



SITE INVESTIGATION FACTUAL REPORT

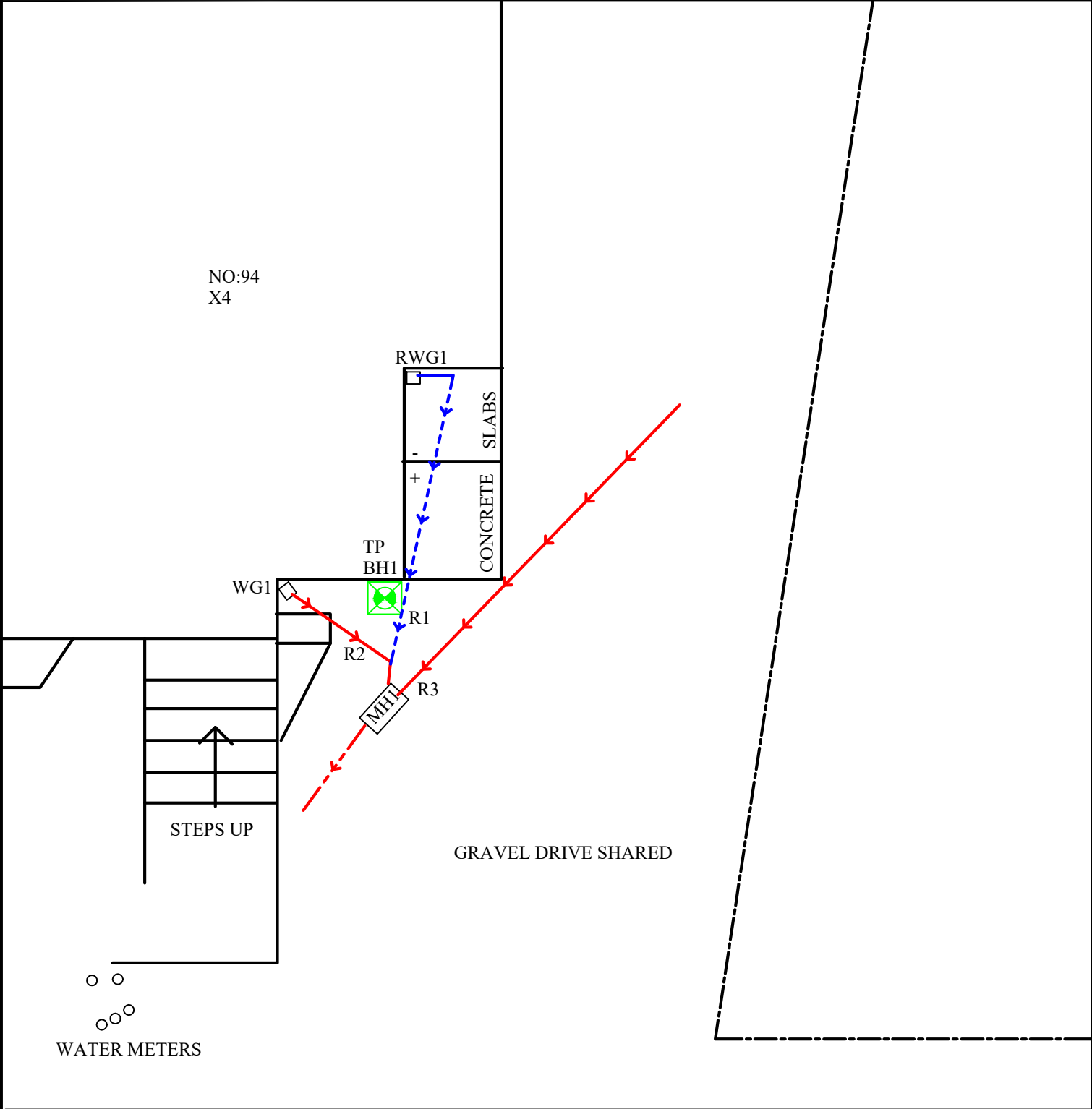
Report No: 007130

Client: Crawford Claims MGMT

Client Ref: 10899530

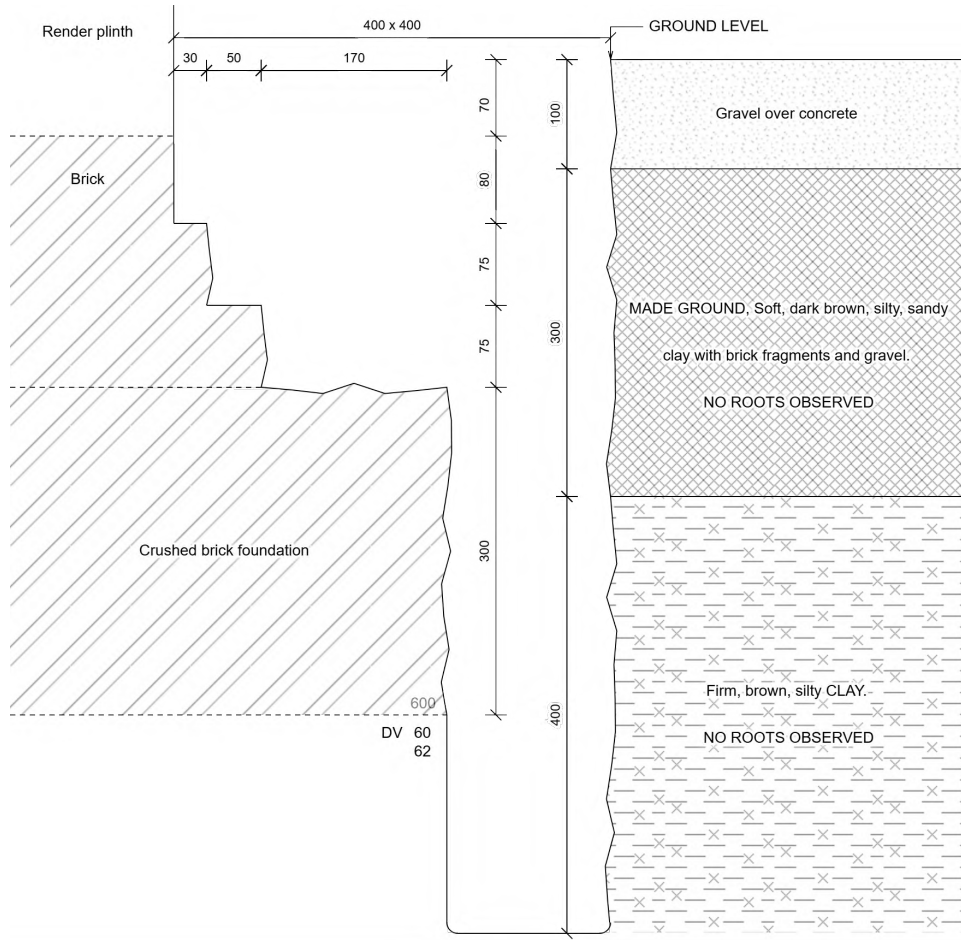
Site Address: Flat 1, 94 Stapleton Hall Road, N4 4QA

Date Of Visit: 02/02/26



ONSITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.		Surface Water Drain		---
		Foul Water Drain		---
		Tree / Bush		
		(approx. ht in m)		
		Trial Pit		
		Borehole		
		O/D - Open Discharge		
Scale: N.T.S.		Combined Gully	RWWG	
		Manhole	MH	
		Rain Water Pipe	RWP	
		Rain Water Gully	RWG	
		Soil Vent Pipe	SVP	
		Waste Gully	WG	
		Waste Pipe	WP	

REPORT NUMBER: C5018341 / 391411.1.1.1
TRIAL PIT REF: TP1 DATE: 02/02/2026
CLIENT: Crawford & Co SITE: 94 STAPLETON HALL ROAD
JOB NO: SI-007130 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
Adam Mason - Quality Control

Approved Signatory
Report date 03-Feb-26

Borehole		1			Sheet:	1 of 1	Site:	94 STAPLETON HALL ROAD				
					Job No:	SI007130						
					Date:	02/02/2026						
Boring Method:		Hand Auger			Ground Level:			Client:	Crawford Claims Management			
Diameter (mm):		75	Weather:		dry							
Depth		Soil Description								Samples and Tests		
(m)								Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit						0.80					
0.80	Stiff, brown, silty CLAY						1.20					
2.00	Very stiff, brown, silty CLAY						1.00					
3.00	End of BH								2.00	DV	140+	
											140+	
									Remarks: BH ends at 3.0m. BH dry and open on completion, dead and decomposing root fragments observed to 2.6m, no roots observed below 2.6m.			
Depth	Dia											
(m)	(mm)											
1.80	1											
Logged:	JMC	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.					

