

Our Ref: B25239-JNP-XX-XX-RP-S-0001 Chkd: VW

Michael Dyson Associates
West House
Meltham Road
Holmfirth
HD9 6LB

For the attention of Michael Dyson Associates

1st March 2023

Re: Bell Farm Avenue

Introduction

This letter was commissioned by Michael Dyson Associates and is for their exclusive use and reliance only. No other person or organisation may place any reliance on this report without explicit, written, consent.

The purpose of this report is to inspect and report on the existing structural arrangement, size of members and any visual defects. It also includes the findings from the CCTV survey and the Damp and Timber survey which can be found in the appendices.

This report addresses the above item(s) only, and does not, therefore, constitute a full structural survey. (Please refer to important notes at the end of this letter report page 3.)

Observations

JNP Group visited the properties on the 7th February 2023 to inspect the properties.

There are a total of 4 identical detached properties which are part of the upgrade scheme, of which we only had full access to a single block (numbers 41,43,45,47) to assess the structural arrangement. Properties (numbers 33,35,37,39) were inspected visually with no intrusive works done in order to confirm the construction being identical.

The properties are visible on a map from 1937 but not on a map from 1928 so they are estimated to be around 90 years old and each has eight 2-bedroom apartments, four upstairs and four downstairs. The external walls are of brickwork cavity wall construction. The ground floor is of timber construction apart from the kitchen which is a ground bearing slab. The first floor is of timber construction. The roof is hipped supported on timber rafters and purlins and is clad with concrete tiles. The purlins span side to side between party walls, and the end flats have purlins spanning between the party wall and hip beams. There is a later add on two-storey extension to the rear of each property to accommodate bathroom. The extension is built of lightweight proprietary panels. Construction was not inspected due to the access restrictions.

The property is situated on a relatively flat site with a garden to the rear of the property. Some of the gardens are overgrown with heavy vegetation, there are also a number of mature height trees around the properties, mainly to the rear.

The existing structure is noted below:

External Walls

The external walls are cavity wall construction comprising of 110mm brickwork inner leaf, 80mm cavity and 110mm brickwork outer leaf.

Party Walls

The party walls are noted to be solid brickwork 230mm thick with no cavity which continue into the roof space for full height.

Internal Walls

All internal walls were 110mm thick brickwork continuing into the first floor and terminating at ceiling level.

Front Entrance To Upper Floor

The front entrance leading to the flats on the upper floor has an open porch with 2.05m opening. The lintel over the opening is a 230x200mm timber supporting a lean-to roof.

Ground Floor

The ground floor in the living area and bedroom is of timber construction with 50 x 100mm joists at 400mm centres. The void between ground and underside of joists is 410mm. The joists in the living area (3.5m span) and bedroom (3.0m span) span front to back. The Bathroom is assumed to be timber joists spanning side to side. The kitchen is a ground bearing slab 120mm thick on 90mm thick rubble fill with a slight fall towards to rear of the property.

There is an existing chimney breast which projects approximately 500mm into the living room and a corner Chimney breast in the bedroom. The fire opening in the bedroom is approximately 500mm wide and has been bricked up.

There is an existing single door opening in the 110mm thick brick wall dividing the bedroom and kitchen which has been closed up with timber studwork.

First Floor

The floor in the living area and bedroom is of timber construction with 50 x 200mm joists at 400mm centres. The floor joists in the living area (3.5m span) and bedroom (3.0m span) span front to back. The ceiling joists above are 50 x 100mm timbers at 400mm centres. The Bathroom is assumed to be timber joists spanning side to side.

There is an existing chimney breast which projects approximately 500mm into the living room and a corner Chimney breast in the bedroom. The fire opening in the bedroom is approximately 500mm wide and has been bricked up.

At the top of the stairs there is a timber lintel 140 x 150mm supporting a masonry wall above. None of the internal walls continue up into the roof space.

Roof

The roof is traditional hipped roof with 50 x 100mm timber rafters at 420mm centres supporting on 60 x 280mm timber purlins spanning 5.73m from party wall to party wall and from the construction type it is expected to have hipped rafters spanning from ridge plate towards side walls supporting purlins at mid span. The pitch of the roof is 34 degrees.

Discussion

The general structure of the properties appeared to be in good condition with no serious defects noted.

A number of the properties had a triangular crack formed above the ground floor living area window which is typical for the properties of this age and construction caused by lack of lintels over the opening. Some properties were noted to have already been repaired with new mortar seen. It is recommended that new lintels are installed and crack stitching carried out.

It was noted that the external wall of the porch to the front door was leaning out at the top slightly.

The timber lintel to the front porch of a number of properties is deflecting and have visible shrinkage.

Property No. 25 was noted to have had issues with water ingress to the ground floor bedroom at some point. This appears to have caused the floor to swell. Refer to damp and timber survey for details for other properties.

The extension to the rear has signs of horizontal movement and in several properties has been noted to be stitched together with straps.

CCTV Report Observations

A CCTV company were commissioned to assess the drainage serving the properties to be renovated. Attendance was on the 7th and 8th February 2023 where access was available to all buildings associated with the project. The scope of the works was to survey the existing drainage around the properties with the purpose of noting defects and confirming the line the drains take along with their purpose.

Foul drainage exits the buildings to the rear of the properties and is then directed through the front garden areas to an assumed connection with the adopted sewer. Junction connections along some of the drain lengths suggest that RWP's from the rear elevations also connect onto the system. The general condition of the drains varies with stretches of pipework being blocked or having need for repair. The main areas flagged for repair are highlighted on a sketch in Appendix A.

The surface water drains to the front of the buildings were not able to be assessed as the rainwater pipes ran directly below ground with no access points for CCTV cameras and no access chambers available. It could be assumed that these rainwater pipes drain to a point below ground such as a soakaway, but this would need further assessment work to confirm.

The CCTV Report and sketch are available to view in Appendix A.

Yours sincerely,

Cameron Lehmann
Bsc(Hons) EngTech MICE

Important Notes

NB. This report does not comprise a full structural survey or any other form of survey of the property but is a specialist structural report on the items listed therein. Therefore, no responsibility can be accepted for any other defects which are found in the property.

