

SITE INVESTIGATION FACTUAL REPORT

Report No: SI-559746
Client: Crawford Claims Management
Site: 14 Park Avenue, London
Client Ref: SU2205934
Date of Visit: 19/06/2023



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: 559746

Date: 19/6/2023

Site: 14 Park Avenue, N22

Work carried
out for:

Crawford Claims management

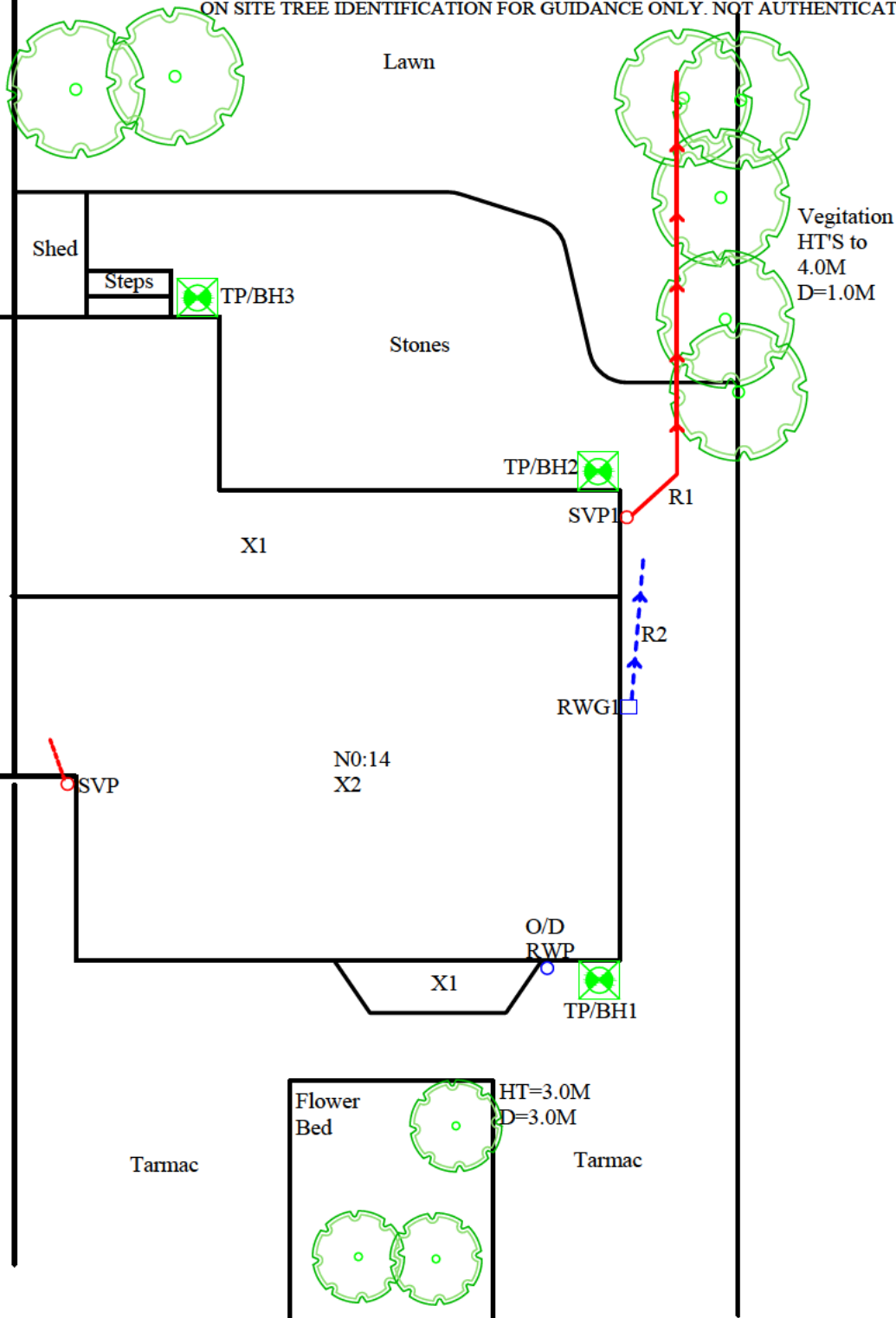
KP
(SI)