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: SI007130

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
94 Stapleton Hall Road
Haringey
London
N4 4QA

DATE OF SITE VISIT:
02/02/2026

DATE RECEIVED BY LABORATORY:
03/02/2026

Approved by : 
C Kosma - Project Delivery Supervisor

DATE REPORTED: 19-Feb-2026

Our Ref :

SI007130

Location :

94 Stapleton Hall Road

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:

02/02/2026

Date Received :

03/02/2026

Date Tested :

16/01/2026

Date of Report :

19/02/2026

Sample Ref		Type	# Moisture Content	# Soil Fraction > 0.425mm	# Liquid Limit	# Plastic Limit	~ Plasticity Index	~ Liquidity Index	~ Modified Plasticity Index	~ Soil Class	# Filter Paper Contact Time	# Soil Sample Suction	# Oedometer Strain	~ Estimated Heave Potential	In situ Shear Vane Strength	Organic Content	pH Value	Sulphate Content		* Class
TP/BH No	Depth (m)																	SO3 (g/l) *	SO4 (mg/l)	
1	U/S 0.60	D	35	<5	59	25	34	0.30	34	CH					62					
	1.0	D	32	<5	80	31	49	0.02	49	CV					88					
	1.5	D	30	<5											118					
	2.0	D	27	<5	72	22	50	0.09	50	CV					> 140					
	2.5	D	27	<5											> 140					
	3.0	D	26	<5	80	28	52	-0.05	52	CV					> 140					

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 Pilon 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

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

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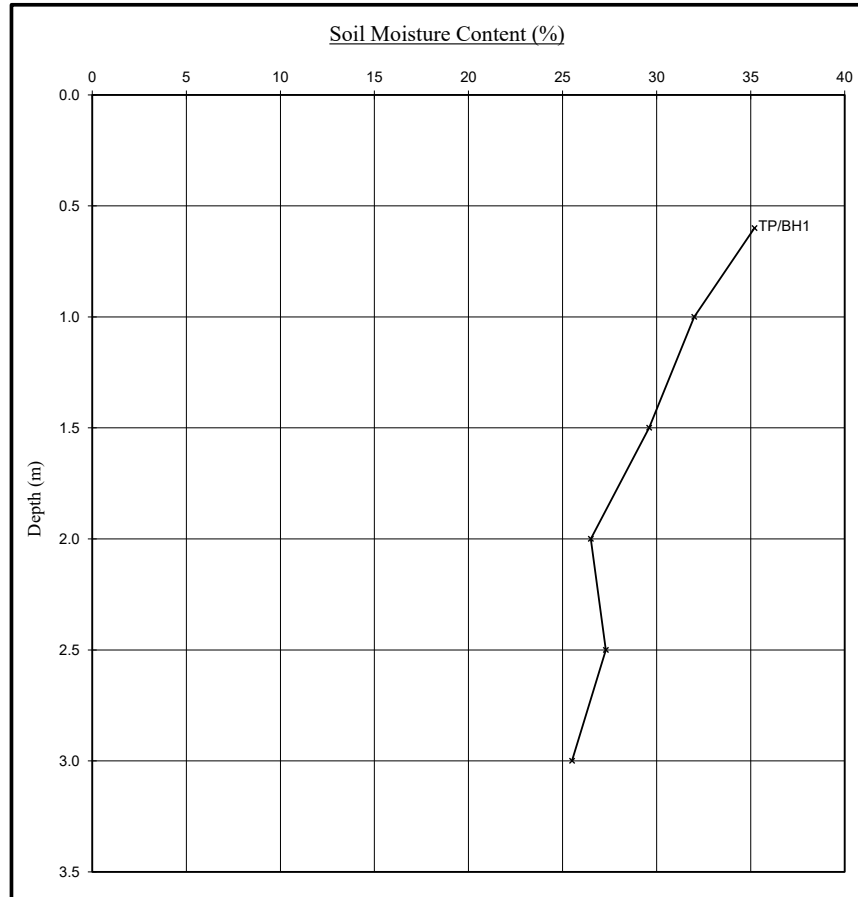
Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

