

[14] BRE Special Digest One (Concrete in Aggressive Ground) 2005

Note that if the SO_4 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

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

Our Ref : 246171

Laboratory Testing Results

Date Sampled : 21/01/2015

Location : 21, Crescent Road, N8

Date Received : 22/01/2015

Work carried out for: Cunningham Lindsey - Maidstone

Date Tested : 22/01/2015

Date of Report : 27/01/2015

Sample Ref.		Type	Moisture Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity Index	Modified Plasticity Index	Soil Class	Filter Paper Contact Time	Soil Sample Suction	In situ Shear Vane Strength	Organic Content	pH Value	Sulphate Content (g / l)		Class
TP/BH No.	Depth (m)		(%) *[1]*	> 0.425mm (%) *[2]*	(%) *[3]*	(%) *[4]*	(%) *[5]*	*[5]*	(%) [6	*[7]*	(h) *[8]*	(kPa)	(kPa) *[9]*	(%)*[10]*	*[11]*	SO_3 *[12]*	SO_4 *[13]*	*[14]*
TP2	0.50(U/S)	D	40	<5	86	28	58	0.21	58	CV			70					

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 S9a adapted from BRE IP 4/93

[9] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

[10] BS 1377 : Part 3 : 1990, Test No 4

[11] BS 1377 : Part 3 : 1990, Test No 9

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

[13] $SO_4 = 1.2 \times SO_3$

[14] BRE Special Digest One (Concrete in Aggressive Ground) 2005

Note that if the SO_4 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

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Our Ref : 246171

Laboratory Testing Results

Date Sampled : 21/01/2015

Location : 21, Crescent Road, N8

Work carried out for: Cunningham Lindsey - Maidstone

Date Received : 22/01/2015

Date Tested : 22/01/2015

Date of Report : 27/01/2015

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 (h) *[8]*	Soil Sample Suction (kPa)	In situ Shear Vane Strength (kPa) *[9]*	Organic Content (%)*[10]*	pH Value *[11]*	Sulphate Content (g / l) SO_3 *[12]*	Sulphate Content (g / l) SO_4 *[13]*	Class *[14]*
BH2	1.0	D	35	<5	81	26	55	0.17	55	CV			67					
	1.5	D	35	<5									79					
	2.0	D	34	<5	81	25	56	0.17	56	CV			86					
	2.5	D	34	<5	72	22	50	0.23	50	CV			105					
	3.0	D	35	<5									105					
	3.5	D	33	<5	80	25	55	0.14	55	CV			107					
	4.0	D	34	<5									114					
	4.5	D	30	<5									109					
	5.0	D	31	<5									124					
													132					
					BH2 not in TP2													

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 S9a adapted from BRE IP 4/93

[9] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

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[11] BS 1377 : Part 3 : 1990, Test No 9

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

[13] $SO_4 = 1.2 \times SO_3$

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Note that if the SO_4 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

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W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

Moisture Content and Shear Strength Profiles

Our Ref : 246171

Location : 21, Crescent Road, N8

Work carried out for: Cunningham Lindsey - Maidstone

Note : Unless specifically noted the profiles have not been related to a site datum.