AM
(Checked)

JMC
(Drawn)

Weather: Dry

ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED



Remarks:

Key:

Combined Gulley

RWWG

Manhole

MH

Rain Water Pipe

RWP

Rain Water Gulley

RWG

Soil Vent Pipe

SVP

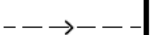
Waste Gulley

WG

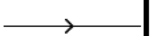
Waste Pipe

WP

Surface Water Drain



Foul Water Drain



Tree / Bush

(approx. ht in m)



Trial Pit



Borehole



O/D - Open Discharge

Scale: N.T.S.

TEST REPORT: Trial Pit

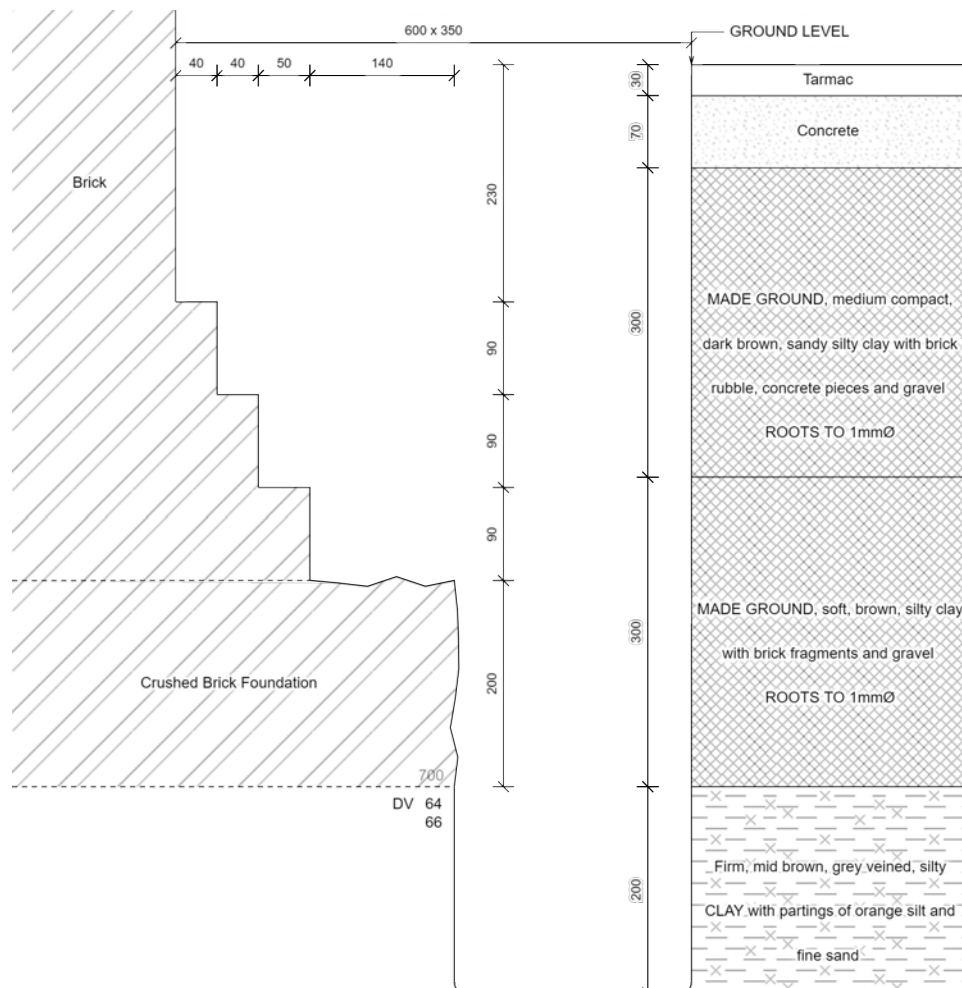
REPORT NUMBER: C1078364 / 258928.1.1.1

TRIAL PIT REF: TP1 DATE: 19/06/2023

CLIENT: Crawford & Co SITE: 14 PARK AVENUE

JOB NO: 559746 WEATHER: Dry

EXCAVATION METHOD: Hand tools



For Strata below 900mm 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.

