SITE INVESTIGATION FACTUAL REPORT

Report No: 007566

Client: Crawford Claims MGMT

Client Ref: 1890162

Site Address: 56 Cromwell Avenue, N6 5HL

Date Of Visit: 12/03/26

Investigation Layout Plan

Sheet: 1 of 1

Job No: SI-007566

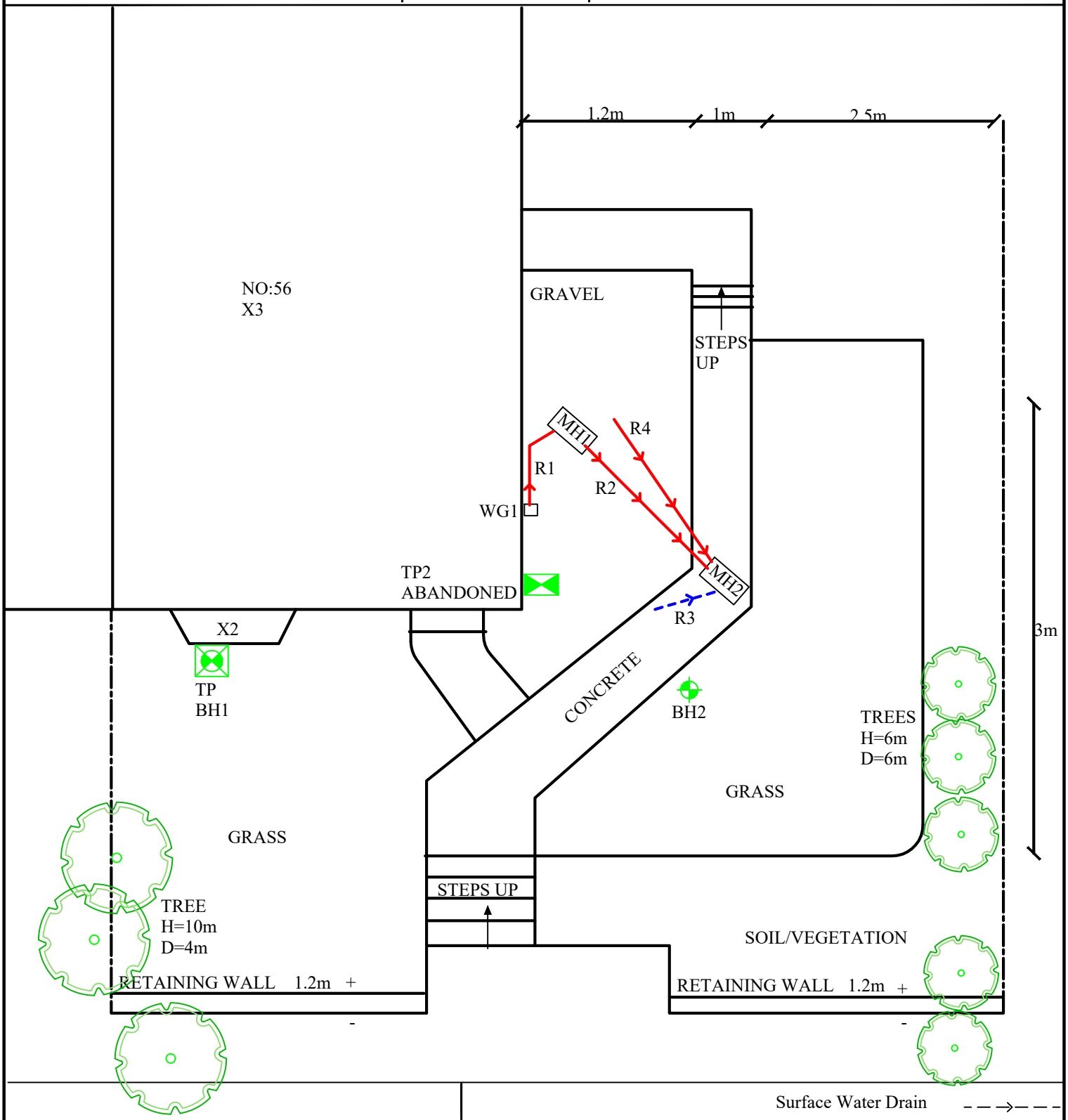
Date: 12.03.2026

Site: 56 Cromwell Avenue, N6

Work carried out for: Crawford Claims Management

MC (SI) (Checked) ELM (Drawn)