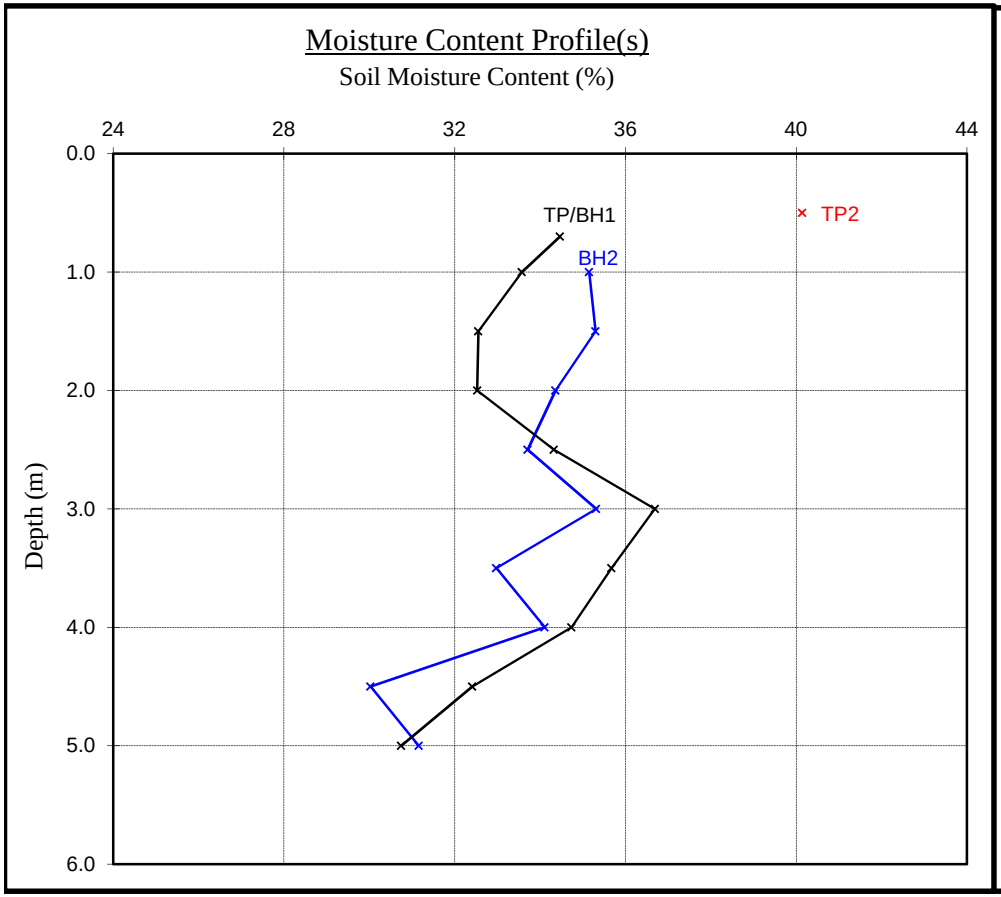
Date Sampled : 21/01/2015

Date Received : 22/01/2015

Date Tested : 22/01/2015

Date of Report : 27/01/2015

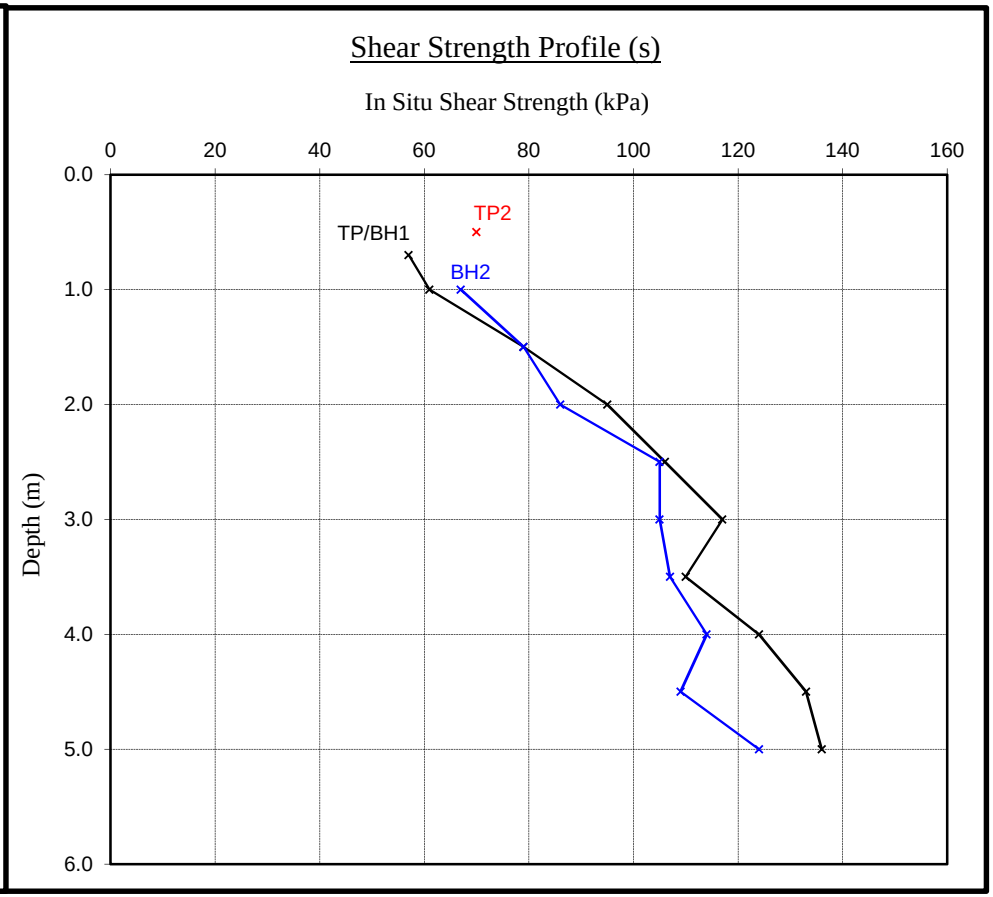
Moisture Content Profile(s)



Note

If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clays) at shallow depths.

Shear Strength Profile (s)