The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS

Scott Alger - Lab



Approved Signatory

Report date 22-Jun-23

Borehole		1		Sheet:	1 of 1	Site:	14 PARK AVENUE																		
				Job No:	559746																				
				Date:	19/06/2023																				
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					0.90																			
0.90	Firm mid brown, grey veined silty CLAY with partings of orange silt and fine sand					0.60	x — x x — x x — x x — x x — x x — x	1.00	DV	68															
										68															
1.50	Stiff mid brown, grey veined silty CLAY with partings of orange silt and fine sand					1.20	x — x x — x x — x x — x x — x x — x x — x x — x x — x x — x	1.50	DV	86															
										90															
2.70	Stiff mid brown, grey veined silty CLAY with claystone nodules and partings of orange silt and fine sand					0.50	x — x x — x x — x x — x x — x	3.00	DV	120+															
										120+															
3.20	End of BH																								
Remarks: BH ends at 3.2m, obstruction, thought to be claystone, too dense to hand auger. BH dry and open on completion. No roots observed below 2m. Datum not installed due to insufficient depth, no access for mechanical auger.					Key:	To	Max	Depth	Dia																
										D - Disturbed Sample	(m)	(mm)													
													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			
																							Version	V1.0 28/01/16	N.T.S.

TEST REPORT: Trial Pit

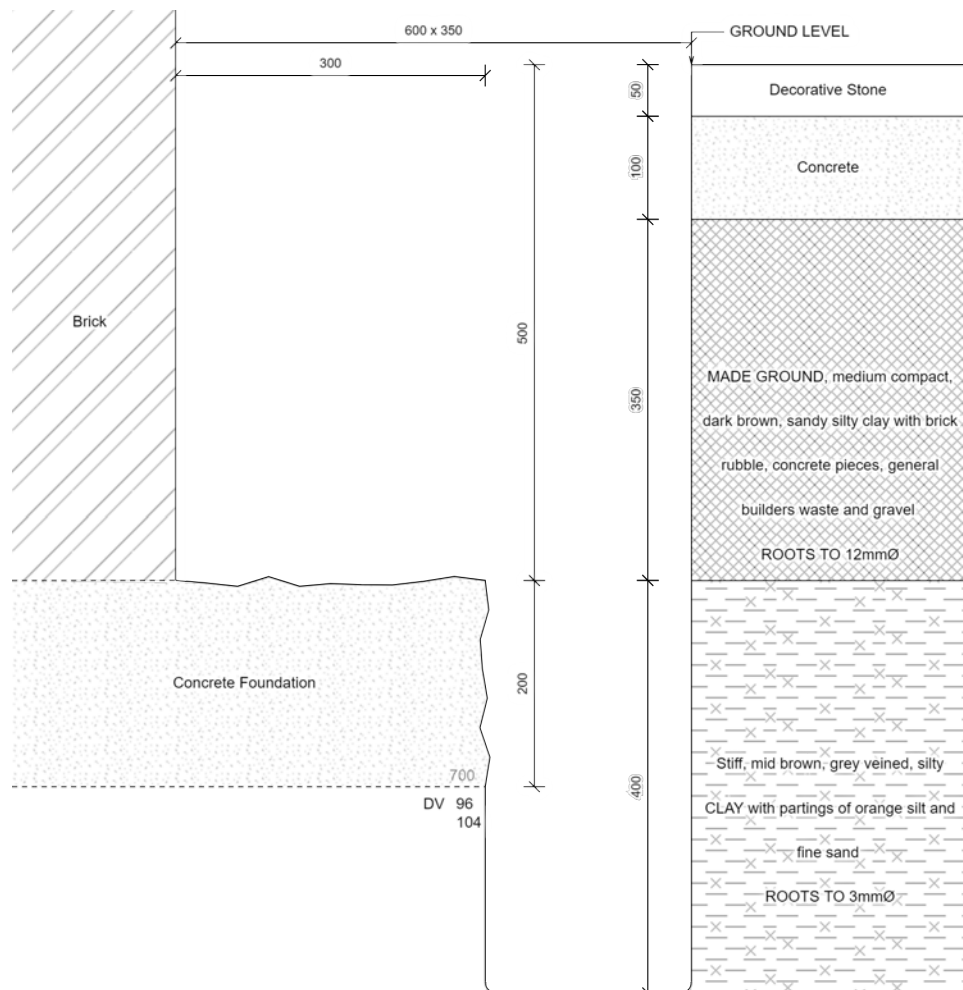
REPORT NUMBER: C1078364 / 258928.1.1.2

TRIAL PIT REF: TP2 DATE: 19/06/2023

CLIENT: Crawford & Co SITE: 14 PARK AVENUE

JOB NO: 559746 WEATHER: Dry

EXCAVATION METHOD: Hand tools



For Strata below 900mm see Bore Hole log

Curved steel pin driven under concrete 200mm at 700mm below ground level.

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.

The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Scott Alger - Lab



Approved Signatory
Report date 22-Jun-23

[illegible]