Weather: Dry



ONSITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

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)

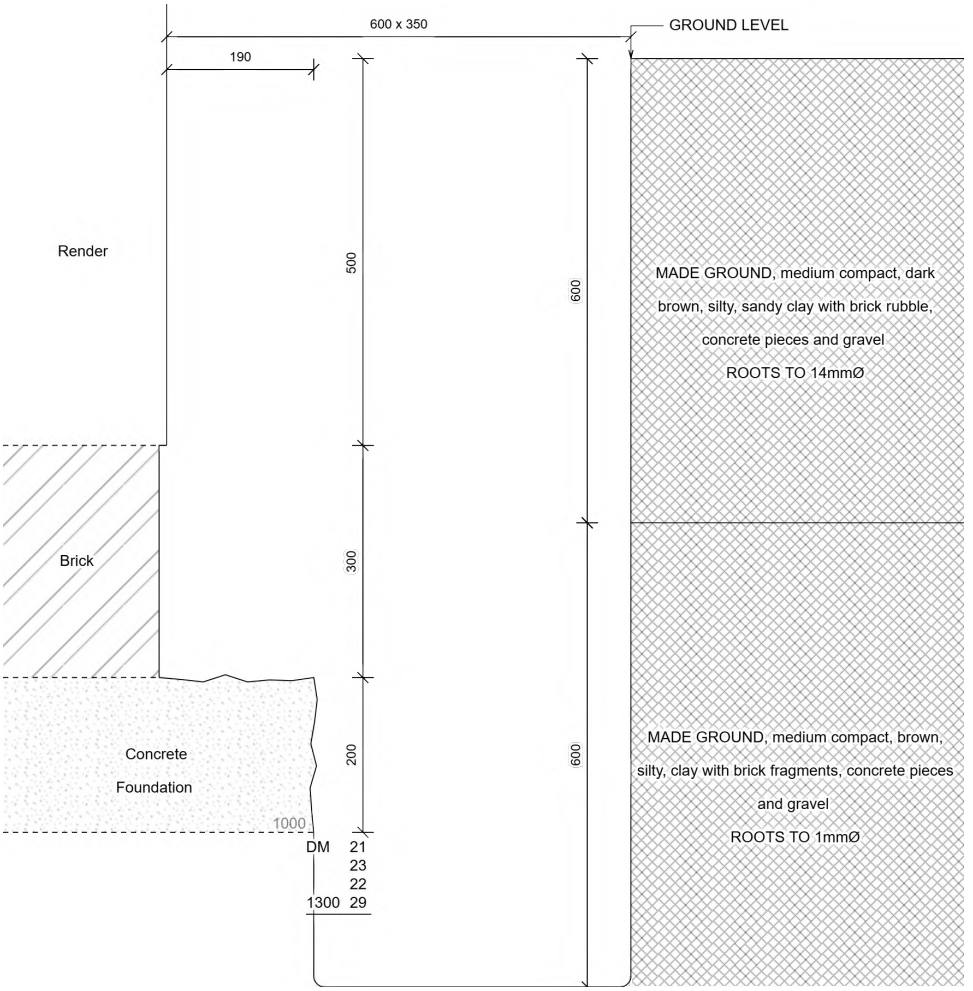
Trial Pit

Borehole

O/D - Open Discharge

Scale: N.T.S.

REPORT NUMBER:	C5019714 / 398146.1.1.2		
TRIAL PIT REF:	TP1	DATE:	12/03/2026
CLIENT:	Crawford & Co	SITE:	56 CROMWELL AVENUE
JOB NO:	SI-007566	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1200mm see Bore Hole log

Curved steel pin driven under concrete 300mm at 1000mm below ground.