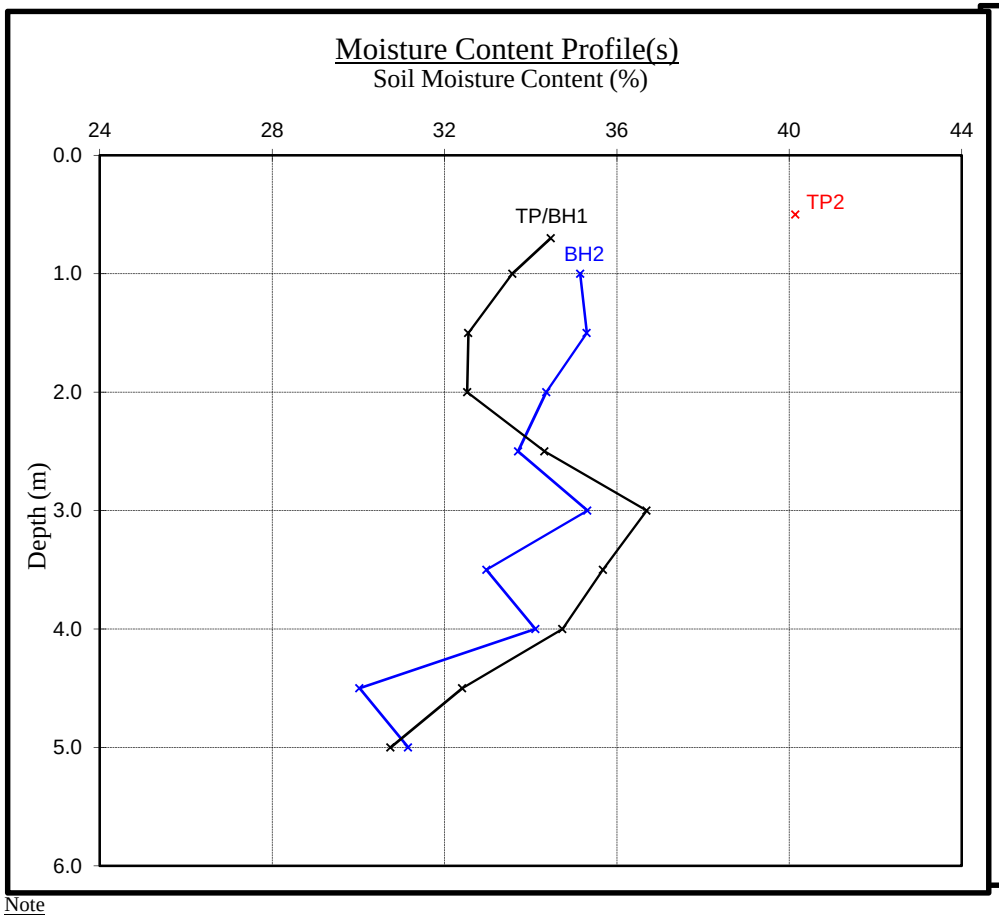


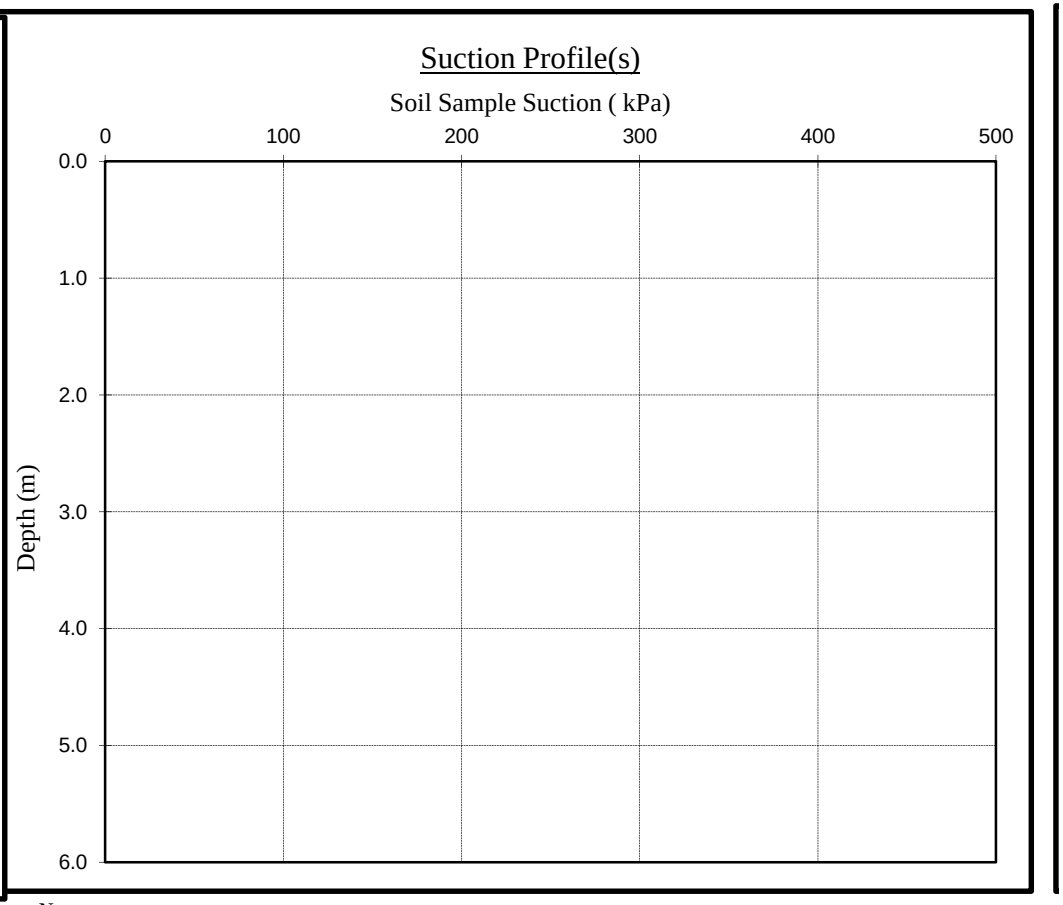
Note

Unless otherwise stated, values of Shear Strength were determined in situ by CET using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.

Moisture Content and Suction Profiles

Our Ref :	246171		Date Sampled : 21/01/2015
Location :	21, Crescent Road, N8		Date Received : 22/01/2015
Work carried out for:	Cunningham Lindsey - Maidstone	Note : Unless specifically noted the profiles have not been related to a site datum.	Date Tested : 22/01/2015
			Date of Report : 27/01/2015





Note

If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clays) at shallow depths.