TEST REPORT: Trial Pit

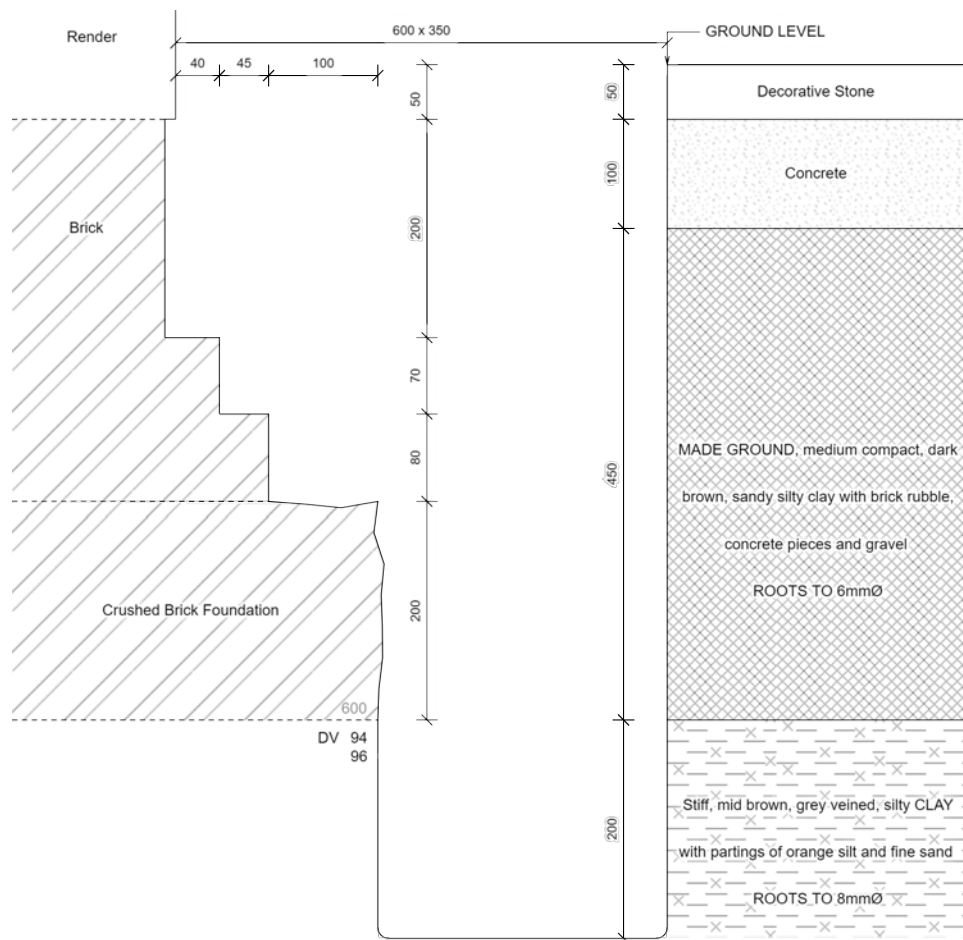
REPORT NUMBER: C1078364 / 258928.1.1.3

TRIAL PIT REF: TP3 DATE: 19/06/2023

CLIENT: Crawford & Co SITE: 14 PARK AVENUE

JOB NO: 559746 WEATHER: Dry

EXCAVATION METHOD: Hand tools



For Strata below 800mm 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.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Scott Alger - Lab



Approved Signatory
Report date 22-Jun-23

Borehole		3		Sheet:	1 of 1	Site:	14 PARK AVENUE																		
				Job No:	559746																				
				Date:	19/06/2023																				
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					0.80																			
0.80	Stiff mid brown, grey veined silty CLAY with partings of orange silt and fine sand					2.20	x — x																		
							x — x																		
							x — x	1.00	DV	98															
							x — x			104															
							x — x																		
							x — x																		
							x — x																		
							x — x																		
							x — x	1.50	DV	114															
							x — x			116															
							x — x																		
							x — x																		
							x — x																		
							x — x	2.00	DV	120+															
							x — x			120+															
							x — x																		
							x — x																		
							x — x	2.50	DV	120+															
							x — x			120+															
							x — x																		
							x — x																		
							3.00	End of BH							3.00	DV	120+								
																	120+								
							Remarks: BH ends at 3m. BH dry and open on completion. No roots observed below 1.9m.					Key:	To	Max	Depth	Dia									
D - Disturbed Sample	(m)	(mm)																							
			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			
																							Version	V1.0 28/01/16	N.T.S.