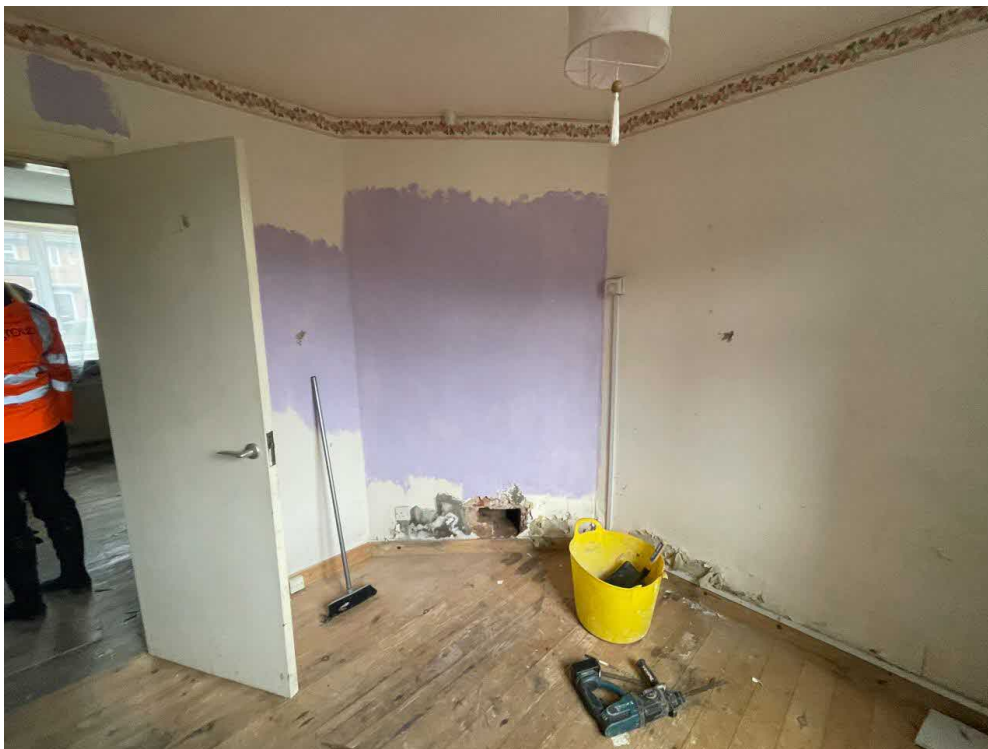
NB. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. We have not inspected any boundary walls or outbuildings and we are therefore unable to report that any such part of the property is free from defect.

NB. This report is required by Michael Dyson Associates . Only Michael Dyson Associates may place any reliance on this report. No other person may receive a copy of this report without first obtaining our permission in writing.

NB. The copyright at all times remains with [JNP Group](#).



Photograph 1. Front elevation (showing 2 No. trees)



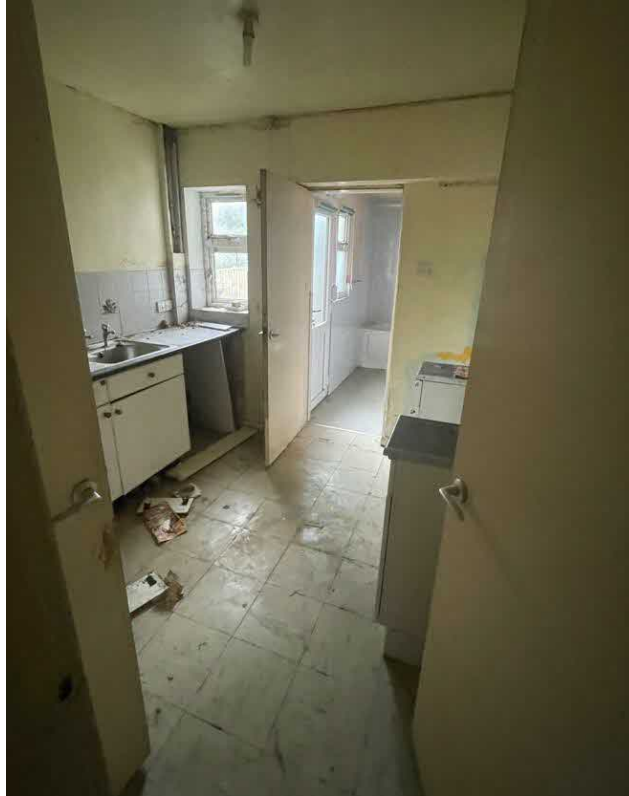
Photograph 2. Ground Floor Bedroom Facing Chimney



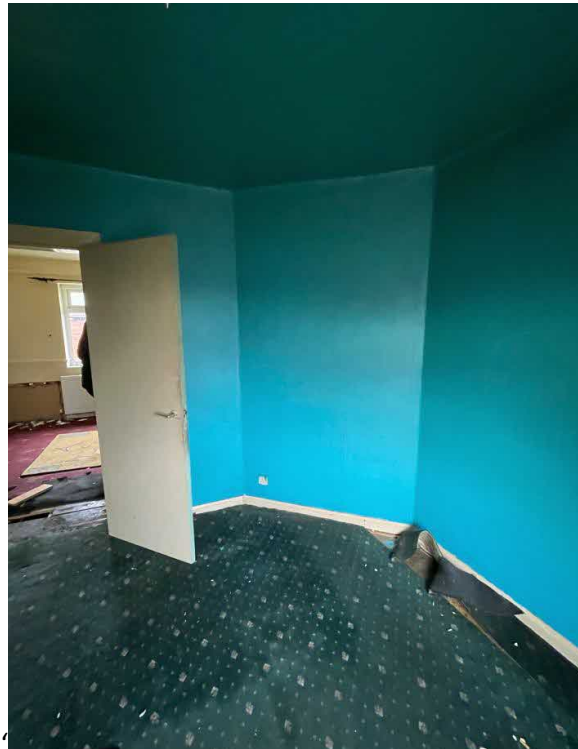
Photograph 3. Ground Floor Bedroom Facing Rear