Note

When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

EPSL
European Plant Science Laboratory

Sheet: 1 of 1

Job No: **246171**
Date: **28/01/2015**
Order No: **652332**

EPSL Ref: **R10875**

Site: **21 Crescent Rd, London, N8**

Work carried out for: **Cunningham Lindsey**

Certificate of Analysis

The following work was commissioned by CET on behalf of their client. Root samples were obtained in sealed packets from the above site with no reference given as to the types of tree or shrub from which they may have originated.
The results were as follows -

Trial pit/ Borehole number	Root diameter (mm)	Tree, shrub or climber from which root originates	Result of starch test
TP1 (USF)	7 mm	Acer spp.	Negative
TP2 (USF)	1 mm	Acer spp. 5 roots	Positive
BH2 (to 1.1m)	1 mm	Acer spp. 2 roots	Positive

Acer spp. are maples, including sycamore, Norway maple, and Japanese maples.

GST

Address for correspondence: EPSL, Intec, Parc Menai, Bangor, Gwynedd, North Wales, LL57 4FG
Telephone: 01248 672 652
e-mail: lab@innovation-environmental.co.uk
Head of Laboratory Services : M D Mitchell B.Sc. (Hons), M.Phil.
Plant Anatomist : Dr G S Turner B.Sc. (Hons), M.Sc., Ph.D
Plant Anatomist : Dr D P Aebischer B.Sc. (Hons), M.Sc., Ph.D
Consultant: Dr M P Denne B.Sc. (Hons), M.Sc., Ph.D
Registered in England. No 3256771, Registered Office:Yarmouth House, 1300 Parkway, Solent Business Park, Hampshire, PO15 7AE

To: Cunningham Lindsey - Maidstone
4 North Court
South Park Business Village
Armstrong Road
Kent
ME15 6JZ

Our Ref: **246171**
Your Ref: **7777899**
Date: **22-Jan-15**

Ftao: Yiu-Shan Wong

ESTIMATE

Site:- **21, Crescent Road Ltd**

Item			Amount
1.0	Location	**Manhole 1 upstream to DSWC. Run 2.**	£470.00
	Shared System	Yes with flats.	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	From manhole line run upstream 2.5 metres with elastoliner.	
2.0	Location	**Break in upstream to waste gully 1. Run 5.**	£564.50
	Shared System	Yes with flats.	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace gully plus 0.5 metres of pipe work then from excavation line run downstream to manhole.	
3.0	Location	**Rain water gully 1 downstream. Run 6.**	£940.00
	Shared System	Yes with flats.	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace gully plus 1 metre of pipe work then high pressure water jet to clear run and line downstream 7 metres.	

Manhole 1 & the main run at the rear of the property is shared, therefore owned by the water authority. Repairs may be the responsibility of the water authority.

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

Total	£1,974.50
plus VAT @20%	£394.90
Total + VAT	£2,369.40

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:- **21, Crescent Road Ltd**

Client :- **Cunningham Lindsey - Maidstone**

Attention of:- **Yiu-Shan Wong**

Client ref	7777899
Job Number :-	246171
Insurer	Zurich Commercial
Date:-	22-Jan-15
Recommendation	1