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

Version: BH V1 SUBCON - 28.03.2023

Moisture Content Profiles

Our Ref : SI007130
Location : 94 Stapleton Hall Road
Work carried out for: CET Property Assurance (Crawford Claims Management)

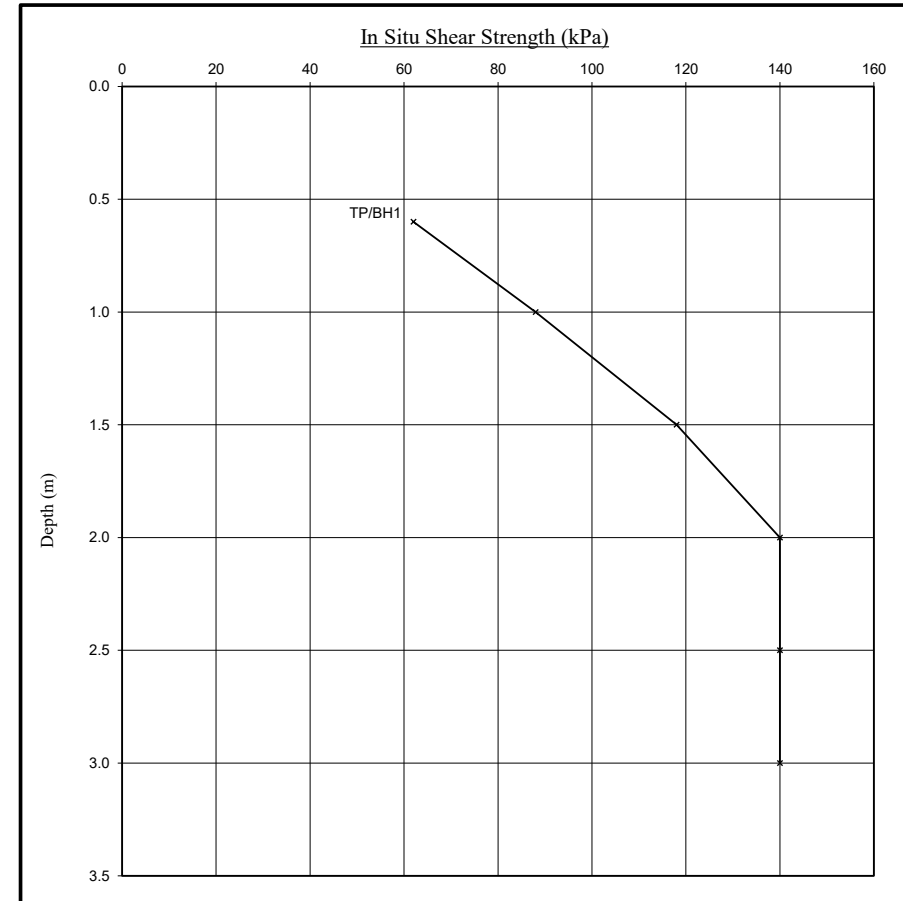


Notes

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 : 02/02/2026
Date Received : 03/02/2026
Date Tested : 16/01/2026
Date of Report : 19/02/2026



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

94 Stapleton Hall Road,

Client Reference: SI007130
Report Date: 4 March 2026
Our Ref: R66471

Sub Sample	Species Identified	Root Diameter	Starch	
BH1:				
to 1.8m	either <i>Quercus</i> spp. or <i>Castanea</i> spp.	1	<1 mm	Moderate

Comments:

1 - Rather small and juvenile.

Quercus spp. are oaks. *Castanea* spp. include sweet chestnut.

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.



Coding Sheet			Sheet:		Site:	94 STAPLETON HALL ROAD		
			Job No.:	SI007130	Client:			
			Date:	02/02/2026	Client:	CRAWFORD CLAIMS MANAGEMENT		

Run:	1								
From:	MH1		Invert Level:	1600		Direction:	U/S		
To:	U/S		Invert Level:			Function:	Comb		
Pipe Material:	Liner		Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No		Gully Condition:	Poor		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm		Shared Run:	Yes		
						If Shared How:	Via the guttering		
0.00	ST					Remarks	Surface Material	Length (m)	
0.60	JN	9				Junction at			
0.60	MC					liner to vc			
0.80	MC					vc to liner	gravel	2	
5.00	MC					liner to vc	concrete	1.5	
5.00	LL					Line deviates left	slabs	1.8	
5.30	FH					reached rwg1			
Comments:									