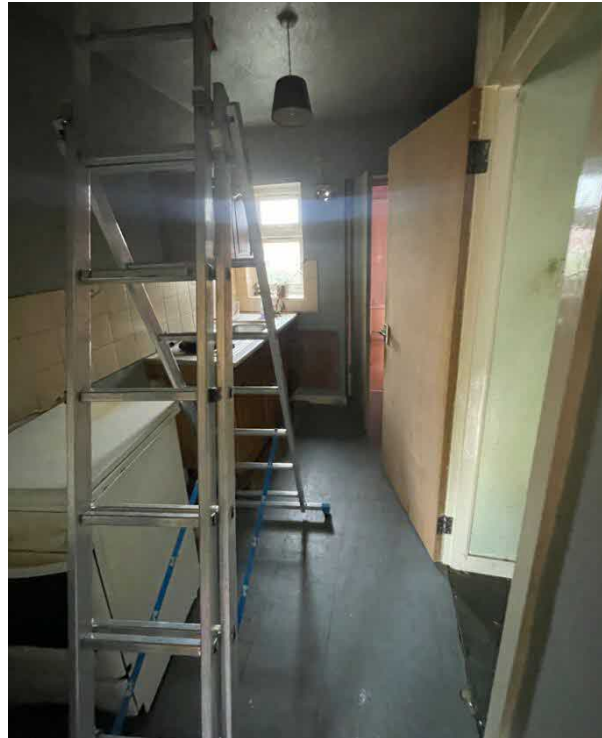
Photograph 4. Ground Floor Bathroom



Photograph 5. Ground Floor Kitchen



Photograph 6. First Floor Bedroom



Photograph 7. First Floor Kitchen



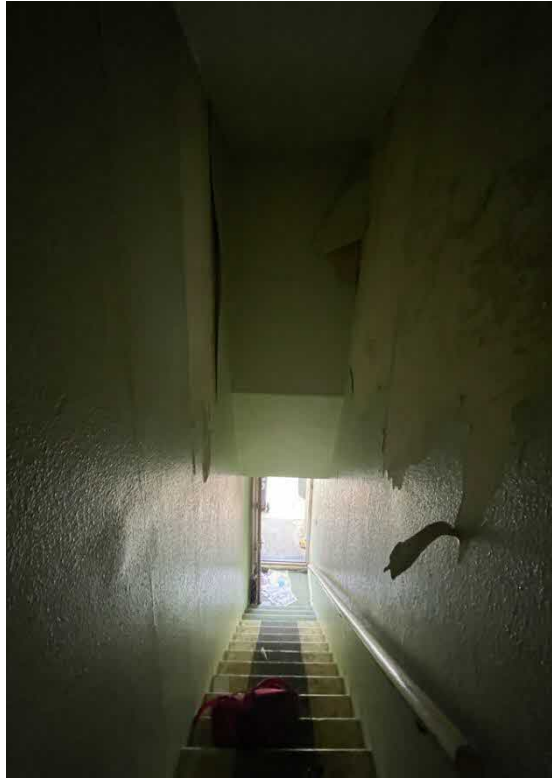
Photograph 8. First Floor Bathroom



Photograph 9. First Floor Living Area



Photograph 10. Roof Space



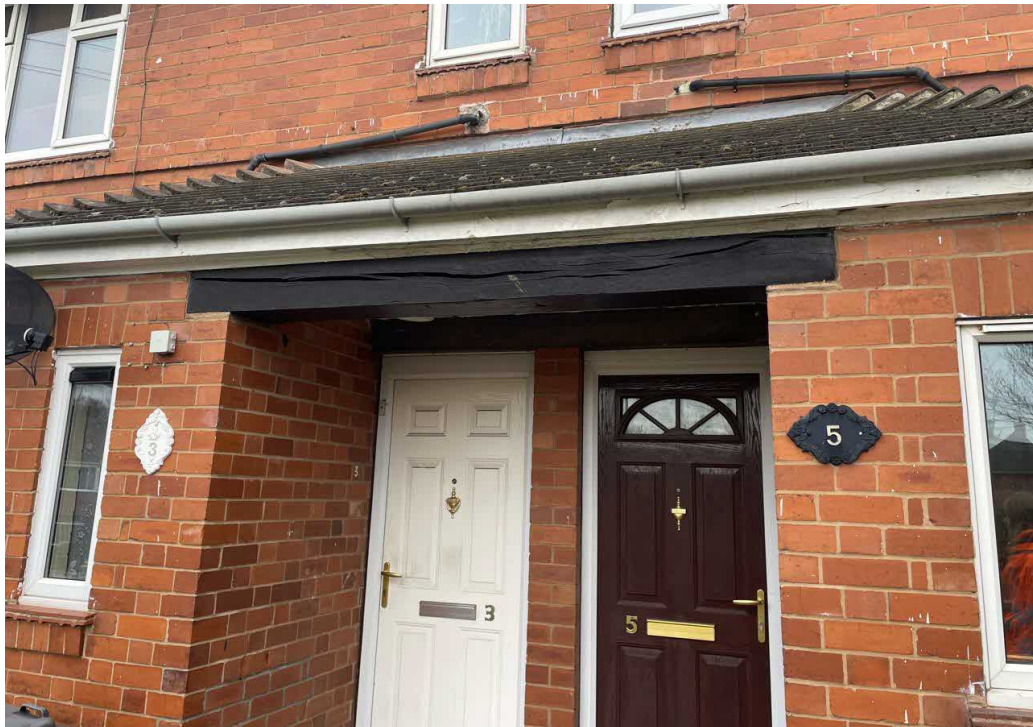
Photograph 11. First Floor Looking Down The Stairs



Photograph 12. Timber Lintel Supporting Wall Above Top of Stairs



Photograph 13. Ground Floor Bedroom Showing Water Ingress



Photograph 14. Timber Lintel Deflecting and Shrinkage Apparent

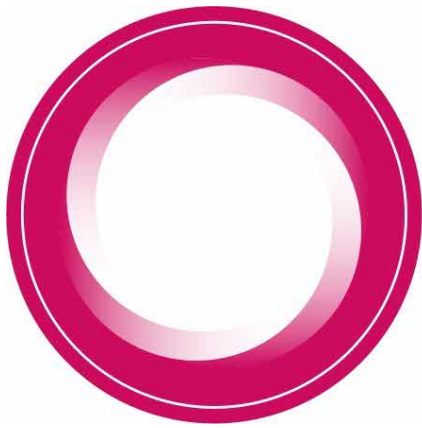


Photograph 15. External Wall to Porch Leaning Out

APPENDIX A DRAINAGE CCTV

Project

Project Name: JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270
Project Date: 07/02/2023
Lanes Division: Leeds



**Lanes
Group plc**

Table of Contents

Project Name	Project Date
JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270	07/02/2023

Project Information	P-1
Project Pictures	P-4
Section Profile	P-8
Section Item 1: LINE A > MH01 (LINE AX)	1
Section Item 2: LINE B > MH01 (LINE BX)	3
Section Item 3: LINE C > MH01 (LINE CX)	4
Section Item 4: MH01 > LINE X (MH01X)	5
Section Item 5: MH02 > LINE X (MH02X)	7
Section Item 6: LINE A > MH04 (LINE AX)	9
Section Item 7: MH04 > LINE X (MH04X)	10
Section Item 8: LINE A > MH07 (LINE AX)	12
Section Item 9: LINE B > MH07 (LINE BX)	14
Section Item 10: MH07 > LINE X (MH07X)	16
Section Item 11: LINE A > MH05 (LINE AX)	18
Section Item 12: LINE B > MH05 (LINE BX)	20
Section Item 13: LINE C > MH05 (LINE CX)	22
Section Item 14: LINE C > MH08 (LINE CX)	24
Section Item 15: LINE B > MH08 (LINE BX)	26
Section Item 16: LINE A > MH08 (LINE AX)	27
Section Item 17: MH08 > LINE X (MH08X)	28
Section Item 18: LINE A > MH09 (LINE AX)	30
Section Item 19: LINE B > MH09 (LINE BX)	31
Section Item 20: LINE C > MH12 (LINE CX)	32
Section Item 22: MH12 > LINE X (MH12X)	33
Section Item 23: LINE B > MH11 (LINE BX)	35
Section Item 24: LINE A > MH11 (LINE AX)	37
Section Item 25: LINE C > MH13 (LINE CX)	38
Section Item 26: LINE B > MH13 (LINE BX)	39
Section Item 27: LINE A > MH13 (LINE AX)	41



Table of Contents

Project Name	Project Date
JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270	07/02/2023

Section Item 28: MH13 > LINE X (MH13X)	42
Section Item 29: LINE A > MH15 (LINE AX)	43
Section Item 30: LINE B > MH15 (LINE BX)	44
Section Item 31: MH15 > LINE X (MH15X)	45
Section Item 32: MH06 > LINE X (MH06X)	46
Section Item 33: LINE A > MH02 (LINE AX)	47
Section Item 34: LINE B > MH02 (LINE BX)	48
Section Item 35: LINE C > MH12 (LINE CX)	49



Project Information

Project Name

JNP Group Consulting Engineers Ltd - Bellfarm Avenue - PJ00469270

Project Date

07/02/2023

Client

Company: JNG Group Consulting Engineers Ltd
Department: T/S JNP Group
Street: Woodvale House - Woodvale Road
Town or City: Brighouse
County: West Yorkshire
Post Code: HD6 4AB

Site

Company: JNP Group Consulting Engineers Ltd
Street: Bellfarm Avenue
Town or City: York
County: North Yorkshire
Post Code: YO31 9BQ

Contractor

Company: Lanes Group PLC
Street: 17 Parkside Lane
Town or City: Leeds
County: West Yorkshire
Post Code: LS11 5TD
Phone: 01133858400