Item No	Description Manhole 1 upstream to DSWC. Run 2.	Unit	Quantity	Rate	Price
				(£)	(£)
1.0	**Emergency Drain Blockage Clearance**				
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		**£70.00**	£0.00
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		**£30.00**	£0.00
1.3	Unblock drain 6pm-midnight	Item		**£100.00**	£0.00
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		**£35.00**	£0.00
2.1	**CCTV Surveys**				
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item		**£130.00**	£0.00
2.3	Additional 1/2 hr survey charge	Item		**£30.00**	£0.00
3.0	**Replacing Underground Drainage**				
3.1	**Gullies**				
3.2	Take out and replace gulley (100mm outlet)	Item		**£130.00**	£0.00
3.3	Take out and replace rodding point (100mm outlet)	Item		**£90.00**	£0.00
3.4	**Bends/junctions**				
3.5	Excavate and replace rest bend (100mm outlet)	Item		**£90.00**	£0.00
3.6	Excavate and replace rest bend (150mm outlet)	Item		**£120.00**	£0.00
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item		**£70.00**	£0.00
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		**£70.00**	£0.00
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		**£70.00**	£0.00
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		**£70.00**	£0.00
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		**£70.00**	£0.00
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		**£70.00**	£0.00
3.13	**Pipes**				
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m		**£95.00**	£0.00
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		**£120.00**	£0.00
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		**£95.00**	£0.00
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		**£120.00**	£0.00
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		**£150.00**	£0.00
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		**£160.00**	£0.00
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		**£150.00**	£0.00
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		**£160.00**	£0.00
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		**£270.00**	£0.00
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		**£290.00**	£0.00
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		**£250.00**	£0.00
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		**£270.00**	£0.00
3.26	**Surface Reinstatement of Trenches**				
3.27	Excavate through and reinstate turf.			**£0.00**	£0.00
3.28	Excavate through and replace concrete paving slabs	m		**£30.00**	£0.00
3.29	Excavate through and replace block paving	m		**£50.00**	£0.00
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m		**£47.00**	£0.00
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		**£95.00**	£0.00
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		**£90.00**	£0.00
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		**£115.00**	£0.00
3.34	Excavate through and reinstate Tarmac - Cold rolled	m		**£48.00**	£0.00
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		**POA**	
3.36	Reinstatement of crazy paving	m		**£75.00**	£0.00
4.0	**Lining**				
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item	1	**£290.00**	£290.00
4.2	Line 100mmØ drain	m		**£50.00**	£0.00
4.3	Line 150mmØ drain	m		**£70.00**	£0.00
4.4	Post lining CCTV survey	no	1	**£100.00**	£100.00
4.5	Minimum lining charge	Item		**£290.00**	£0.00
4.6	Root cutting of drain prior to lining	hr		**£65.00**	£0.00
4.7	Set up lining rig for patch lining	Item		**£0.00**	£0.00
4.8	Patch line 100mmØ drain	no		**£250.00**	£0.00
4.9	Patch line 150mmØ drain	no		**£280.00**	£0.00
4.10	Post patch lining CCTV survey	Item		**£100.00**	£0.00
4.11	Minimum patch lining charge	Item		**£250.00**	£0.00
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		**£190.00**	£0.00
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		**£280.00**	£0.00
5.0	**Miscellaneous**				
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		**£400.00**	£0.00
5.2	% Uplift on disbursements and suppliers charges	%		**1.25**	£0.00
5.3	Daywork - Hourly labour rate	hr		**£30.00**	£0.00
5.4	Minimum project value	Item		**£346.50**	£0.00
5.5					£0.00
5.6					£0.00
5.7					£0.00
5.8					£0.00
6.0	**Additional items**				
6.1	De-scaling (fat/grime)	hr		**£65.00**	£0.00
6.2	De-scaling (scale using chain flails)	hr		**£90.00**	£0.00
6.3	Gully surround	item		**£30.00**	£0.00
6.4	Manhole works (up to 1.2m)	item	1	**£80.00**	£80.00
6.6	Oversize soakaway (1.5m3)	item		**£600.00**	£0.00
6.7	Soakaway >1.5m3	item		**POA**	
6.8	Waste disposal	m		**£20.00**	£0.00
6.9	Shoring	m		**£40.00**	£0.00
	Total Estimate Price For Recommendation Number		1.0		£470.00
	Subject to discount		**0.00**		£0.00
	Total subject to VAT @ 20%				£470.00

Note: Subject to the attached Terms and Condtions

A - When calculating prices, all measurements are rounded up

B - Depths are taken to the base of excavations

C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed

D - All rates exclude VAT

G - Daywork rates do not include for materials that are charged at cost plus 25%

F - The above rates are subject to re-measurement

