

Site Investigation Report

Auger Ref:

195580.1.USI



Job Information

Client	Crawford & Co
Client ref	1876499
Visit date	05/01/2026
Report date	07/02/2026

Job Summary

- ⚠ No CCTV survey undertaken. [Read more.](#)
- ✓ Trial Hole(s) Undertaken. [Read more.](#)



Job Information

Overview

Brief

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

Whilst on site we completed a data capture and using our tree partners, produced an assessment of the vegetation surrounding the property to enable the creation of a full arboriculturist report that advises on the impact that vegetation may be having at the property with respect to the ground conditions.

Findings

Trial Hole Findings

Due to limited access at the front of the property, we were unable to get the mechanical rig to site, we therefore had to complete trial holes by hand.

Trial Hole 1

TH1 was undertaken in the desired location, we were able to expose the footings and we collected the requested soil and root samples.

Trial Hole 2

TH2 was undertaken in the desired location, we were able to expose the footings and we collected the requested soil and root samples. Within TH2, we also took footing measurements from the **Main House**. These measurements are shown in Trial Hole Log 2b below.

Visual Inspection

We carried out a water mains listening test whilst on site which revealed that there was no evidence of a leak on the incoming water supply serving the property.

Drain Survey

No CCTV survey of the underground drainage was undertaken whilst on site because there is no drainage within the area of concern, the rainwater pipe runs away from the area.