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 12-Mar-26

Report Format: TP/TP70/Rep Issue 2 Rev 0

Lawness Barns
Mountnessing Road
Billericay
Essex CM12 0TS

0343 227 8545
enquiries@constructiontesting.co.uk
www.constructiontesting.co.uk
END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole	1		Sheet:	1 of 1	Site:	56 CROMWELL AVENUE
			Job No:	SI007566		
			Date:	12/03/2026		
Boring Method:	Hand Auger		Ground Level:		Client:	Crawford Claims Management
Diameter (mm):	75	Weather:	Dry			

Depth (m)	Soil Description	Thickness	Legend	Samples and Tests Depth	Type	Result
0.00	See Trial Pit	1.20				
1.20	MADEGROUND medium compact brown silty sandy clay with brick pieces	0.30				
1.50	MADEGROUND meduim compact becoming meduim compact to compact brown silty sandy clay with brick pieces	0.20		1.50	DM	31
						33
1.70	End of BH					48
						50(25)

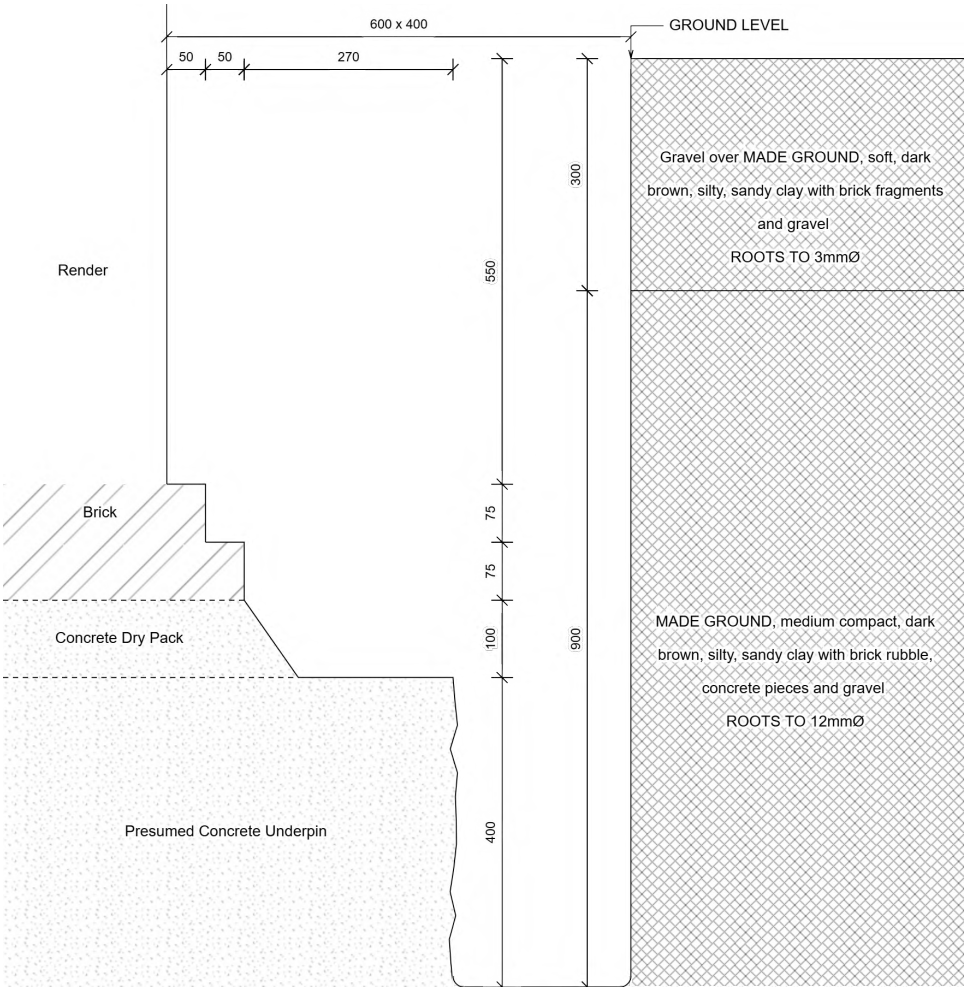
Remarks:
BH ends at 1.7m, made ground obstruction, too compact to hand auger, BH dry and open on completion. Roots observed to 1.7m. No access for mechanical auger due to numerous steps.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.70	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa)	Roots		
M - Mackintosh Probe	Depth to Water (m)		
TDTD - Too Dense To Drive			