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

E - Depths are taken to the base of excavations

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- **21, Crescent Road Ltd**

Client :- **Cunningham Lindsey - Maidstone**

Attention of:- **Yiu-Shan Wong**

Client ref	7777899
Job Number :-	246171
Insurer	Zurich Commercial
Date:-	22-Jan-15
Recommendation	2

Item No	Description Break in upstream to waste gully 1. Run 5.	Unit	Quantity	Rate	Price
				(£)	(£)
1.0	**Emergency Drain Blockage Clearance**				
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		**£70.00**	£0.00
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		**£30.00**	£0.00
1.3	Unblock drain 6pm-midnight	Item		**£100.00**	£0.00
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		**£35.00**	£0.00
2.1	**CCTV Surveys**				
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item		**£130.00**	£0.00
2.3	Additional 1/2 hr survey charge	Item		**£30.00**	£0.00
3.0	**Replacing Underground Drainage**				
3.1	**Gullies**				
3.2	Take out and replace gulley (100mm outlet)	Item	1	**£130.00**	£130.00
3.3	Take out and replace rodding point (100mm outlet)	Item		**£90.00**	£0.00
3.4	**Bends/junctions**				
3.5	Excavate and replace rest bend (100mm outlet)	Item		**£90.00**	£0.00
3.6	Excavate and replace rest bend (150mm outlet)	Item		**£120.00**	£0.00
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item		**£70.00**	£0.00
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		**£70.00**	£0.00
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		**£70.00**	£0.00
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		**£70.00**	£0.00
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		**£70.00**	£0.00
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		**£70.00**	£0.00
3.13	**Pipes**				
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m	0.5	**£95.00**	£47.50
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		**£120.00**	£0.00
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		**£95.00**	£0.00
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		**£120.00**	£0.00
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		**£150.00**	£0.00
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		**£160.00**	£0.00
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		**£150.00**	£0.00
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		**£160.00**	£0.00
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		**£270.00**	£0.00
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		**£290.00**	£0.00
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		**£250.00**	£0.00
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		**£270.00**	£0.00
3.26	**Surface Reinstatement of Trenches**				
3.27	Excavate through and reinstate turf.			**£0.00**	£0.00
3.28	Excavate through and replace concrete paving slabs	m		**£30.00**	£0.00
3.29	Excavate through and replace block paving	m		**£50.00**	£0.00
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m	1	**£47.00**	£47.00
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		**£95.00**	£0.00
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		**£90.00**	£0.00
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		**£115.00**	£0.00
3.34	Excavate through and reinstate Tarmac - Cold rolled	m		**£48.00**	£0.00
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		**POA**	
3.36	Reinstatement of crazy paving	m		**£75.00**	£0.00
4.0	**Lining**				
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item	1	**£290.00**	£290.00
4.2	Line 100mmØ drain	m		**£50.00**	£0.00
4.3	Line 150mmØ drain	m		**£70.00**	£0.00
4.4	Post lining CCTV survey	no		**£100.00**	£0.00
4.5	Minimum lining charge	Item		**£290.00**	£0.00
4.6	Root cutting of drain prior to lining	hr		**£65.00**	£0.00
4.7	Set up lining rig for patch lining	Item		**£0.00**	£0.00
4.8	Patch line 100mmØ drain	no		**£250.00**	£0.00
4.9	Patch line 150mmØ drain	no		**£280.00**	£0.00
4.10	Post patch lining CCTV survey	Item		**£100.00**	£0.00
4.11	Minimum patch lining charge	Item		**£250.00**	£0.00
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		**£190.00**	£0.00
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		**£280.00**	£0.00
5.0	**Miscellaneous**				
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		**£400.00**	£0.00
5.2	% Uplift on disbursements and suppliers charges	%		**£1.25**	£0.00
5.3	Daywork - Hourly labour rate	hr		**£30.00**	£0.00
5.4	Minimum project value	Item		**£346.50**	£0.00
5.5				**£0.00**	£0.00
5.6				**£0.00**	£0.00
5.7				**£0.00**	£0.00
5.8				**£0.00**	£0.00
6.0	**Additional items**				
6.1	De-scaling (fat/grime)	hr		**£65.00**	£0.00
6.2	De-scaling (scale using chain flails)	hr		**£90.00**	£0.00
6.3	Gully surround	item	1	**£30.00**	£30.00
6.4	Manhole works (up to 1.2m)	item		**£80.00**	£0.00
6.6	Oversize soakaway (1.5m3)	item		**£600.00**	£0.00
6.7	Soakaway >1.5m3	item		**POA**	
6.8	Waste disposal	m	1	**£20.00**	£20.00
6.9	Shoring	m		**£40.00**	£0.00
	Total Estimate Price For Recommendation Number		2.0		£564.50
	Subject to discount		**0.00**		£0.00
	Total subject to VAT @ 20%				£564.50

