

Site Investigation Report

Auger Ref:

148967.2.TSI



Job Information

Client	Questgates
Client ref	QG1S1223419
Visit date	20/11/2025
Report date	17/12/2025

Job Summary



Job Information

Overview

Brief

Auger were commissioned by Questgates to undertake a site investigation within the area of concern (AOC) at the property.

Findings

Trial Hole Findings

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.

Photographs

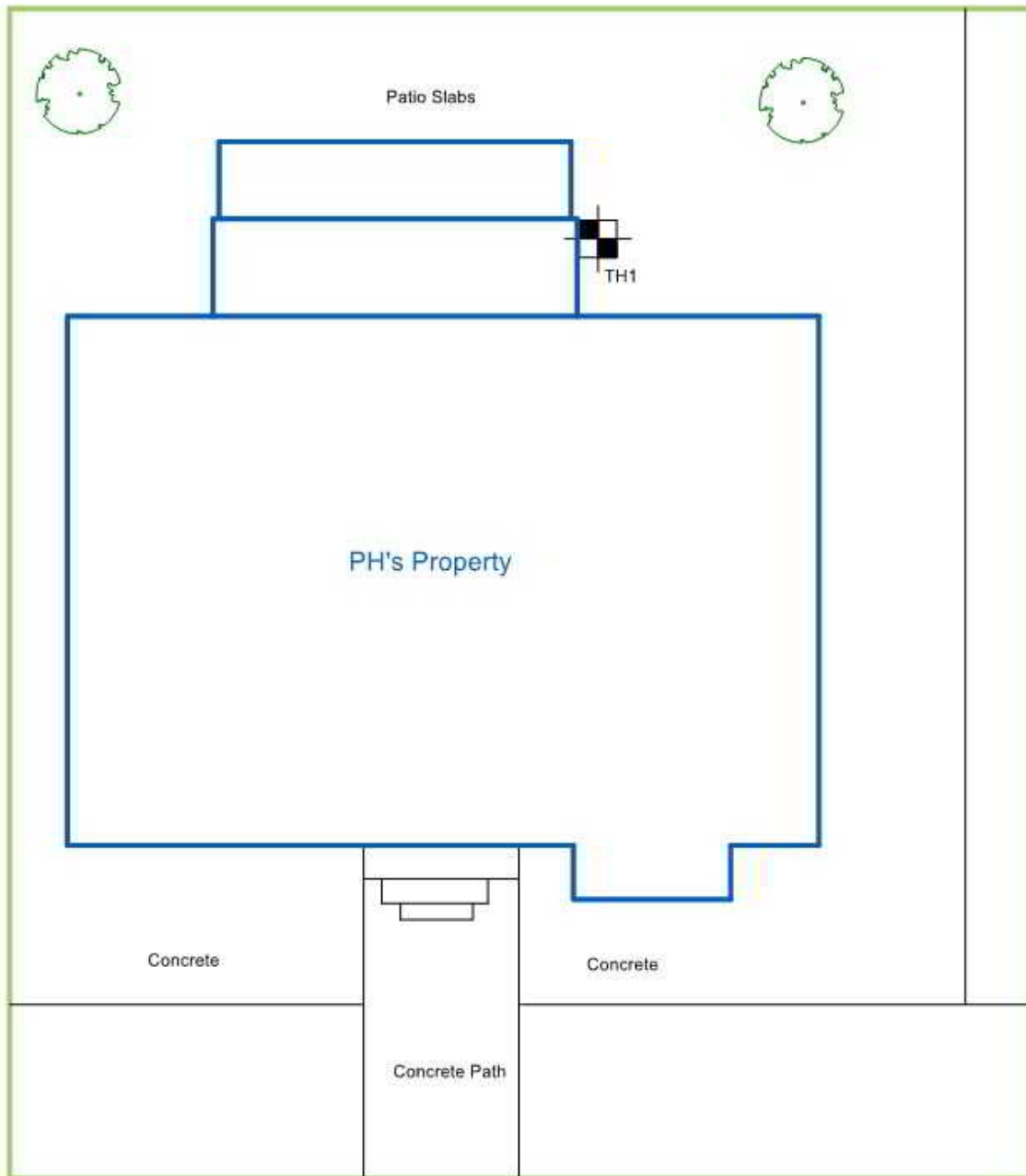
Trial Hole 1

Fig 1.1: Trial Hole 1 Location



Fig 1.2: Trial Hole 1 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.