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: 559746

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:

14 Park Avenue
London
N22 7EX

DATE OF SITE VISIT:

19/06/2023

DATE RECEIVED BY LABORATORY:

22/06/2023

Approved by : 
D Wilkinson - Project Delivery Supervisor

DATE REPORTED: 10-Jul-2023

The testing on this report has been subcontracted, see Summary for testing
Laboratory details

Our Ref : 559746

Laboratory Summary Results

Date Sampled: 19/06/2023

Location : 14 Park Avenue

Date Received : 22/06/2023

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 06/07/2023

Address: CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date of Report : 10/07/2023

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 (d)	# 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		* Class [16]
TP/BH No	Depth (m)																	SO ₃ (g/l) * [14]	SO ₄ (mg/l) [15]	
1	U/S 0.70	D	41	<5	96	35	61	0.09	61	CE					65					
	1.0	D	34	<5	81	31	50	0.06	50	CV					68					
	1.5	D	32	<5											88					
	2.0	D	31	<5	83	32	51	-0.02	51	CV					97					
	2.5	D	31	<5											106					
	3.0	D	32	<5	83	33	50	-0.02	50	CV					> 120					

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 2018 Figure 8 - Plasticity Chart for the classification of fines soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 1990 Clause 3

[10] Estimated Heave Potential (Dd)

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

a Picon hand vane or Geonor vane (GV).

[12] BS 1377 Part 3 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 Part 3 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO₃ as required by BS 1377 Part 3 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 Part 3 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in 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.

