

# Site Investigation Report

Auger Ref:

143197.1.USI



## Job Information

|             |               |
|-------------|---------------|
| Client      | Crawford & Co |
| Client ref  | SU2206135     |
| Visit date  | 13/01/2023    |
| Report date | 25/04/2023    |

## Job Summary

- ❗ Drainage repairs required. [Read more.](#)
- ✅ 1 trial hole undertaken. [Read more.](#)
- ⚠ No CCTV survey undertaken. [Read more.](#)



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We invest in people Gold

# 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 (AOC) at the property.

## Findings

### Trial Hole Findings

Within TH1 we revealed the footing and augered to the required depth (3m) in the proposed location. We took soil and root samples. These measurements are shown in Trial Hole Log 1 below.

### Drain Survey

No CCTV survey of the underground drainage was undertaken whilst on site because there is only WG1 at the rear of the property which is fully blocked with foul waste. We carried out high pressure water jetting in order to clear a soft blockage from within the underground drainage system. Our jetting was unsuccessful and we were unable to restore full flow to the system.

The gully pot is cracked which will be allowing an escape of water to the surrounding area.

## Recommendations

### Refer Back to Client

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

#### Line 1

Excavate and replace WG1 and 1m of 100mm pipework at a depth no greater than 1.0m through concrete.

We will then need to conduct a further CCTV investigation downstream on this line.

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.

Auger have not allowed or will not be held responsible for any alteration or modification to the above ground drainage following the removal of the existing gully and reinstatement of a new gully. The customer must ensure that the above ground drainage correctly expels into the gully pot and avoids overcrowding the gully with numerous downpipes which could lead to the gully overflowing.

During the clean-up/reinstatement process we will endeavour to leave the area we are working in clean and tidy and as close to how we found it as possible. There will always be an element of general debris/mud/waste that will build up in the area which cannot be prevented. There may however be elements of this process that are outside our remit i.e., Repainting or cleaning. If this is the case, then we will need to speak to the customer's insurers to help in this regard.

#### Please Note:

A soft blockage is a build up of debris such as fat, grease, silt or wipes within the drain which prevents normal flow, this is not covered under policy terms as there is no physical damage to the pipe. We would recommend regular maintenance of the system such as jetting to prevent future blockages occurring. Alternatively speak with your insurer about home emergency policies which will cover emergency unblocking.