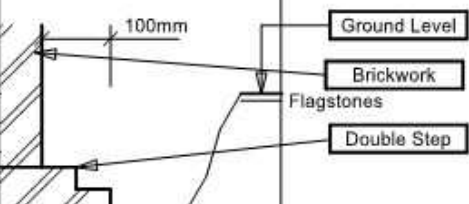
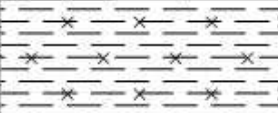
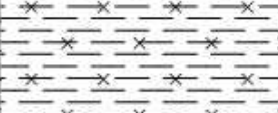
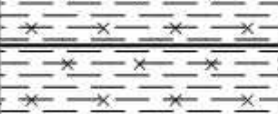
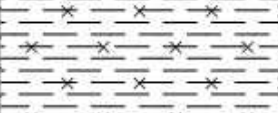
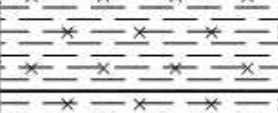
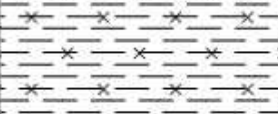
LEGEND			
	= Manhole (MH)		= Blockage / Collapse
	= Inspection Chamber (IC)		= Soil Vent Pipe (SVP) / WC
	= Inspection Point (IP)		= Combined Waste Gully (CWG) / Foul Waste Gully (FWG)
			= Rainwater Gully (RWG)
			= Rainwater Pipe (RWP)
			= Lines not camera surveyed
			= Lines camera surveyed
			= Assumed water mains feed
			= Walls
			= Fences
			= Building Outline
			= Trial hole
			= Borehole
			= Direction of flow
			= Gate / Door
			= Shrubs / Bush
			= Hedge
			= Tree
			= Steps



Trial Hole Log No.1

Location: Rear right of 2 storey projection

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Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0						
0.5		Dry hard brown silty CLAY	150kpa		Soil @ 0.4m	Root @ 0.4m
1.0			150kpa		Soil @ 0.9m	Root @ 0.9m
1.5		Dry hard brown silty fine gravelly CLAY	150kpa		Soil @ 1.4m	
2.0			150kpa		Soil @ 1.9m	
2.5		Dry hard brown silty CLAY	150kpa		Soil @ 2.4m	
3.0			150kpa		Soil @ 2.9m	
		TRIAL HOLE TERMINATED	150kpa			
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