Project Information

Project Name

JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270

Project Date

07/02/2023

Project Notes

Thanks for using lanes for drains for the survey

here are are some points

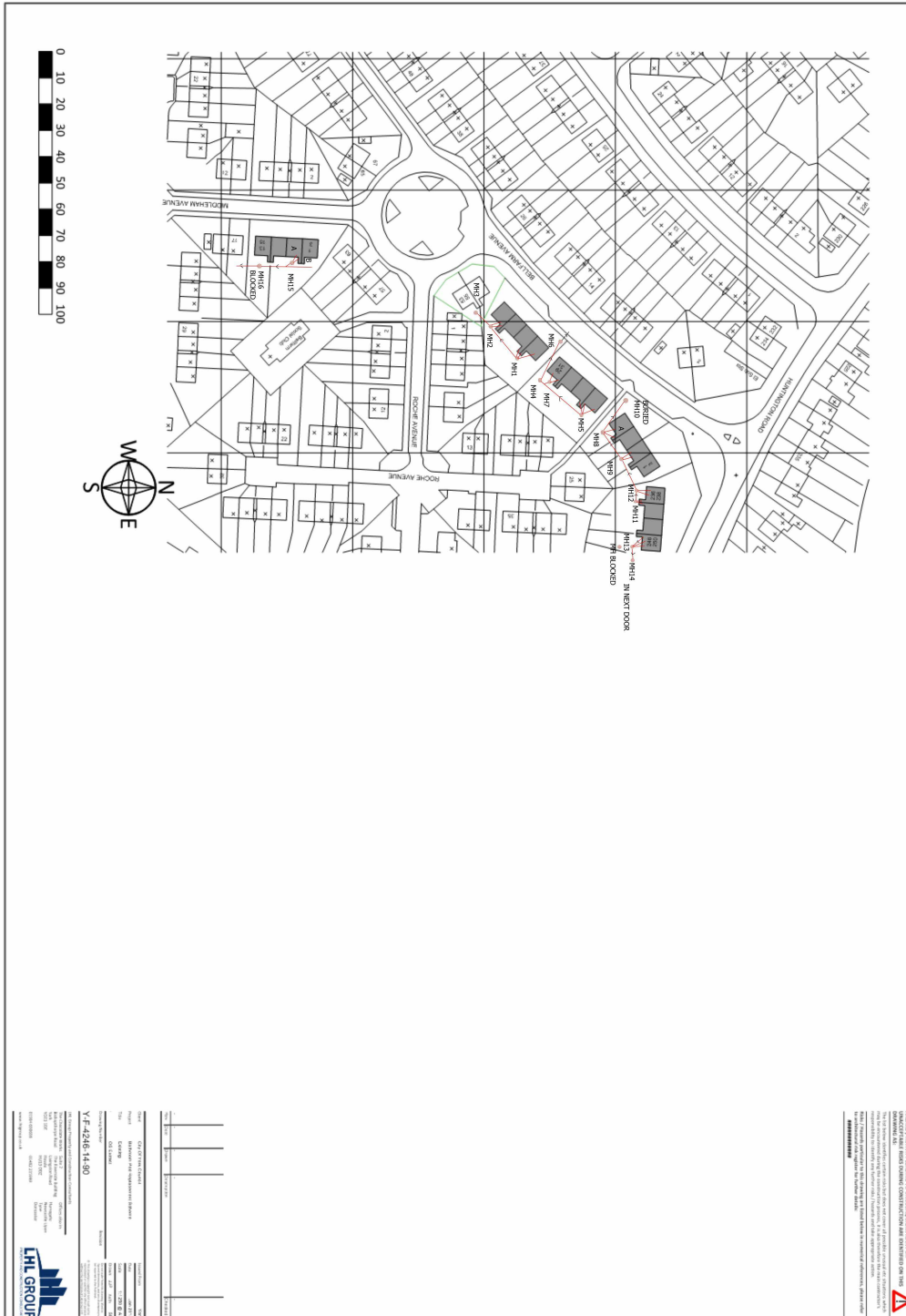
there is 1 buried mh around the front of the houses apart from 1 other there are only mhs around back

there are some rwps around front with no access for cctv camera to get in or mhs to cctv up to them so unaware where they run prusume they might go to ground

Project Information

Project Name JNP Group Consulting Engineers Ltd - Belfarm Avenue - PJ00469270	Project Date 07/02/2023
---	-----------------------------------

Project Drawing, Page 'JNP Group Consulting Engineers Ltd - Belfarm





Project Pictures

Project Name

JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270

Project Date

07/02/2023



IMG-20230208-WA0000



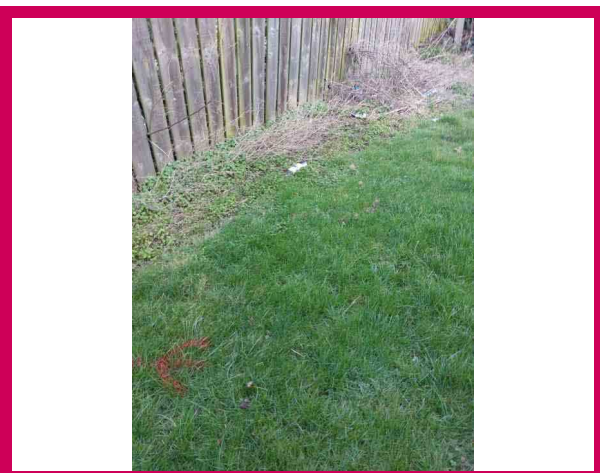
IMG-20230208-WA0024



IMG-20230208-WA0025



IMG-20230208-WA0026



IMG-20230208-WA0027



IMG-20230208-WA0028



Project Pictures

Project Name

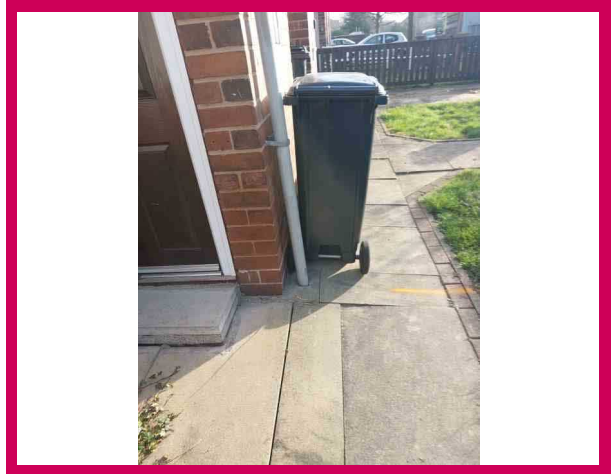
JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270