Logged:	KP	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

REPORT NUMBER:	C5019714 / 398146.1.1.1		
TRIAL PIT REF:	TP2	DATE:	12/03/2026
CLIENT:	Crawford & Co	SITE:	56 CROMWELL AVENUE
JOB NO:	SI-007566	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



Trial pit abandoned at 1200mm

TP abandoned at 1200mm below ground level, made ground obstruction, too compact to hand auger. BH attempted in grass area behind TP.

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:
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For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 12-Mar-26

Report Format: TP/TP70/Rep Issue 2 Rev 0

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enquiries@constructiontesting.co.uk
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END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole 2

Sheet:	1 of 1	Site:	56 CROMWELL AVENUE
Job No:	SI007566		
Date:	12/03/2026		
Boring Method:	Hand Auger	Ground Level:	
Client:	Crawford Claims Management		
Diameter (mm):	75	Weather:	Dry

Depth (m)	Soil Description	Thickness	Legend	Samples and Tests: Depth	Type	Result
0.00	MADEGROUND soft dark brown silty sandy clay with brick fragments and gravel	0.40				
0.40	MADEGROUND medium compact brown silty sandy clay with brick fragments and gravel	0.60				
1.00	MADEGROUND meduim compact brown silty sandy clay with brick pieces	0.20		1.00	DM	14
						23
1.20	End of BH					39
						47

Remarks:
BH ends at 1.2m, made ground obstruction, too compact to hand auger, BH dry and open on completion. Roots observed to 1.2m.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.20	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa)	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

Logged:	KP	AM	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: SI007566

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
56 Cromwell Avenue
N6 5HL

DATE OF SITE VISIT:
12/03/2026

DATE RECEIVED BY LABORATORY:
13/03/2026

Approved by : .....
C Kosma - Project Delivery Supervisor

DATE REPORTED: 24-Mar-2026

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

Our Ref : SI007566

Laboratory Summary Results

Date Sampled: 12/03/2026

Location : 56 Cromwell Avenue

Date Received : 13/03/2026

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 23/03/2026

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

Date of Report : 24/03/2026

Sample Ref		Type	# Moisture Content	# Soil Fraction	# 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 (Dd)	In situ * Shear Vane Strength	Organic * Content	pH Value	Sulphate Content		* Class
TP/BH No	Depth (m)		(%) *[1]*	> 0.425mm (%) *[2]*	(%) *[3]*	(%) *[4]*	(%) *[5]*	*[5]*	(%) [6]	*[7]*	(d)	(kPa) [8]	*[9]*	*(mm)[10]*	(kPa) *[11]*	(%)*[12]*	*[13]*	SO_3 (g/l) * *[14]*	SO_4 (mg/l) *[15]*	*[16]*
1	U/S 1.00	D	29	7	60	30	30	-0.05	28	CH										
	1.5	D	29	8	60	30	30	-0.04	28	CH										

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[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 Documented In-House Method No. IHLTP01: May 2011

[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

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

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

Full reports can be provided upon request.