82861

SI Date

20/11/2025

Issue Date

20/11/2025

Report Date

10/12/2025

Auger Reference

148967.2.2.RSS

Insurance Company

Zurich

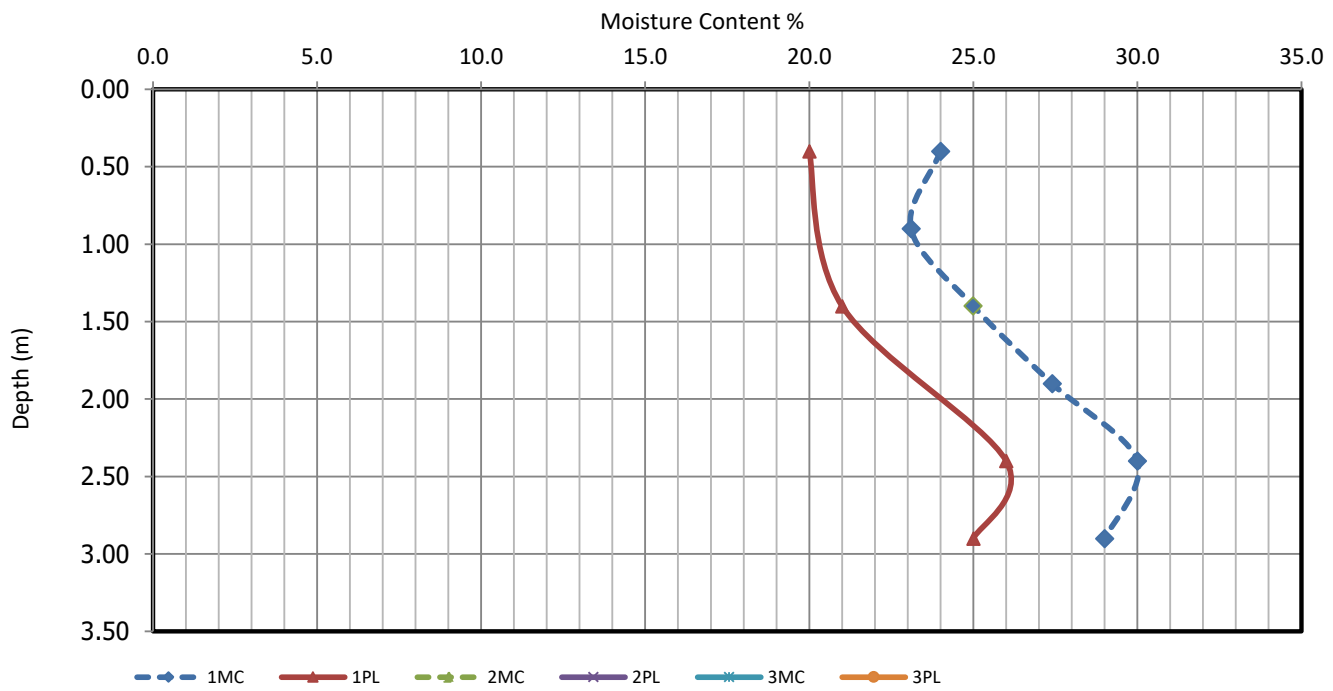
LA Claim Reference

QG1S1223419

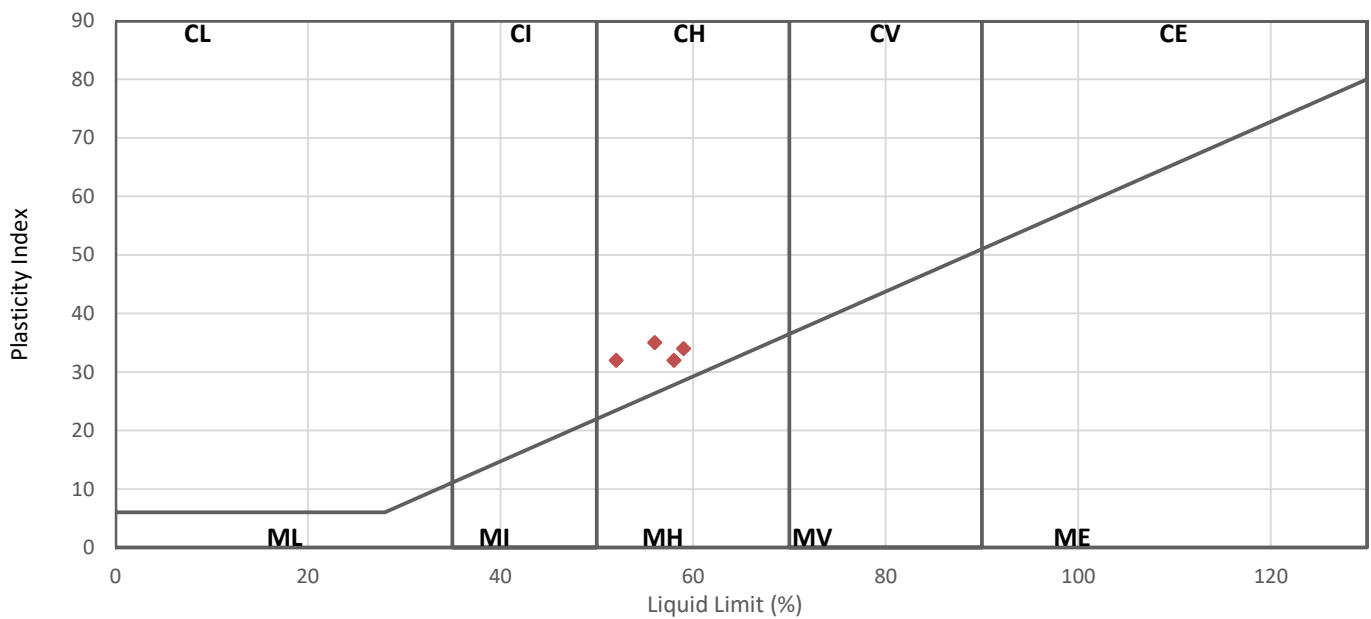
LA Co. Reference

Questgates Subsidence

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.



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
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James Richardson
BSc (Hons. Biology)

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Auger Solutions

Auger House

Cross Lane

WALLASEY

Wirral CH45 8RH

04/12/2025

Your ref: **148967-2-1**

Our ref: 90/3405

Dear Sirs

Root ID

The samples you sent in relation to the above on 20/11/2025 have been examined. Their structures were referable as follows:

TH1, 0.4m		
2 no.	Examined root: HEDERA (Ivy) - or the related FATSIA (a robust shrub with fig-like leaves).	Alive, recently* .
2 no.	Examined root: only 0.6mm in diameter. Could well be AESCULUS (Horse Chestnut and related Buckeyes).	Alive, recently* .
1 no.	A piece of BARK only, insufficient material for identification.	
3 no.	Unfortunately all with insufficient cells for identification.	
TH1, 0.9m		
3 no.	Examined root: again most like AESCULUS (Horse Chestnut and related Buckeyes).	Alive, recently* .
3 no.	Unfortunately all with insufficient cells for identification.	

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

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.

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