PSD Chart - BS 1377 Part 2 1990, Test No 9.2

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

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

Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex, CM12 0TS

Version: BH V1 SUBCON - 28 03 2023

Our Ref : 559746

Location : 14 Park Avenue

Client: CET Property Assurance (Crawford Claims Management)

Address: CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Laboratory Summary Results

Date Sampled : 19/06/2023

Date Received : 22/06/2023

Date Tested : 06/07/2023

Date of Report : 10/07/2023

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 (d)	# 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		* Class [16]
TP/BH No	Depth (m)																	SO ₃ (g/l) * [14]	SO ₄ (mg/l) [15]	
2	U/S 0.70	D	36	<5	102	36	66	0.00	66	CE					100					
	1.0	D	32	<5	84	32	52	0.00	52	CV					116					
	1.5	D	29	<5											120					
	2.0	D	29	<5	89	33	56	-0.08	56	CV					> 120					
	2.5	D	28	<5											> 120					
	3.0	D	28	<5	90	33	57	-0.09	57	CE					> 120					

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] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 1990 Clause 3

[10] Estimated Heave Potential (Dd)

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

a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 Part 3 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 Part 3 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO₃ as required by BS 1377 Part 3 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 Part 3 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in 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.

PSD Chart - BS 1377 Part 2 1990, Test No 9.2

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

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

Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex, CM12 0TS

Version: BH V1 SUBCON - 28 03 2023

Our Ref : 559746

Location : 14 Park Avenue

Client: CET Property Assurance (Crawford Claims Management)

Address: CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Laboratory Summary Results

Date Sampled : 19/06/2023

Date Received : 22/06/2023

Date Tested : 06/07/2023

Date of Report : 10/07/2023

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 (d.)	# 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		* Class (%) [16]
TP/BH No	Depth (m)																	SO ₃ (g/l) *	SO ₄ (mg/l)	
3	U/S 0.60	D	34	<5	80	31	49	0.07	49	CV					95					
	1.0	D	32	<5	82	32	50	0.01	50	CV					101					
	1.5	D	28	<5											115					
	2.0	D	27	<5	88	32	56	-0.08	56	CV					> 120					
	2.5	D	28	<5											> 120					
	3.0	D	29	<5	89	32	57	-0.06	57	CV					> 120					

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] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 1990 Clause 3

[10] Estimated Heave Potential (Dd)

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

a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 Part 3 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 Part 3 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO₃ as required by BS 1377 Part 3 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 Part 3 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in 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.

PSD Chart - BS 1377 Part 2 1990, Test No 9.2

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

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

Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

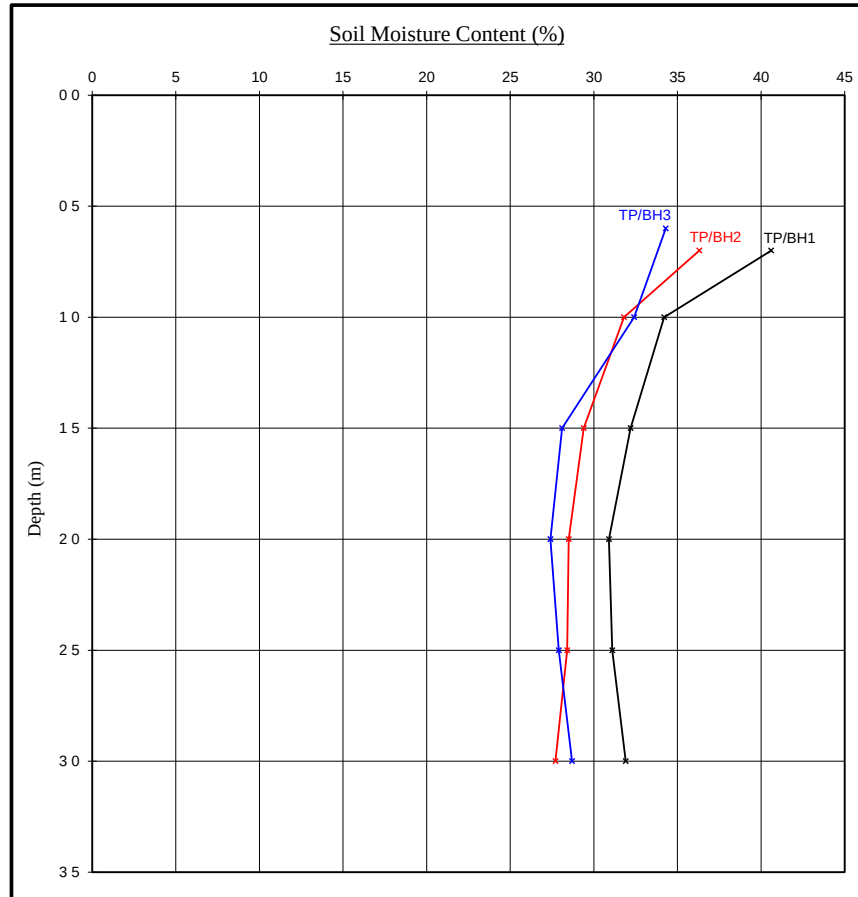
Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex, CM12 0TS