Test results reported relate only to the items tested.
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Version: BH V2 SUBCON - 16.04.2023

Our Ref : SI007566

Laboratory Summary Results

Date Sampled : 12/03/2026

Location : 56 Cromwell Avenue

Date Received : 13/03/2026

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 23/03/2026

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Date of Report : 24/03/2026

Sample Ref.		Type	# Moisture Content	# Soil Fraction	# 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 (Dd)	In situ * Shear Vane Strength	Organic * Content	pH Value	Sulphate Content		* Class
TP No.	Depth (m)		(%) *[1]*	> 0.425mm (%) *[2]*	(%) *[3]*	(%) *[4]*	(%) *[5]*	*[5]*	(%) [6]	*[7]*	(d)	(kPa) [8]	*[9]*	*(mm)[10]*	(kPa) *[11]*	(%)*[12]*	*[13]*	SO_3 (g/l) * *[14]*	SO_4 (mg/l) *[15]*	*[16]*
2	U/S 1.00	D	35	6	65	31	34	0.10	32	CH										

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[6] BRE Digest 240 : 1993

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[10] Estimated Heave Potential (Dd)

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[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

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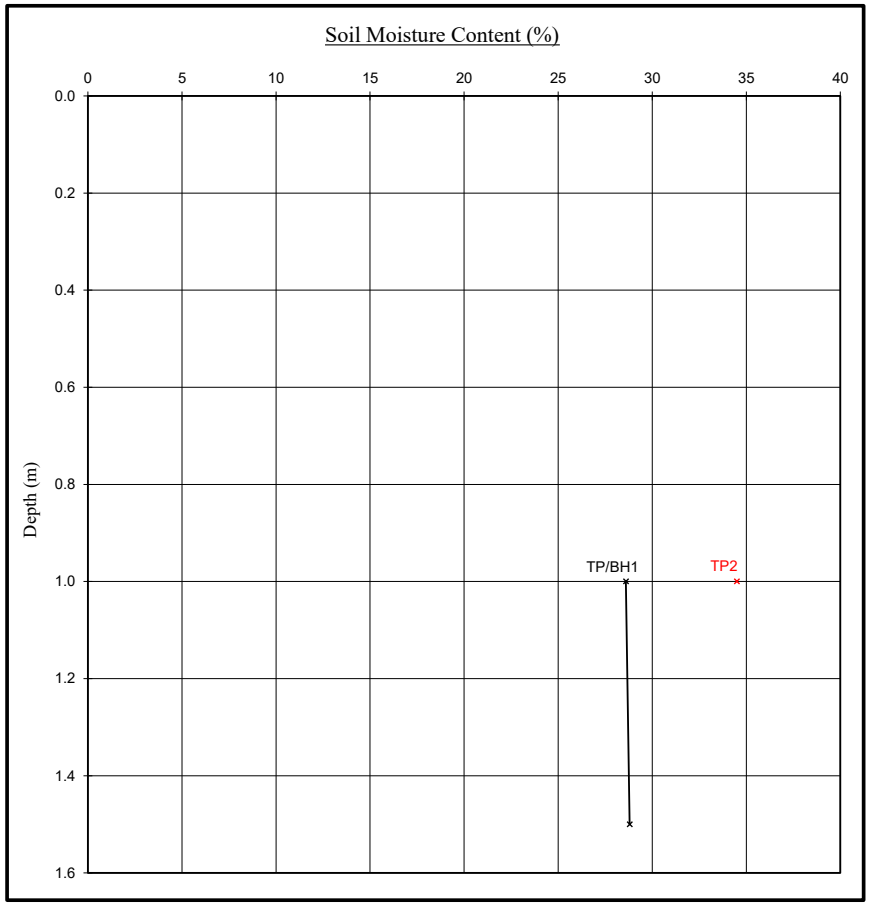
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Version: BH V2 SUBCON - 16.04.2023

Moisture Content Profiles

Our Ref : SI007566
Location : 56 Cromwell 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.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

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

56 Cromwell Avenue,

Client Reference: SI007566
Report Date: 8 April 2026
Our Ref: R67352

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	*Ilex* spp.	1	1.5 mm	Abundant
USF	*Acer* spp.	2	1 mm	Abundant
BH1:				
-	*Acer* spp.		1.5 mm	Abundant
-	*Ilex* spp.		<1 mm	Abundant
TP2:				
USF	*Prunus* spp.	3	2 mm	Moderate

Comments:

1 - Plus 1 other also identified as *Ilex* spp.
2 - Plus 1 other also identified as *Acer* spp.
3 - Plus 1 other also identified as *Prunus* spp.