Note: Subject to the attached Terms and Condtions

A - When calculating prices, all measurements are rounded up

B - Depths are taken to the base of excavations

C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed

D - All rates exclude VAT

G - Daywork rates do not include for materials that are charged at cost plus 25%

F - The above rates are subject to re-measurement

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

E - Depths are taken to the base of excavations

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- **21, Crescent Road Ltd**

Client :- **Cunningham Lindsey - Maidstone**

Attention of:- **Yiu-Shan Wong**

Client ref	7777899
Job Number :-	246171
Insurer	Zurich Commercial
Date:-	22-Jan-15
Recommendation	3

Item No	Description Rain water gully 1 downstream. Run 6.	Unit	Quantity	Rate (£)	Price (£)
1.0	**Emergency Drain Blockage Clearance**				
1.1	Unblock drain 8am-6pm - First 1/2 Hour	Item		**£70.00**	£0.00
1.2	Unblock drain 8am-6pm- Subsequent 1/2 Hour	Item		**£30.00**	£0.00
1.3	Unblock drain 6pm-midnight	Item		**£100.00**	£0.00
1.4	Unblock drain 6pm-midnight - Subsequent 1/2 hour	Item		**£35.00**	£0.00
2.1	**CCTV Surveys**				
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item		**£130.00**	£0.00
2.3	Additional 1/2 hr survey charge	Item		**£30.00**	£0.00
3.0	**Replacing Underground Drainage**				
3.1	**Gullies**				
3.2	Take out and replace gulley (100mm outlet)	Item	1	**£130.00**	£130.00
3.3	Take out and replace rodding point (100mm outlet)	Item		**£90.00**	£0.00
3.4	**Bends/junctions**				
3.5	Excavate and replace rest bend (100mm outlet)	Item		**£90.00**	£0.00
3.6	Excavate and replace rest bend (150mm outlet)	Item		**£120.00**	£0.00
3.7	Excavate and replace junction/bend (100mmØ), Excavation depth 0-1m.	Item	2	**£70.00**	£140.00
3.8	Excavate and replace junction/bend (150mmØ), Excavation depth 0-1m	Item		**£70.00**	£0.00
3.9	Excavate and replace junction/bend (100mmØ), Excavation depth 1-1.5m.	Item		**£70.00**	£0.00
3.10	Excavate and replace junction/bend (150mmØ), Excavation depth 1-1.5m.	Item		**£70.00**	£0.00
3.11	Excavate and replace junction/bend (100mmØ), Excavation depth 1.5-2.0m.	Item		**£70.00**	£0.00
3.12	Excavate and replace junction/bend (150mmØ), Excavation depth 1.5-2.0m.	Item		**£70.00**	£0.00
3.13	**Pipes**				
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m	1	**£95.00**	£95.00
3.15	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m, First 10m.	m		**£120.00**	£0.00
3.16	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m.	m		**£95.00**	£0.00
3.17	Excavate trench and replace 150mmØ pipework, Excavation depth 0-1m.	m		**£120.00**	£0.00
3.18	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		**£150.00**	£0.00
3.19	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m, First 10m.	m		**£160.00**	£0.00
3.20	Excavate trench and replace 100mmØ pipework, Excavation depth 1-1.5m.	m		**£150.00**	£0.00
3.21	Excavate trench and replace 150mmØ pipework, Excavation depth 1-1.5m.	m		**£160.00**	£0.00
3.22	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		**£270.00**	£0.00
3.23	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m, First 10m.	m		**£290.00**	£0.00
3.24	Excavate trench and replace 100mmØ pipework, Excavation depth 1.5-2.0m.	m		**£250.00**	£0.00
3.25	Excavate trench and replace 150mmØ pipework, Excavation depth 1.5-2.0m.	m		**£270.00**	£0.00
3.26	**Surface Reinstatement of Trenches**				
3.27	Excavate through and reinstate turf.			**£0.00**	£0.00
3.28	Excavate through and replace concrete paving slabs	m		**£30.00**	£0.00
3.29	Excavate through and replace block paving	m		**£50.00**	£0.00
3.30	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m		**£47.00**	£0.00
3.31	Excavate through and reinstate plain concrete, thickness 100- 200mm.	m		**£95.00**	£0.00
3.32	Excavate through and reinstate reinforced concrete, maximum thickness 100mm.	m		**£90.00**	£0.00
3.33	Excavate through and reinstate reinforced concrete, thickness 100-200mm.	m		**£115.00**	£0.00
3.34	Excavate through and reinstate Tarmac - Cold rolled	m		**£48.00**	£0.00
3.35	Excavate through and reinstate Tarmac - Hot rolled	m		**POA**	
3.36	Reinstatement of crazy paving	m		**£75.00**	£0.00
4.0	**Lining**				
4.1	Set up lining rig for drain lining including first 3m of lining per run, for 100mm or 150mm	Item	1	**£290.00**	£290.00
4.2	Line 100mmØ drain	m	4	**£50.00**	£200.00
4.3	Line 150mmØ drain	m		**£70.00**	£0.00
4.4	Post lining CCTV survey	no		**£100.00**	£0.00
4.5	Minimum lining charge	Item		**£290.00**	£0.00
4.6	Root cutting of drain prior to lining	hr		**£65.00**	£0.00
4.7	Set up lining rig for patch lining	Item		**£0.00**	£0.00
4.8	Patch line 100mmØ drain	no		**£250.00**	£0.00
4.9	Patch line 150mmØ drain	no		**£280.00**	£0.00
4.10	Post patch lining CCTV survey	Item		**£100.00**	£0.00
4.11	Minimum patch lining charge	Item		**£250.00**	£0.00
4.12	Re-open lateral branch up to 2m length, pipe up to 150mm	no		**£190.00**	£0.00
4.13	Re-open lateral branch over 2m length, pipe up to 150mm	no		**£280.00**	£0.00
5.0	**Miscellaneous**				
5.1	Excavation and backfill of soakaway (1m3) with stone	Item		**£400.00**	£0.00
5.2	% Uplift on disbursements and suppliers charges	%		**£1.25**	£0.00
5.3	Daywork - Hourly labour rate	hr		**£30.00**	£0.00
5.4	Minimum project value	Item		**£346.50**	£0.00
5.5				**£0.00**	£0.00
5.6				**£0.00**	£0.00
5.7				**£0.00**	£0.00
5.8				**£0.00**	£0.00
6.0	**Additional items**				
6.1	De-scaling (fat/grime)	hr	1	**£65.00**	£65.00
6.2	De-scaling (scale using chain flails)	hr		**£90.00**	£0.00
6.3	Gully surround	item		**£30.00**	£0.00
6.4	Manhole works (up to 1.2m)	item		**£80.00**	£0.00
6.6	Oversize soakaway (1.5m3)	item		**£600.00**	£0.00
6.7	Soakaway >1.5m3	item		**POA**	
6.8	Waste disposal	m	1	**£20.00**	£20.00
6.9	Shoring	m		**£40.00**	£0.00
	Total Estimate Price For Recommendation Number		3.0		£940.00
	Subject to discount		**0.00**		£0.00
	Total subject to VAT @ 20%				£940.00

Note: Subject to the attached Terms and Condtions

A - When calculating prices, all measurements are rounded up

B - Depths are taken to the base of excavations

C - Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed

D - All rates exclude VAT

G - Daywork rates do not include for materials that are charged at cost plus 25%

F - The above rates are subject to re-measurement

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

E - Depths are taken to the base of excavations

Underground Drainage Report	Sheet: 1 of 3 Job No: 246171 Date: 21-Jan-15	Site: 21, Crescent Road Ltd Work carried out for: Cunningham Lindsey - Maidstone

MANHOLE DETAILS

Manhole	Depth to Invert	Condition
MH1	720mm	As built

CCTV Survey:-

1. Drainage Run:

From manhole 1 run 1 to upstream - 100mm clay combined - upstream (shared off boundary / flats)

Metres:	Code:	Observations:	Surface Material/ Condition:
0.0		Start	Concrete for 3.2m
1.7	CC	From 12 o'clock to 12 o'clock	then grass then concrete
2.1	CC	From 12 o'clock to 12 o'clock	
2.8	DE	5%	
2.9	WL	10%	
7.5	FH	Survey ends - reached MH off boundary	

2 Drainage Run:

From manhole 1 run 2 to DSWC - 100mm clay foul water - upstream (shared with flats)

Metres:	Code:	Observations:	Surface Material/ Condition:
0.0		Start	Concrete for 1.2m
0.0	CC	From 12 o'clock to 12 o'clock	then under building
1.1	LR		
1.6	CC	From 12 o'clock to 12 o'clock	
1.6	JDM		
2.6	LU		
2.8	FH	Survey ends - reached DSWC	