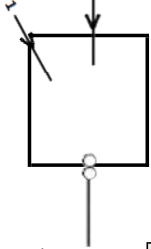
Run:	2								
From:	JN run 1		Invert Level:			Direction:	U/S		
To:	U/S		Invert Level:			Function:	Comb		
Pipe Material:	VC		Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No		Gully Condition:	As Built		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm		Shared Run:	Yes		
						If Shared How:	Via the guttering		
0.00	ST					Remarks	Surface Material	Length (m)	
0.50	OJL					Open joint large			
1.00	JDM					Joint displaced medium			
1.10	JN	11				WG1 POOR CONDITION			
1.20	JDL					Joint displaced large			
1.50	JDL					Joint displaced large			
1.80	DE				35	Debris	gravel		
2.20	SA					unable to push cam			
Comments:									

Run:	3								
From:		MH1	Invert Level:		1600	Direction:	U/S		
To:		U/S	Invert Level:			Function:	F/W		
Pipe Material:		Liner	Pipe Dia:		100				
Water/Pressure Test:			Drain Break-In:		No	Gully Condition:			
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:	Yes	
							If Shared How:		
0.00	ST						Remarks	Surface Material	Length (m)
4.60	MC						liner to pvc		
4.70	JN	10					Junction at		
5.00	MC						pvc to liner	gravel	
Comments:									

Manhole Details	Sheet:		Site:	94 STAPLETON HALL ROAD
	Job No.:	SI007130		
	Date:	02/02/26	Client:	CRAWFORD CLAIMS MANAGEMENT

MH:- MH1

Depth:- 1600 (mm)



Chamber Dimension:- 650 / 500 (mm)

Depths of run if different to invert level:-

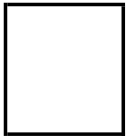
Run	Depth (mm)

Manhole Condition:- Good

Reasons for poor condition.

MH:-

Depth:- (mm)



Chamber Dimension:- / (mm)

Depths of run if different to invert level:-

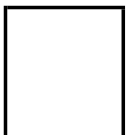
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

MH:-

Depth:- (mm)



Chamber Dimension:- / (mm)

Depths of run if different to invert level:-

Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

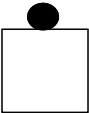
Key



Interceptor



Internal Back Drop.



External Back Drop.

Additional Comments for Poor Condition

To:
Ftao:
Site:

Crawford Claims Management

94 Stapleton Hall Road

Client Ref:
Job No. S1007130
Claim No:
Date: 10-Mar-26

ESTIMATE

Item		Amount
1.0	Location Shared System Condition Grade Drain Serviceability Work Spec	MH1 U/S - Run 1 No B Unserviceable Excavate and replace gully and 1.0m of pipe work
2.0	Location Shared System Condition Grade Drain Serviceability Work Spec	JN RUN 1 U/S - Run 2 No B Unserviceable Excavate and replace wg1 and pipe work D/S to and including junction with Run 2,whilst excavation open HPWJ U/S and complete CCTV and report back with findings + from junction line D/S to run 1
		£467.32
		£1,139.66

Manhole's & run 3 at the righ hand side 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.	Total	£1,606.98
Condition Grade	plus VAT @20%	£321.40
A - Structurally sound with no leakage evident.		
B - Cracks and fractures observed.		
C - Structurally unsound		
	Total + VAT	£1,928.38

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.

Water Mains Test	Sheet:		Site:	94 STAPLETON HALL ROAD
	Job No:	SI007130		
	Date:	02/02/26	Client:	CRAWFORD CLAIMS MANAGEMENT

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Listening Stick Water Mains Test

Period listening test carried out with all available water services within property switched off:

Any indication of leak detected by way of sound with stick placed on stop cock:

When taps are used, toilets flushed or any other water demand appliance used is there a noticeable flushing noise heard from the listening stick:

Photos Taken of Property

Front	
Side	
Rear	
Internal Floor Coverings and Location of Stopcock	

Reason for No External Photos:

Reason for No Internal Photos:

Information Notes

A site plan with external and internal stopcocks is required - also ground surfaces and assumed route of water main.

Water main stop cocks that appear to be seized or in an un-serviceable condition, are not to be forced to complete test, - a listening stick is to be used.

Remarks:

Logged:	JMC	Checked:		Approved:	
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