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

### 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.*

*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.*

# Photographs

## Trial Hole 1

Fig 1.1: Trial Hole 1 Location



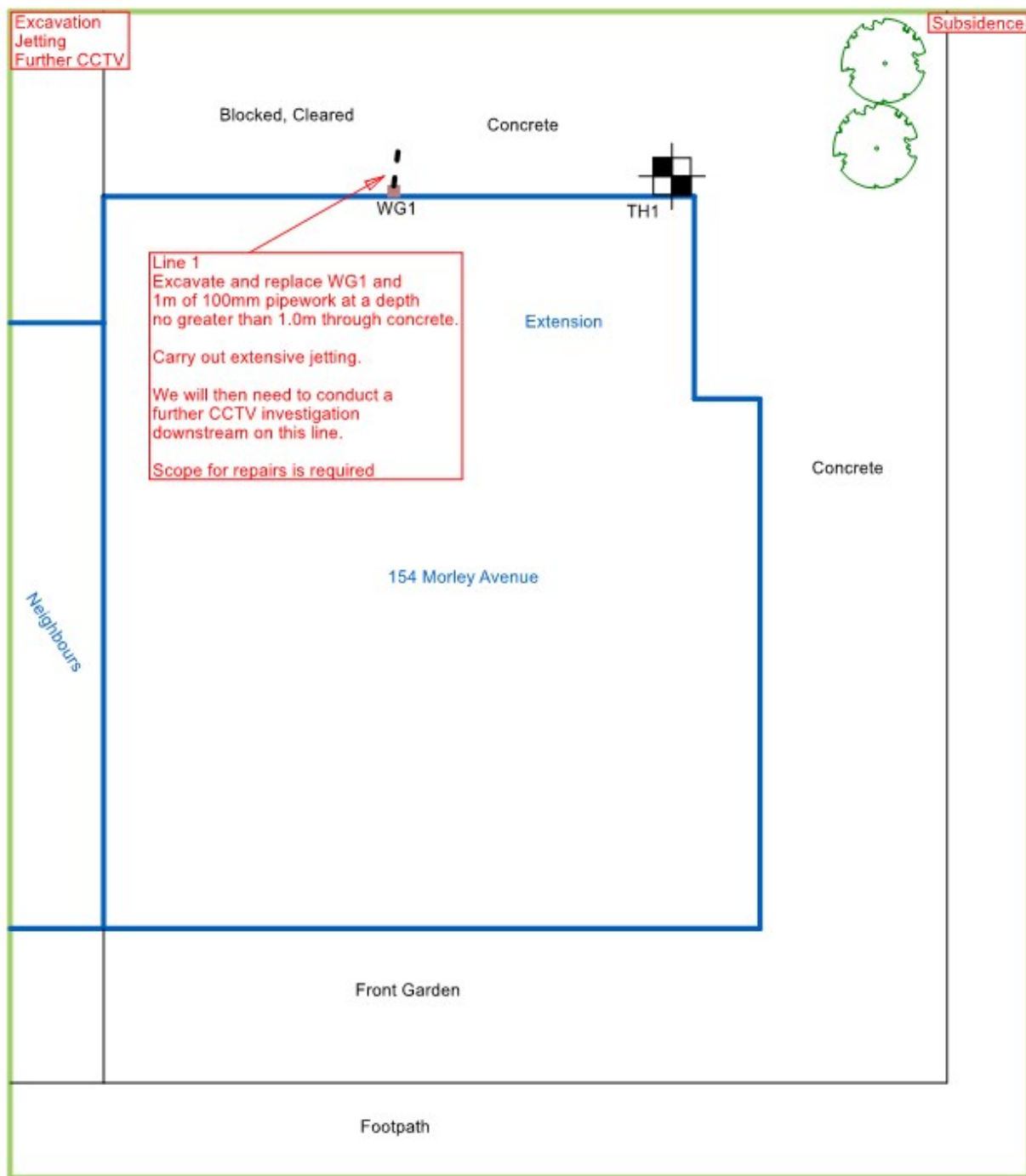
Fig 1.2: Trial Hole 1 Footing



## Site Photos

Fig 2.1: Blocked WG1





## FRONT OF PROPERTY

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 (MH)

 = Inspection Chamber (IC)

 = Inspection Point (IP)

 = Blockage / Collapse

 = Soil Vent Pipe (SVP) / WC

 = Combined Waste Gully (CWG) / Foul Waste Gully (FWG)

 = Rainwater Gully (RWG)

 = Rainwater Pipe (RWP)

 = Lines not to be repaired

 = Lines to be repaired

 = Assumed water mains feed

 = Walls

 = Fences

 = Building Outline

 = Trial hole

 = Borehole

 = Direction of flow

 = Gate / Door

 = Gate / Door

 = Shrubs / Bush

 = Hedge

 = Tree

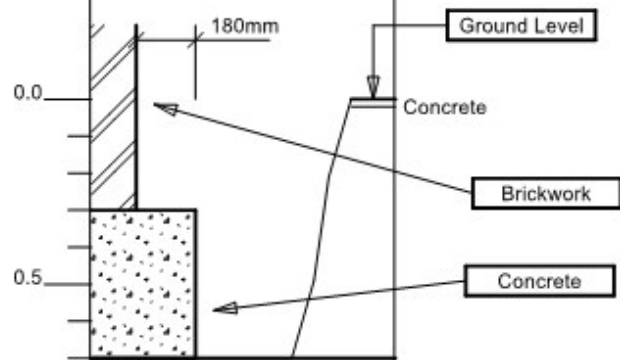
 = Steps



# Trial Hole Log No.1

Location: Rear rhc

Job Ref:  
143197.1.USI

| Depth<br>(m) | Symbolic Log                                                                      | Strata Description                                | Insitu Tests |  | Soil<br>Sample | Root<br>Sample |
|--------------|-----------------------------------------------------------------------------------|---------------------------------------------------|--------------|--|----------------|----------------|
|              |                                                                                   |                                                   | SV(19)       |  |                |                |
| 0.0          |  |                                                   |              |  |                |                |
| 0.5          |                                                                                   |                                                   |              |  |                |                |
| 1.0          |                                                                                   | Moist Brown fine to medium<br>gravelly silty CLAY | 84kpa        |  | Soil<br>@ 0.7m | Root<br>@ 0.7m |
| 1.5          |                                                                                   | Moist Brown silty CLAY                            | 86kpa        |  | Soil<br>@ 1.2m | Root<br>@ 1.2m |
| 2.0          |                                                                                   |                                                   | 88kpa        |  | Soil<br>@ 1.7m | Root<br>@ 1.7m |
| 2.5          |                                                                                   | Moist Brown fine to medium<br>gravelly silty CLAY | 92kpa        |  | Soil<br>@ 2.2m |                |
| 3.0          |                                                                                   | TRIAL HOLE TERMINATED                             | 94kpa        |  | Soil<br>@ 2.7m |                |
|              |                                                                                   |                                                   | 96kpa        |  |                |                |