Water Test Grade:

0 - Unable to fill
1 - Heavy Loss
2 - Medium Loss over 2 minutes
3 - Slow Loss over 5 minutes
4 - No Loss

Underground Drainage Report	Sheet: 2 of 3 Job No: 246171 Date: 21-Jan-15	Site: 21, Crescent Road Ltd Work carried out for: Cunningham Lindsey - Maidstone

3 Drainage Run:

From manhole 1 run 3 to rain water waste gully 1 - 100mm clay combined - upstream (shared with flats)

Metres:	Code:	Observations:	Surface Material/ Condition:
0.0		Start	Concrete
0.3	DE	5%	
0.7	FH	Survey ends - reached RWWG1	

4 Drainage Run:

From manhole 1 run 4 to downstream - 100mm clay combined - downstream (shared off boundary / flats)

Metres:	Code:	Observations:	Surface Material/ Condition:
0.0		Start	Concrete for 1.5m
0.3	CC	From 12 o'clock to 12 o'clock	then grass for 8.7m
0.5	CC	From 12 o'clock to 12 o'clock	then concrete
1.7	WL	5%	
3.2	CC	From 12 o'clock to 12 o'clock	
7.3	CC	From 12 o'clock to 12 o'clock	
9.5	RMJ		
10.0	FH	Survey ends - reached MH off boundary	

5 Drainage Run:

Break in run 5 to upstream waste gully 1 - 100mm clay foul water - upstream (shared with flats)

Metres:	Code:	Observations:	Surface Material/ Condition:
0.0		Start	Concrete
1.2	JDM		
1.4	FH	Survey ends - reached WG1	

Gully condition: Poor

Water Test Grade:

0 - Unable to fill
1 - Heavy Loss
2 - Medium Loss over 2 minutes
3 - Slow Loss over 5 minutes
4 - No Loss

Underground Drainage Report	Sheet: 3 of 3 Job No: 246171 Date: 21-Jan-15	Site: 21, Crescent Road Ltd Work carried out for: Cunningham Lindsey - Maidstone

6 Drainage Run:

Break in run 5 to downstream - 100mm clay foul water - downstream (shared with flats)

Metres:	Code:	Observations:	Surface Material/ Condition:
0.0		Start	Concrete
0.1	DE	10%	
0.3	JDM		
0.9	JDM		
1.4	FH	Survey ends - reached MH	

- End of Survey -

Our assessment of the drainage system is based on our visual inspection and on information collated at the time of the survey. Where assumptions have been made these are based on our experience and do not constitute any form of guarantee, nor do we guarantee that further deterioration will not occur following this survey. CCTV video records will be stored for a period of 3 months from date of inspection and then destroyed.

Water Test Grade:

0 - Unable to fill
1 - Heavy Loss
2 - Medium Loss over 2 minutes
3 - Slow Loss over 5 minutes
4 - No Loss

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- **21, Crescent Road Ltd**

		Client Ref:-	7777899
Client :-	**Cunningham Lindsey - Maidstone**	Job Number:-	246171
Attention of:-	**Yiu-Shan Wong**	Insurer:-	Zurich Commercial
		Date:-	22-Jan-15

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
The bend/s in the drainage run/s may cause the liner to fail. Which would result in excavation of the failed liner. This will be done on day-work rate and materials cost plus 25%.

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-sectional 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

Contract: 246171

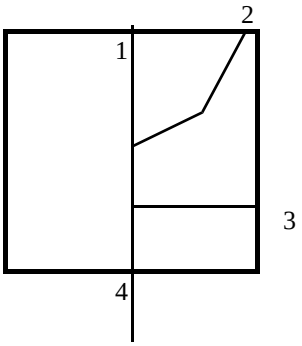
Site Address: 21, Crescent Road Ltd

Date: 21-Jan-15

Operative Initial: SP

Page: 1 of 1

M/H: 1 **Depth:** 720mm



Chamber Dimension (mm):

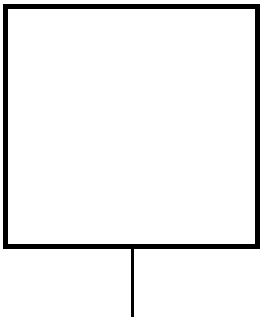
Depths of run if different to invert level:-

Run

Manhole Condition

Poor - benching in poor condition

M/H: **Depth:**



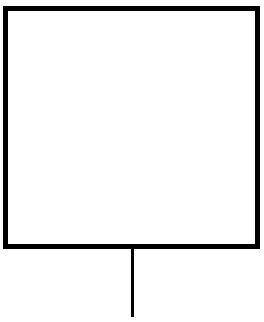
Chamber Dimension (mm):

Depths of run if different to invert level:-

Run

Manhole Condition

M/H: **Depth:**



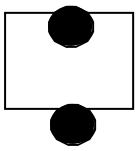
Chamber Dimension (mm):

Depths of run if different to invert level:-

Run

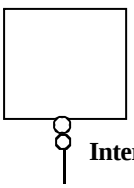
Manhole Condition

KEY….



Internal Back Drop

External Back Drop



Interceptor

Water Pressure Test Results

From: To: Pass / Fail