Project Date

07/02/2023



IMG-20230208-WA0030



IMG-20230208-WA0031



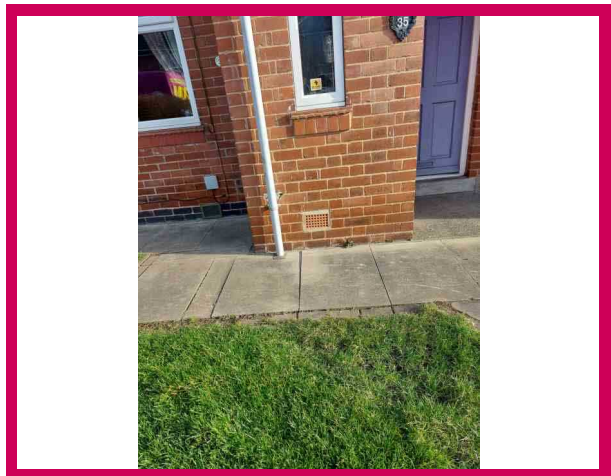
IMG-20230208-WA0032



IMG-20230208-WA0033



IMG-20230208-WA0034



IMG-20230208-WA0035



Project Pictures

Project Name

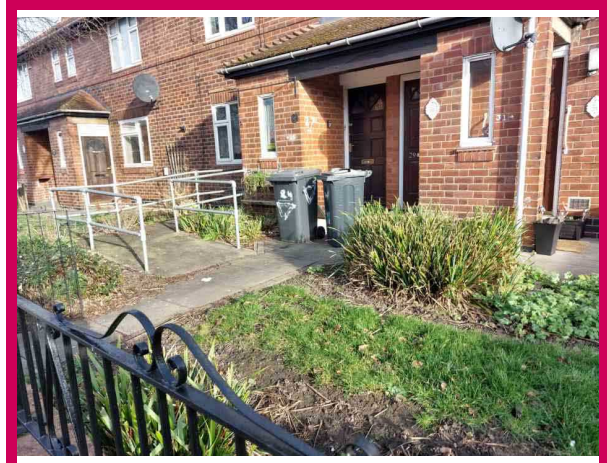
JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270

Project Date

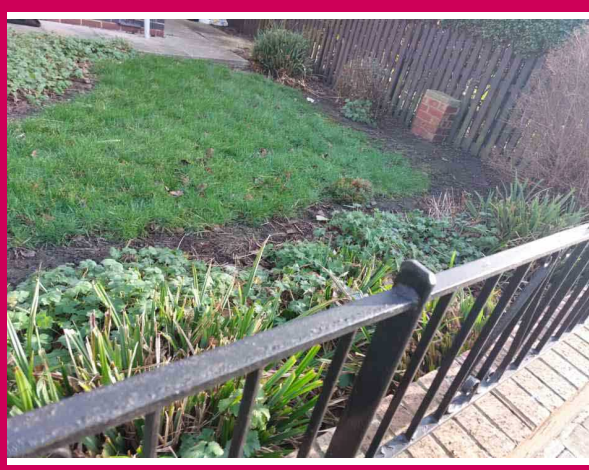
07/02/2023



IMG-20230208-WA0037



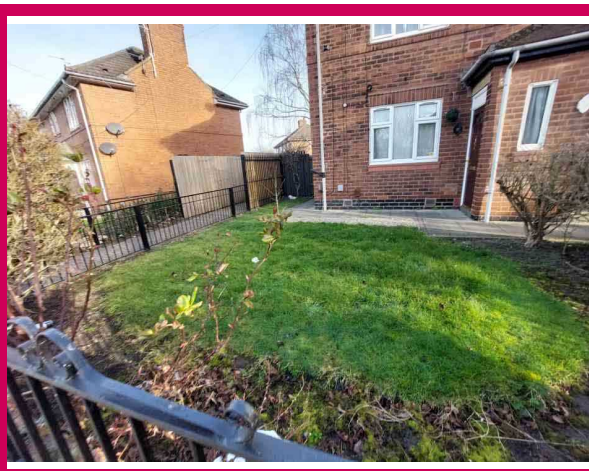
IMG-20230208-WA0038



IMG-20230208-WA0039



IMG-20230208-WA0040



IMG-20230208-WA0041



IMG-20230208-WA0042

Project Pictures

Project Name

JNP Group Consulting Engineers Ltd - Belifarm Avenue - PJ00469270

Project Date

07/02/2023



IMG-20230208-WA0043



IMG-20230208-WA0044



IMG-20230208-WA0045

Section Profile

Project Name
 JNP Group Consulting Engineers Ltd - Bellfarm Avenue - PJ00469270

Project Date
 07/02/2023

Circular, 100 mm, 100 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Asset Material	Total Length	Inspected Length
2	LINE B	MH01	07/02/2023	Bellfarm Avenue	Vitrified clay	1.61 m	1.61 m
3	LINE C	MH01	07/02/2023	Bellfarm Avenue	Vitrified clay	1.50 m	0.50 m
4	MH01	LINE X	07/02/2023	Bellfarm Avenue	Vitrified clay	24.00 m	24.00 m
9	LINE B	MH07	07/02/2023	Bellfarm Avenue	Vitrified clay	5.00 m	5.00 m
11	LINE A	MH05	07/02/2023	Bellfarm Avenue	Vitrified clay	1.60 m	1.60 m
15	LINE B	MH08	07/02/2023	Bellfarm Avenue	Vitrified clay	4.50 m	4.50 m
16	LINE A	MH08	07/02/2023	Bellfarm Avenue	Vitrified clay	4.56 m	4.56 m
18	LINE A	MH09	07/02/2023	Bellfarm Avenue	Vitrified clay	2.65 m	2.65 m
19	LINE B	MH09	07/02/2023	Bellfarm Avenue	Vitrified clay	0.66 m	0.66 m
24	LINE A	MH11	07/02/2023	Bellfarm Avenue	Vitrified clay	1.60 m	1.60 m
25	LINE C	MH13	07/02/2023	Bellfarm Avenue	Vitrified clay	3.51 m	3.51 m
26	LINE B	MH13	07/02/2023	Bellfarm Avenue	Vitrified clay	1.47 m	1.47 m
27	LINE A	MH13	07/02/2023	Bellfarm Avenue	Vitrified clay	1.73 m	1.73 m
28	MH13	LINE X	07/02/2023	Bellfarm Avenue	Vitrified clay	8.75 m	8.75 m
29	LINE A	MH15	08/02/2023	Bellfarm Avenue	Vitrified clay	3.23 m	3.23 m
30	LINE B	MH15	08/02/2023	Bellfarm Avenue	Vitrified clay	3.43 m	3.43 m
31	MH15	LINE X	08/02/2023	Bellfarm Avenue	Vitrified clay	0.35 m	0.35 m
33	LINE A	MH02	07/02/2023	Bellfarm Avenue	Vitrified clay	3.64 m	3.64 m
34	LINE B	MH02	07/02/2023	Bellfarm Avenue	Vitrified clay	3.35 m	3.35 m

Total: 19 Inspections x Circular 100 mm, 100 mm = 77.14 m Total Length and 76.14 m Inspected Length

Circular, 125 mm, 100 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Asset Material	Total Length	Inspected Length
12	LINE B	MH05	07/02/2023	Bellfarm Avenue	Vitrified clay	1.50 m	1.50 m

Total: 1 Inspection x Circular 125 mm, 100 mm = 1.50 m Total Length and 1.50 m Inspected Length

Circular, 150 mm, 150 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Asset Material	Total Length	Inspected Length
5	MH02	LINE X	07/02/2023	Bellfarm Avenue	Vitrified clay	11.05 m	11.05 m
6	LINE A	MH04	07/02/2023	Bellfarm Avenue	Vitrified clay	18.92 m	18.92 m
7	MH04	LINE X	07/02/2023	Bellfarm Avenue	Vitrified clay	15.70 m	15.70 m
8	LINE A	MH07	07/02/2023	Bellfarm Avenue	Vitrified clay	4.54 m	4.54 m
10	MH07	LINE X	07/02/2023	Bellfarm Avenue	Vitrified clay	1.23 m	1.23 m
14	LINE C	MH08	07/02/2023	Bellfarm Avenue	Vitrified clay	28.00 m	28.00 m
17	MH08	LINE X	07/02/2023	Bellfarm Avenue	Vitrified clay	18.39 m	18.35 m
20	LINE C	MH12	07/02/2023	Bellfarm Avenue	Vitrified clay	2.59 m	2.59 m