Unit 3 & 4,  
 Heol Aur,  
 Dafen Ind Estate,  
 Dafen  
 Llanelli,  
 Carmarthenshire,  
 SA14 8QN

**\*The testing results contained within this report have been performed by GSTL a UKAS accredited laboratory on behalf of Auger.**

 Auger House,  
 Cross Lane,  
 Wallasey,  
 Wirral,  
 CH45 8RH

### Summary Of Claim Details

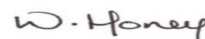
|                    |                |
|--------------------|----------------|
| Policy Holder      |                |
| GSTL Job Reference | 65268          |
| SI Date            | 13/01/2023     |
| Issue Date         | 13/01/2023     |
| Report Date        | 27/03/2023     |
| Auger Reference    | 143197.1.4.RSS |
| Insurance Company  | Aviva          |
| LA Claim Reference | SU2206135      |
| LA Co. Reference   | Crawford & Co  |

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Checked and approved

27/03/2023

Wayne Honey

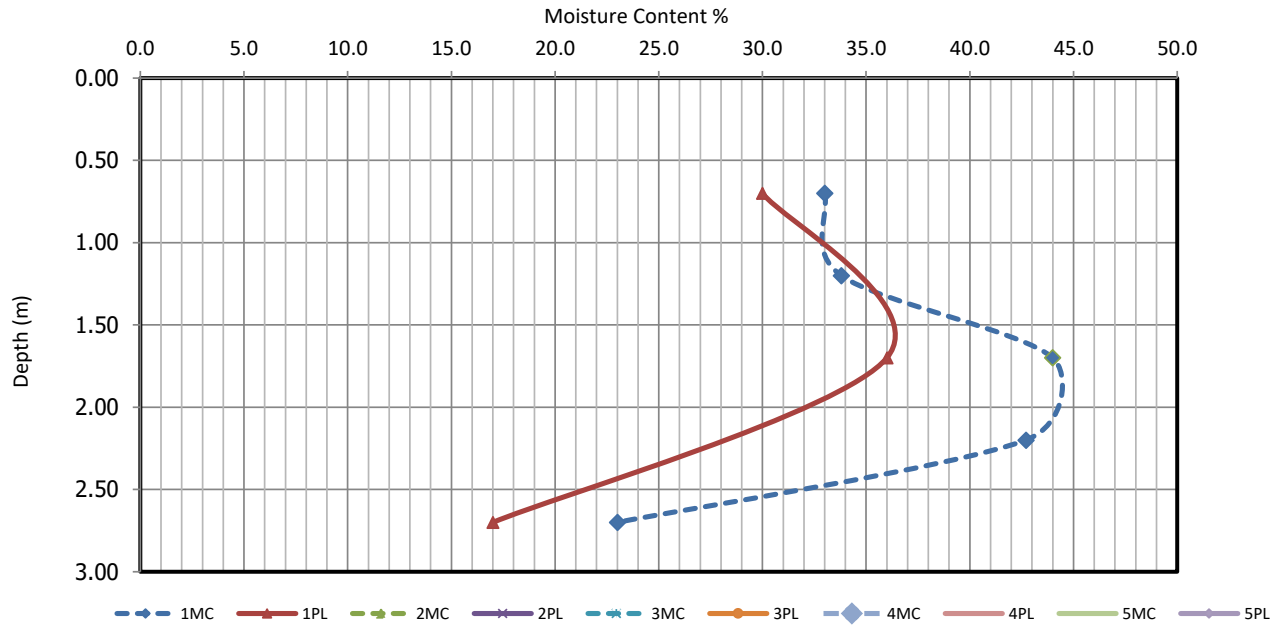



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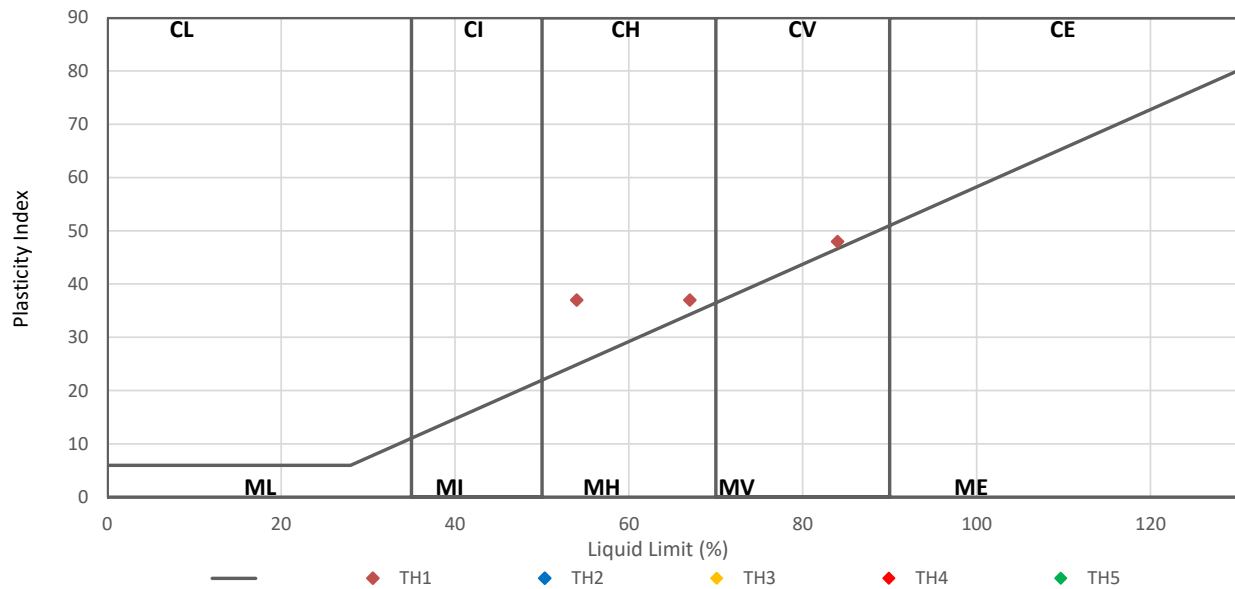


|               |
|---------------|
| Test Operator |
| Jason Smith   |





PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION  
BS 5930:1999+A2:2010



Modified Plasticity Index (PI) <10 : Non Classified  
 Modified PI = 10 to <20 : Low volume change potential (LOW VCP)  
 Modified PI = 20 to <40 : Medium volume change potential (Med VCP)  
 Modified PI = 40 or greater : High volume change potential (HIGH VCP)

The Atterberg Limits May also be used to classify the volume change potential of fine soils using the National House building system, as given in the NHBC's Standards Chapter 4.2 (2003) "Building Near Trees"

Test Operator

Jason Smith



Root identification  
Vegetation surveys  
Tree/Building investigations  
Plant taxonomy

# Richardson's Botanical Identifications

**Dr Ian B K Richardson**  
*BSc, MSc, PhD, MRSB, FLS*  
**James Richardson**  
*BSc (Hons. Biology)*

## Auger Solutions

**Auger House**

**Cross Lane**

**WALLASEY**

**Wirral CH45 8RH**

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**49-51 Whiteknights Road**  
**Reading**  
**RG6 7BB**

**Tel: (0118) 986 9552** *(Direct line)*

**E-mail:** [richardsons@botanical.net](mailto:richardsons@botanical.net)

**Web:** [www.botanical.net](http://www.botanical.net)

*Your ref:* **143197-1-3**

*Our ref:* **86/2808**

21/04/2023

Dear Sirs

## Root ID

The samples you sent in relation to the above on 13/03/2023 have been examined. Their structures were referable as follows:

| TH1, 0.7m |                                                                                                                                                         |                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 4 no.     | Examined root: a conifer - particularly like the family CUPRESSACEAE (cypresses ('macrocarpa', 'Leylandii' etc.), Thuja (Western Red Cedar), Junipers). | Alive, recently*. |
| 1 no.     | Although examined microscopically, this was found to be only a section of either twig, stem or sucker - NOT a root. Not identified.                     |                   |
| 2 no.     | Both samples revealed too few cells for microscopic identification.                                                                                     |                   |
| TH1, 1.2m |                                                                                                                                                         |                   |
| 3 no.     | Examined root: the family CUPRESSACEAE (as listed above).                                                                                               | Dead*.            |
| 1 no.     | Examined root: an herbaceous (non-woody) plant.                                                                                                         |                   |
| 3 no.     | All pieces of BARK only - not enough material for identification.                                                                                       |                   |
| TH1, 1.7m |                                                                                                                                                         |                   |
| 2 no.     | Examined root: the family CUPRESSACEAE (as listed above).                                                                                               | Dead*.            |
| 1 no.     | A piece of BARK only, insufficient material for identification.                                                                                         |                   |
| 3 no.     | Unfortunately all with insufficient cells for identification.                                                                                           |                   |

Click here for more information: [CUPRESSACEAE](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully

Dr Ian B K Richardson

\* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

\*\* Try out our web site on [www.botanical.net](http://www.botanical.net) \*\*

Identified with no information on vegetation, on or off site.

Report commissioned by