Version: BH V1 SUBCON - 28 03 2023

Moisture Content Profiles

Our Ref : 559746
 Location : 14 Park Avenue
 Work carried out for: CET Property Assurance (Crawford Claims Management)

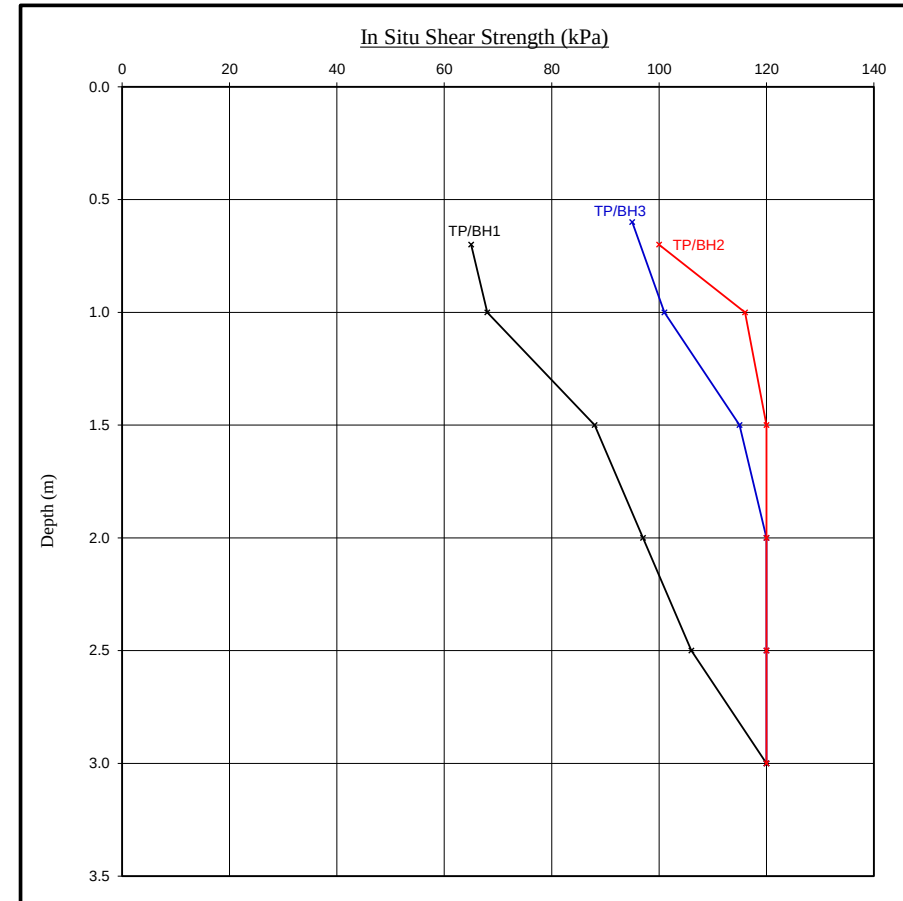


Notes

- 1 If plotted, 0.4 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

Shear Strength Profiles

Date Sampled : 19/06/2023
 Date Received : 22/06/2023
 Date Tested : 06/07/2023
 Date of Report : 10/07/2023