Photographs

Trial Hole 1

Fig 1.1: Trial Hole 1 Location



Fig 1.2: Trial Hole 1 Footing



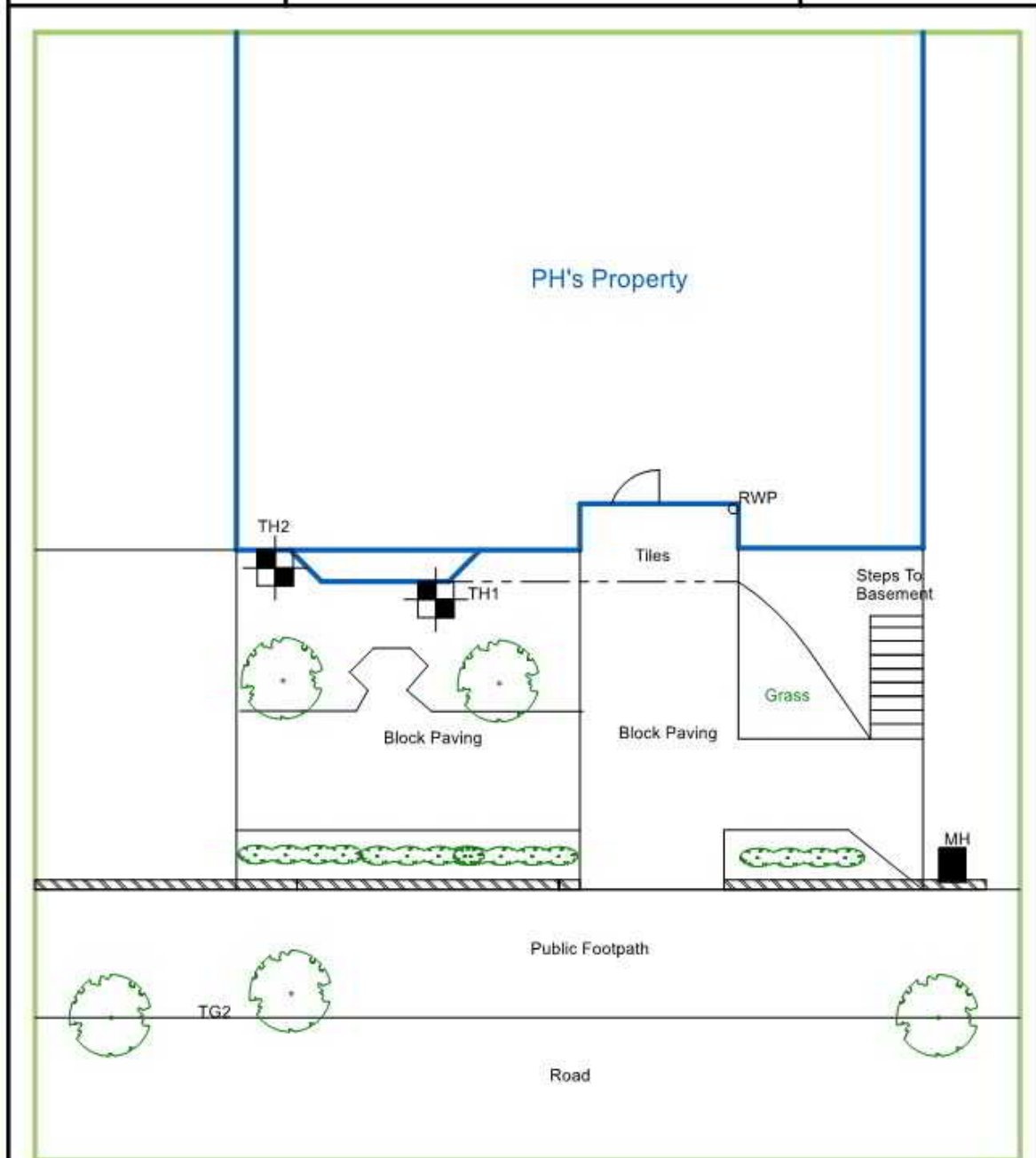
Trial Hole 2

Fig 2.1: Trial Hole 2 Location



Fig 2.2: Trial Hole 2 Footing





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.

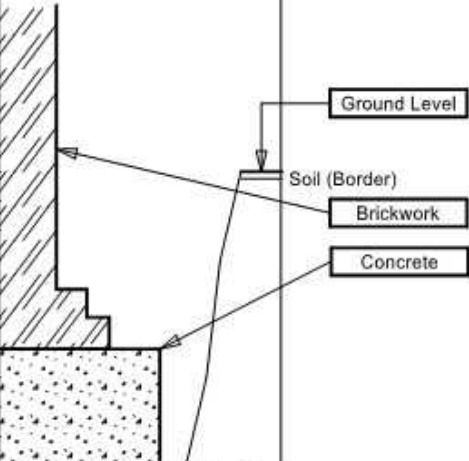
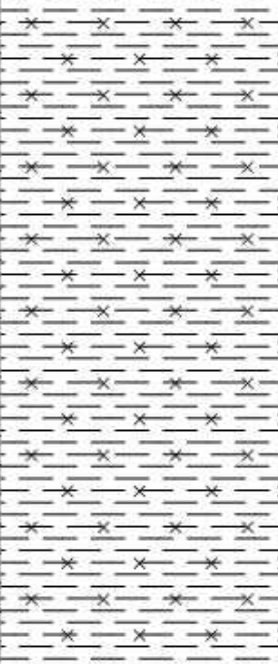
LEGEND  = Manhole (MH)  = Inspection Chamber (IC)  = Inspection Point (IP)	 = Blockage / Collapse  = Soil Vent Pipe (SVP) / WC  = Combined Waste Gully (CWG) / Foul Waste Gully (FWG)  = Rainwater Gully (RWG)  = Rainwater Pipe (RWP)	 = Lines not camera surveyed  = Lines camera surveyed  = Assumed water mains feed  = Walls  = Fences  = Building Outline	 = Trial hole  = Borehole  = Direction of flow  = Gate / Door	 = Shrubs / Bush  = Hedge  = Tree  = Steps
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Trial Hole Log No.1

Location: Front right of bay

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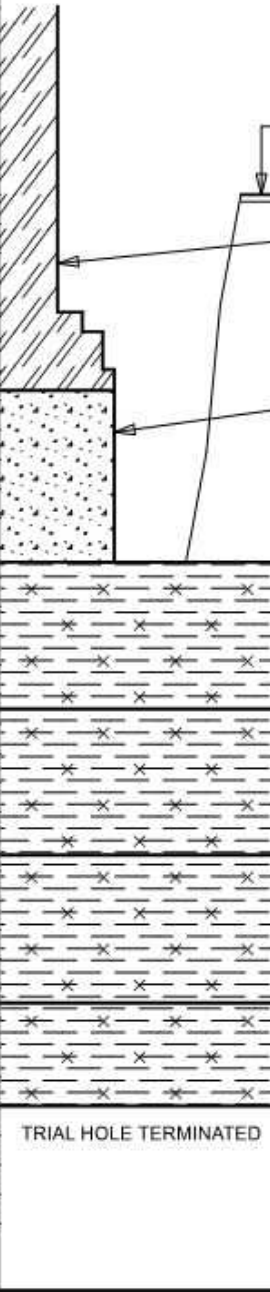
Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0						
0.5						
1.0			104kpa		Soil @ 1m	Root @ 1m
1.5			110kpa		Soil @ 1.5m	Root @ 1.5m
2.0			116kpa		Soil @ 2m	
2.5		Moist very stiff brown silty CLAY	150kpa		Soil @ 2.5m	
3.0			150kpa		Soil @ 3m	
3.5			150kpa			
			150kpa			
		TRIAL HOLE TERMINATED				