Total: 8 Inspections x Circular 150 mm, 150 mm = 100.42 m Total Length and 100.38 m Inspected Length

Total: 28 Inspections = 179.06 m Total Length and 178.02 m Inspected Length

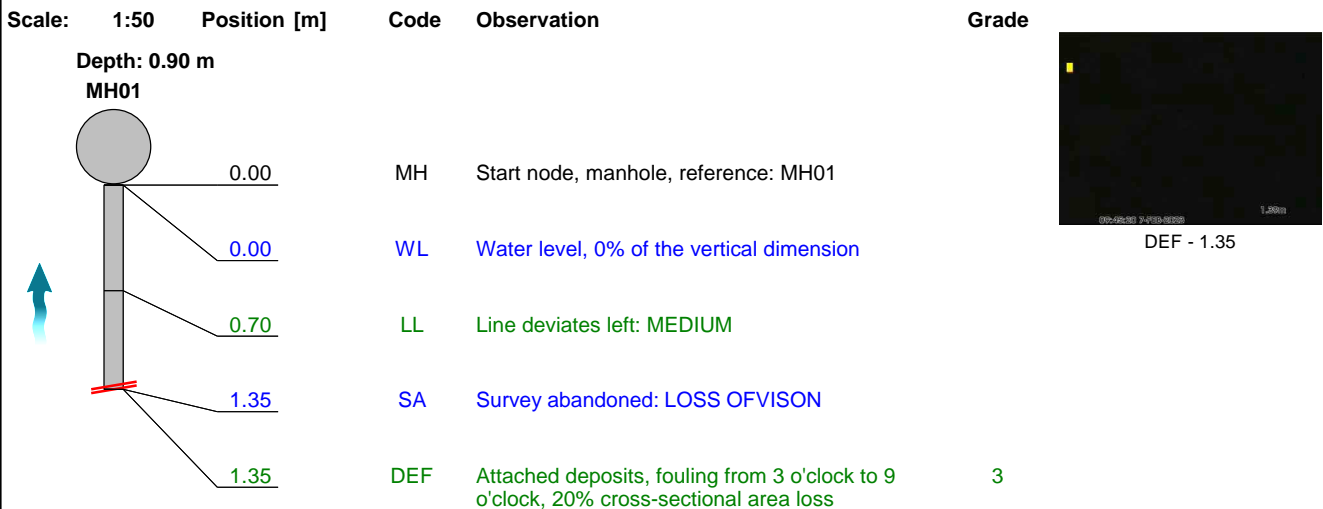
Section Inspection - 07/02/2023 - LINE AX

Item No. 1	Insp. No. 1	Date 07/02/23	Time 13:03	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Belfarm Avenue	Inspected Length: 1.35 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 1.35 m	Downstream Node: MH01
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.90
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	2.0	1.5	2.0	3.0



Section Pictures - 07/02/2023 - LINE AX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
1	Upstream	LINE AX	1	PJ00469270



1, 00:00:15, 1.35 m
Attached deposits, fouling from 3 o'clock to 9 o'clock, 20%
cross-sectional area loss



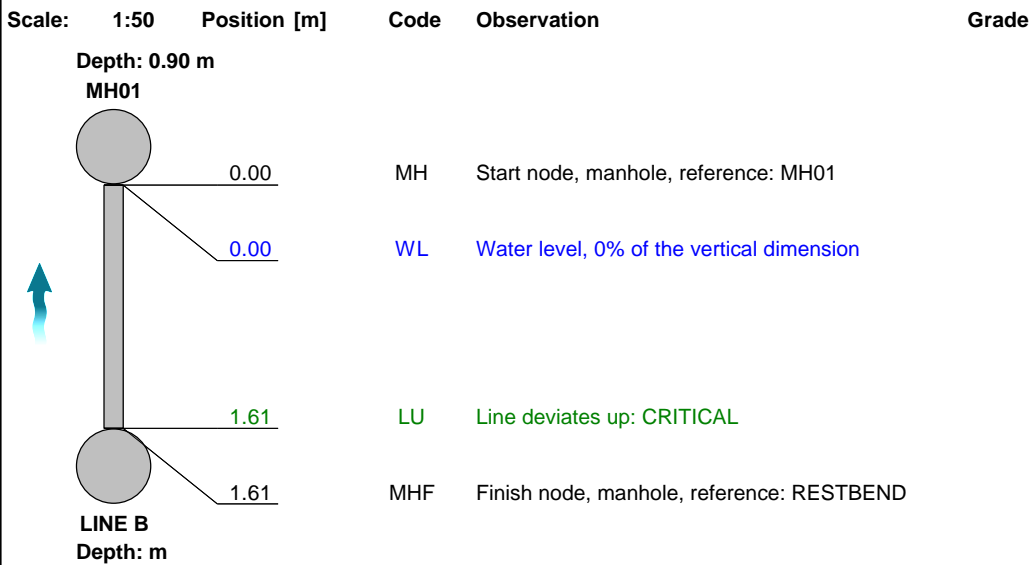
Section Inspection - 07/02/2023 - LINE BX

Item No. 2	Insp. No. 1	Date 07/02/23	Time 13:03	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 1.61 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 1.61 m	Downstream Node: MH01
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.90
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



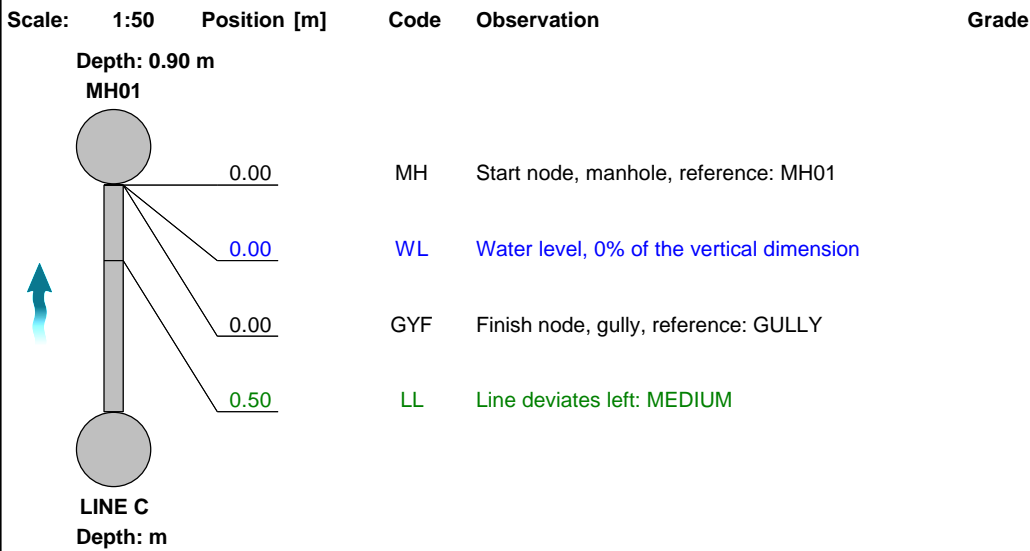
Section Inspection - 07/02/2023 - LINE CX