Ilex spp. are hollies.
Acer spp. are maples, including sycamore, Norway maple, and Japanese maples.
Prunus spp. include blackthorn, cherry, cherry-laurel, Portuguese laurel, peach, plum, and related species.

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:	56 CROMWELL AVENUE	
Job No.:	SI007566	Client:		
Date:	12/03/2026	Client:	CRAWFORD CLAIMS MANAGEMENT	

Run: 1

From:	MH1	Invert Level:	700	Direction:	U/S
To:	WG 1	Invert Level:		Function:	F/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	As Built
				Shared Run:	Yes
				If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.20	LL						Line deviates left	Gravel	0.9
0.30	JDM						Joint displaced medium		
0.30	RFJ						Roots fine at joint		
0.60	MC						PVC		
0.90	FH						Reached WG 1		

Comments:

Run: 2

From:	MH1	Invert Level:	700	Direction:	D/S
To:	MH2	Invert Level:		Function:	F/W
Pipe Material:	Cast Iron	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	Yes
				If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
1.60	LD						Line deviates down	Gravel	0.5
1.80	FH						Reached line down to MH2	Concrete	1.3

Comments:

Run: 3

From:	MH2	Invert Level:	300	Direction:	U/S
To:	Redundant run	Invert Level:		Function:	S/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	Yes
				If Shared How:	With flats

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.30	FH						Reached end of run	Concrete	0.3

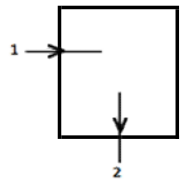
Comments:

Run:	4								
From:		MH2		Invert Level:		1400	Direction:	U/S	
To:		3m U/S		Invert Level:			Function:	F/W	
Pipe Material:		VC		Pipe Dia:		150			
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:	With flats	
0.00	ST						Remarks	Surface Material	Length (m)
3.00	FH						Reached 3m U/S	Concrete	2
Comments:									

Manhole Details

	Sheet:		Site:	56 CROMWELL AVENUE
	Job No.:	SI007566		
	Date:	12/03/26	Client:	CRAWFORD CLAIMS MANAGEMENT

MH:- MH1 Depth:- 700 (mm)



Depths of run if different to invert level:-

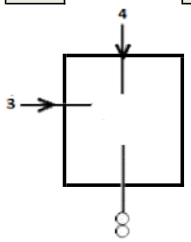
Run	Depth (mm)

Manhole Condition:- Good

Reasons for poor condition.

Chamber Dimension:- 600 / 450 (mm)

MH:- MH2 Depth:- 1400 (mm)



Depths of run if different to invert level:-

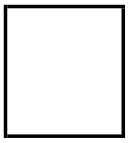
Run	Depth (mm)

Manhole Condition:- Good

Reasons for poor condition.

Chamber Dimension:- 600 / 450 (mm)

MH:- Depth:- (mm)



Depths of run if different to invert level:-

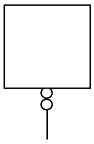
Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Chamber Dimension:- / (mm)

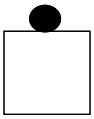
Key



Interceptor



Internal Back Drop.



External Back Drop.

Additional Comments for Poor Condition

To:	**Crawford Claims Management**	Client Ref:	
Ftao:		Job No.	SI 007566
		Claim No:	
Site:	**56 Cromwell Avenue**	Date:	10-Apr-26

ESTIMATE

Item			Amount
1.0	Location	**MH1 U/S - Run 1**	£464.63
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	HPWJ to clear roots then patch line at 0.3m	

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

Condition Grade
A - Structurally sound with no leakage evident.
B - Cracks and fractures observed.
C - Structurally unsound

Total	£464.63
plus VAT @20%	£92.93
Total + VAT	**£557.56**

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:	56 CROMWELL AVENUE
	Job No:	SI007566		
	Date:	12/03/26	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:

No watermain completed as building is divided into 6 flats

Logged:		Checked:		Approved:		