Trial Hole Log No.2

Location: Front left junction between bay and house

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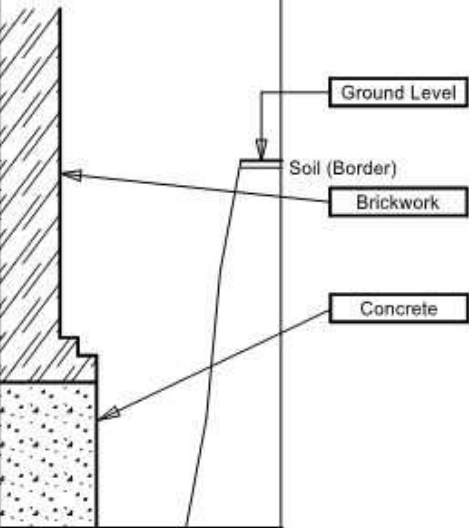
Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0		Ground Level				
		Soil (Border)				
		Brickwork				
0.5						
		Concrete				
1.0						
		Moist very stiff brown fine to medium gravelly silty CLAY	108kpa		Soil @ 1.25m	Root @ 1.25m
1.5						
		Moist very stiff brown silty CLAY	116kpa		Soil @ 1.75m	Root @ 1.75m
2.0						
		Moist very stiff brown fine to medium gravelly silty CLAY	128kpa		Soil @ 2.25m	
2.5						
		Moist very stiff brown silty CLAY	150kpa		Soil @ 2.75m	
3.0		TRIAL HOLE TERMINATED	150kpa			
3.5						



Trial Hole Log No.2b

Location: House

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Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0	 Ground Level Soil (Border) Brickwork Concrete					
0.5						
1.0						
1.5						
2.0						
2.5						
3.0						
3.5						

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

83746

SI Date

05/01/2026

Issue Date

05/01/2026

Report Date

30/01/2026

Auger Reference

195580.1.3.RSS

Insurance Company

Admiral

LA Claim Reference

1876499

LA Co. Reference

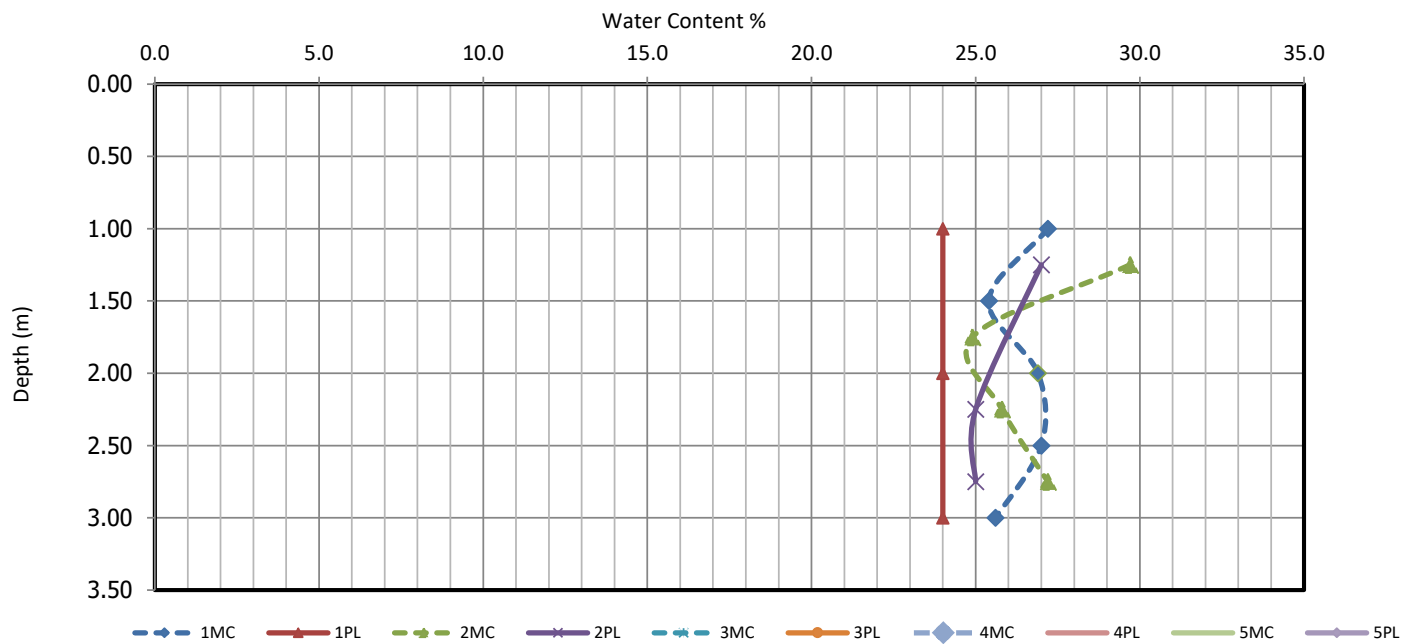
Crawford & Co

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.