Item No. 3	Insp. No. 1	Date 07/02/23	Time 13:03	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE CX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE C
Road: Bellfarm Avenue	Inspected Length: 0.50 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 1.50 m	Downstream Node: MH01
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.90
Asset Use: Foul waste	Asset Shape: Circular	Asset Dia/Height: 100 mm Width: 100 mm
Asset Type: Gravity drain/sewer	Asset Material: Vitrified clay	Asset Lining Type: No Lining
Asset Owner: Private	Asset Lining Material: No Lining	
Year Constructed: Not Specified		
Inspection Purpose: Condition survey		

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

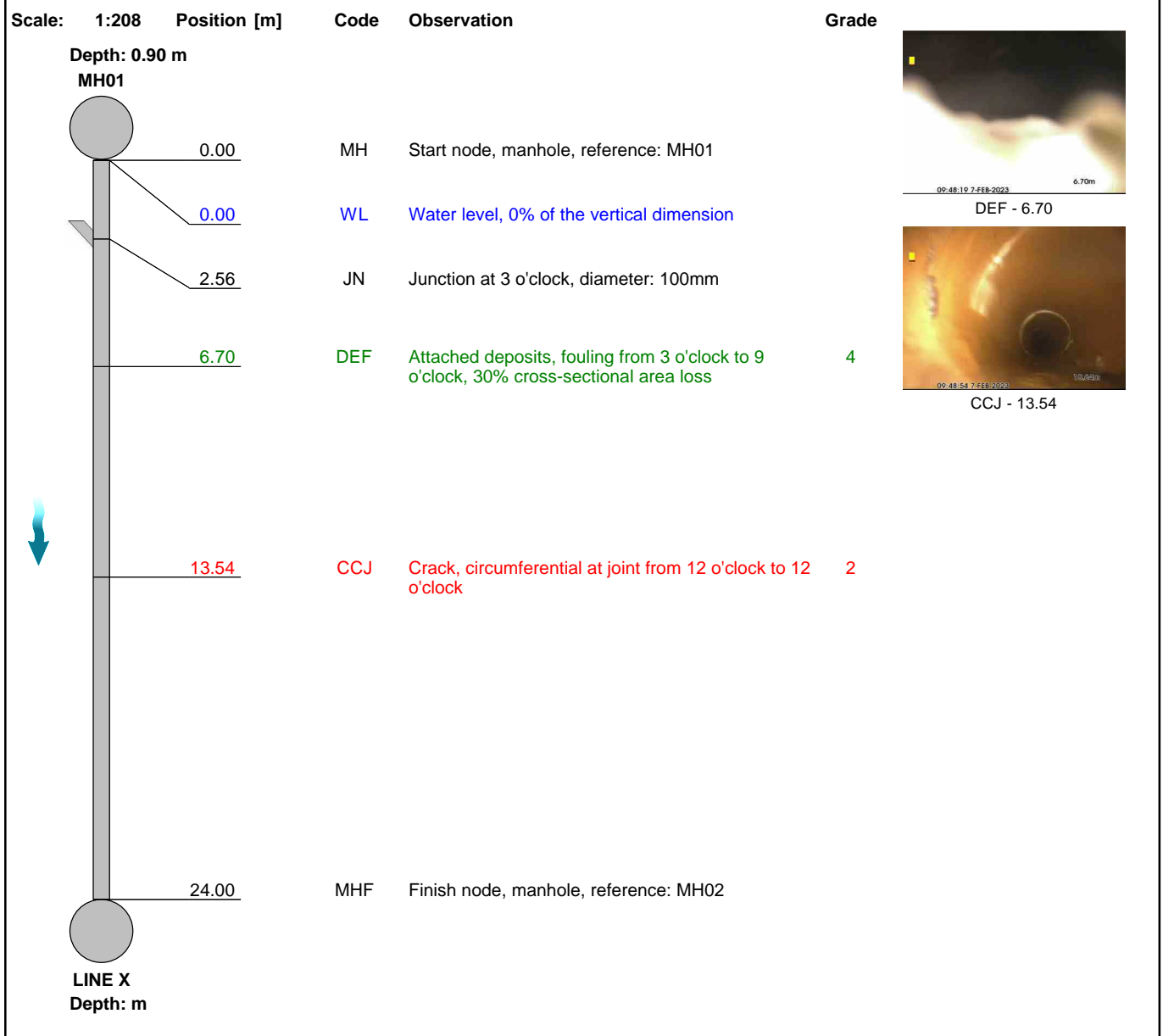
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 07/02/2023 - MH01X

Item No. 4	Insp. No. 1	Date 07/02/23	Time 13:03	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH01X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Downstream	Upstream Node: MH01
Road: Bellfarm Avenue	Inspected Length: 24.00 m	Upstream Pipe Depth: 0.90
Post Code: YO31 9BQ	Total Length: 24.00 m	Downstream Node: LINE X
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:

Construction Features
Miscellaneous Features
Structural Defects
Service & Operational Observations

STR No.	Def	STR Peak	STR Mean	STR Total	STR Grade	SER No.	Def	SER Peak	SER Mean	SER Total	SER Grade
1		10.0	0.4	10.0	2.0	1		5.0	0.2	5.0	4.0



Section Pictures - 07/02/2023 - MH01X

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
4	Downstream	MH01X	4	PJ00469270



1, 00:00:23, 6.70 m
Attached deposits, fouling from 3 o'clock to 9 o'clock, 30%
cross-sectional area loss