Note

- 1 Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon 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

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

14 Park Avenue,

Client Reference: 559746
Report Date: 22 June 2023
Our Ref: R53517

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	Cupressaceae spp.	1	1.5 mm	Absent
BH1:				
to 2m	not a tree or shrub root		1 mm	Absent
to 2m	broadleaved species, too decayed for positive identification	2	<1 mm	Absent
TP2:				
USF	Populus spp.	3	3 mm	Absent
BH2:				
to 1.8m	Populus spp.		3 mm	Absent
to 1.8m	Clematis spp.		<1 mm	Absent
to 1.8m	broadleaved species, too juvenile for positive identification		<1 mm	Absent
TP3:				
USF	Magnolia spp.	4	9 mm	Abundant
USF	Populus spp.		1.5 mm	Abundant
BH3:				
to 1.9m	Populus spp.	5	1.5 mm	Absent

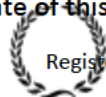
Comments:

- 1 - Plus 2 others also identified as Cupressaceae spp.
- 2 - Plus 1 other the same.
- 3 - Plus 1 other also identified as Populus spp.
- 4 - Plus 1 other also identified as Magnolia spp.
- 5 - Plus 2 others also identified as Populus spp.

Cupressaceae spp. include Lawson cypress, western red cedar, Monterey cypress, Leyland cypress and junipers.
Populus spp. are poplars and aspens.
Clematis spp. are common flowering, garden climbers.
Magnolia spp. are common flowering trees (magnolias).

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.



Registered in England No. 295427 Registered Office: Unit 4 Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD

Coding Sheet	Sheet:		Site:	14 PARK AVENUE					
	Job No.:	559746							
	Date:	19/06/2023		Client:	CRAWFORD CLAIMS MANAGEMENT				

Run:	1								
From:	SVP 1		Invert Level:		200		Direction:	D/S	
To:	D/S		Invert Level:				Function:	F/W	
Pipe Material:	VC		Pipe Dia:		100				
Water/Pressure Test:				Drain Break-In:		Yes	Gully Condition:		
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:	Yes	
							If Shared How:	With flats	
0.00	ST						Remarks	Surface Material	Length (m)
0.40	GO						Line Levels	Concrete	9.7
0.70	LR						Line deviates right		
1.10	OJL						Open joint large		
1.10	MC						VC		
2.20	JDM						Joint displaced medium		
3.50	JDM						Joint displaced medium		
5.00	JN	9					Off Boundary		
5.00	FM						Fractures multiple		
5.30	JDM						Joint displaced medium		
7.40	JDM						Joint displaced medium		
8.40	JDM						Joint displaced medium		
8.40	LD						Line deviates down		
9.70	FH						Reached main run		

Comments:

Run:	2								
From:	RWG 1		Invert Level:		100		Direction:	D/S	
To:	D/S		Invert Level:				Function:	S/W	
Pipe Material:	PVC		Pipe Dia:		100				
Water/Pressure Test:				Drain Break-In:		No	Gully Condition:	As Built	
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:	Yes	
							If Shared How:	With flats	
0.00	ST						Remarks	Surface Material	Length (m)
0.40	DES				80		Debris silt	Concrete	0.4
0.40	SA						Unable to push camera		

Comments:

To:
Ftiao:
Site:

Crawford Claims Management

14 Park Avenue

Client Ref:
Job No. 559746
Claim No:
Date: 13-Jul-23

ESTIMATE

tem

Amount

Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

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.

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- 14 Park Avenue

Client Ref:-

Client :- Crawford Claims Management

Job No.:- 559746

Attention of:-

Claim No:-

Date:- 13-Jul-23

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	SWN	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		