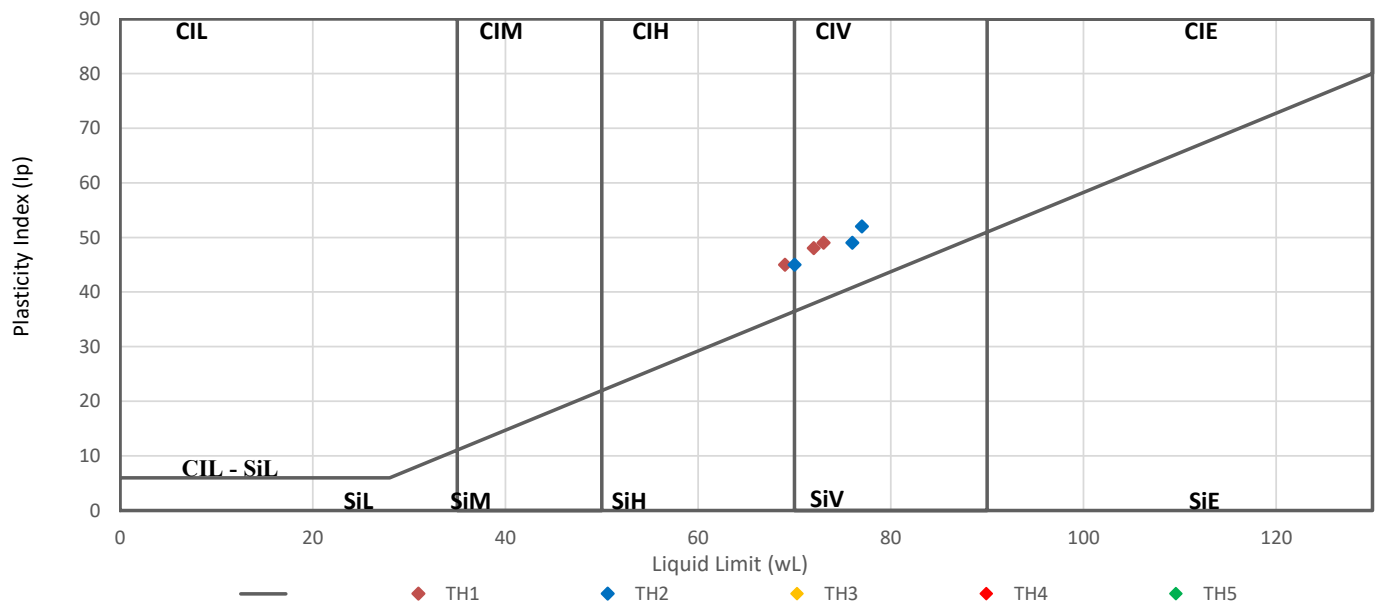
Checked and approved

30/01/2026

R. John



PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION
BS EN ISO 14688-2:2018 Clause 4.4



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

Ethan



Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

Richardson's Botanical Identifications

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James Richardson
BSc (Hons. Biology)

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E-mail: richardsons@botanical.net

Web: www.botanical.net

Auger Solutions

Auger House

Cross Lane

WALLASEY

Wirral CH45 8RH

19/01/2026

Your ref: **195580-1-2**

Our ref: 90/6106

Dear Sirs

Root ID

The samples you sent in relation to the above on 05/01/2026 have been examined. Their structures were referable as follows:

TH1, 1.00m		
2 no.	Examined root: PRUNUS (Cherries, Plums and Damsons, Almonds, Peaches and Apricots, Blackthorn/Sloe, as well as the shrubby Cherry-laurel and Portugal-laurel).	Alive, recently*.
2 no.	Examined root: PLATANUS (Plane).	Alive, recently*.
2 no.	Examined root: only 0.5mm in diameter. SHRUBBY. Could be EUONYMUS (Spindle) - bushes with small green-white flowers growing in clusters, that in Autumn turn into popcorn-like pink fruits enclosing bright orange seeds. In its absence, another suggestion would be the family CAPRIFOLIACEAE (the most common members being Viburnum (Laurestinus and Guelder-rose), Weigela, Symphoricarpos (Snowberry), Lonicera (Honeysuckle)).	Alive, recently*.
4 no.	Unfortunately all with insufficient cells for identification.	
TH1, 1.50m		
1 no.	Examined root: as above, could be EUONYMUS - or - CAPRIFOLIACEAE.	Alive, recently*.
2 no.	Both samples revealed too few cells for microscopic identification.	
TH2, 1.25m		
4 no.	Examined root: most like PLATANUS (Plane).	Alive, recently*.
1 no.	A piece of BARK only, insufficient material for identification.	
1 no.	Microscopic examination showed insufficient cells for recognition.	
TH2, 1.75m		
3 no.	Examined root: FRAXINUS (Ash).	Alive, recently*.

Click here for more information: [FRAXINUS](#) [PLATANUS](#) [PRUNUS](#)

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.

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