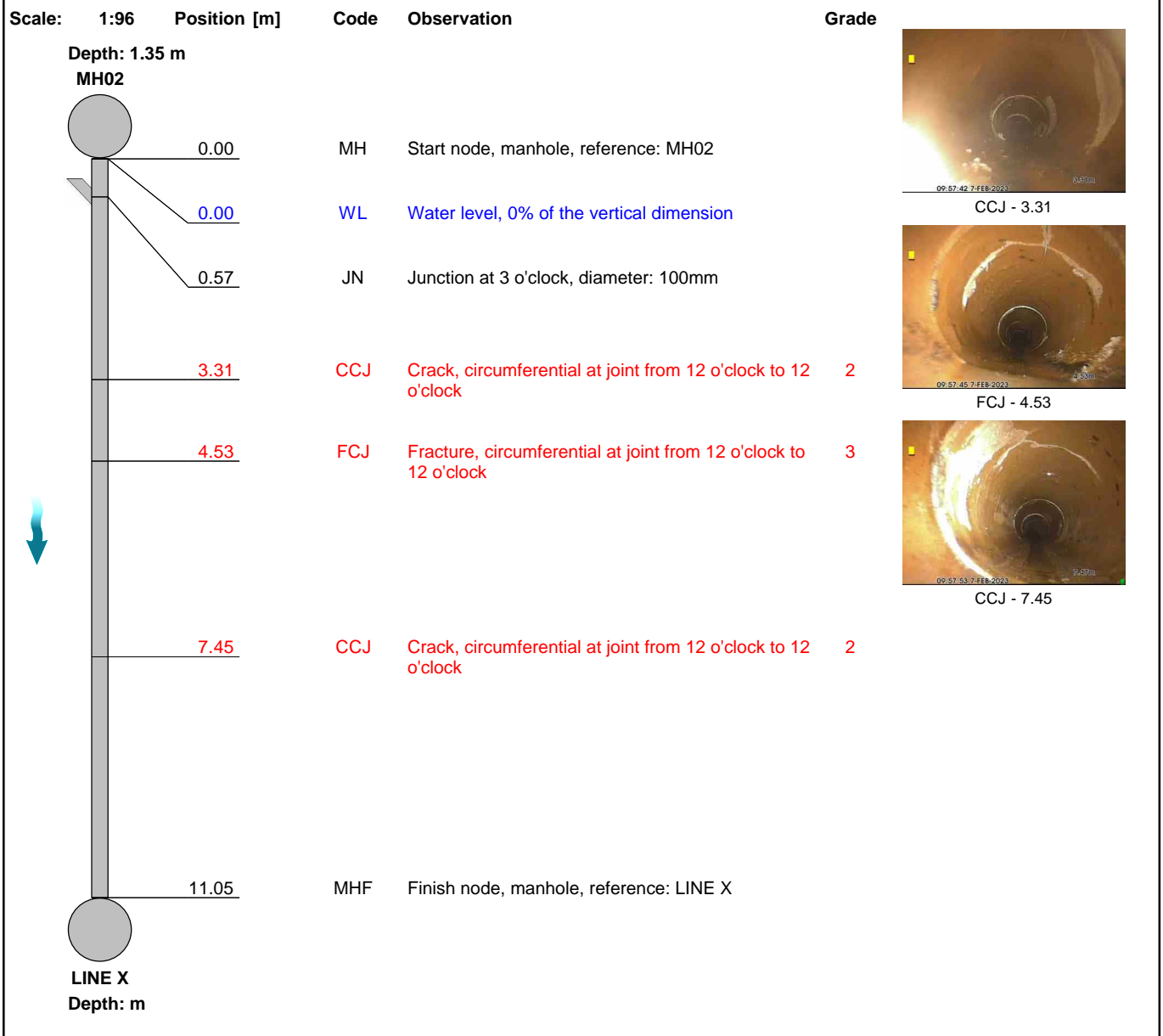


2, 00:00:58, 13.54 m
Crack, circumferential at joint from 12 o'clock to 12 o'clock

Section Inspection - 07/02/2023 - MH02X

Item No. 5	Insp. No. 1	Date 07/02/23	Time 13:03	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH02X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Downstream	Upstream Node: MH02
Road: Belfarm Avenue	Inspected Length: 11.05 m	Upstream Pipe Depth: 1.35
Post Code: YO31 9BQ	Total Length: 11.05 m	Downstream Node: LINE X
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 150 mm	Width: 150 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
3	40.0	5.4	60.0	3.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - MH02X

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
5	Downstream	MH02X	5	PJ00469270



1, 00:00:15, 3.31 m
Crack, circumferential at joint from 12 o'clock to 12 o'clock



2, 00:00:19, 4.53 m
Fracture, circumferential at joint from 12 o'clock to 12 o'clock



3, 00:00:27, 7.45 m
Crack, circumferential at joint from 12 o'clock to 12 o'clock



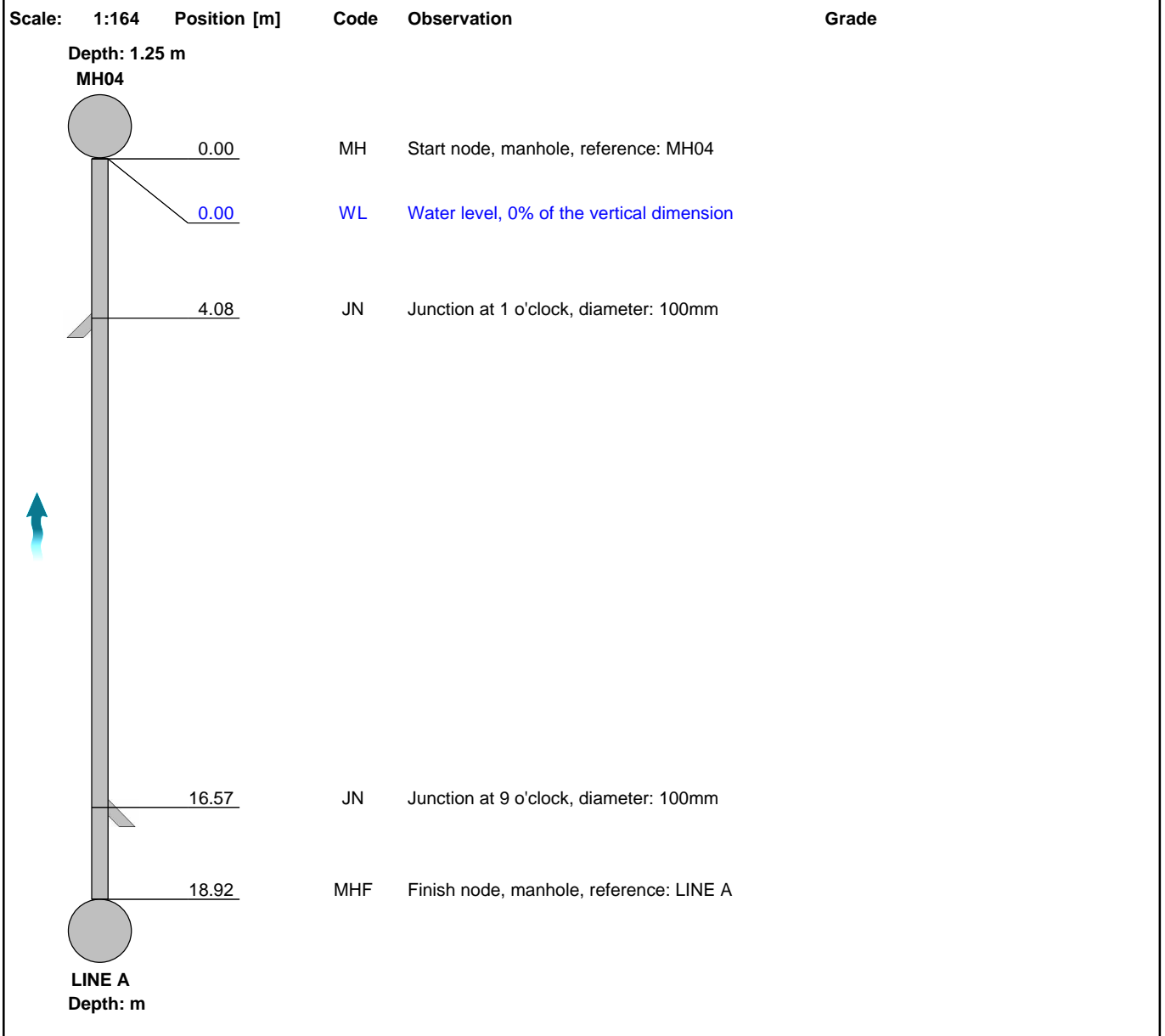
Section Inspection - 07/02/2023 - LINE AX

Item No. 6	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Bellfarm Avenue	Inspected Length: 18.92 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 18.92 m	Downstream Node: MH04
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.25
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 150 mm	Width: 150 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

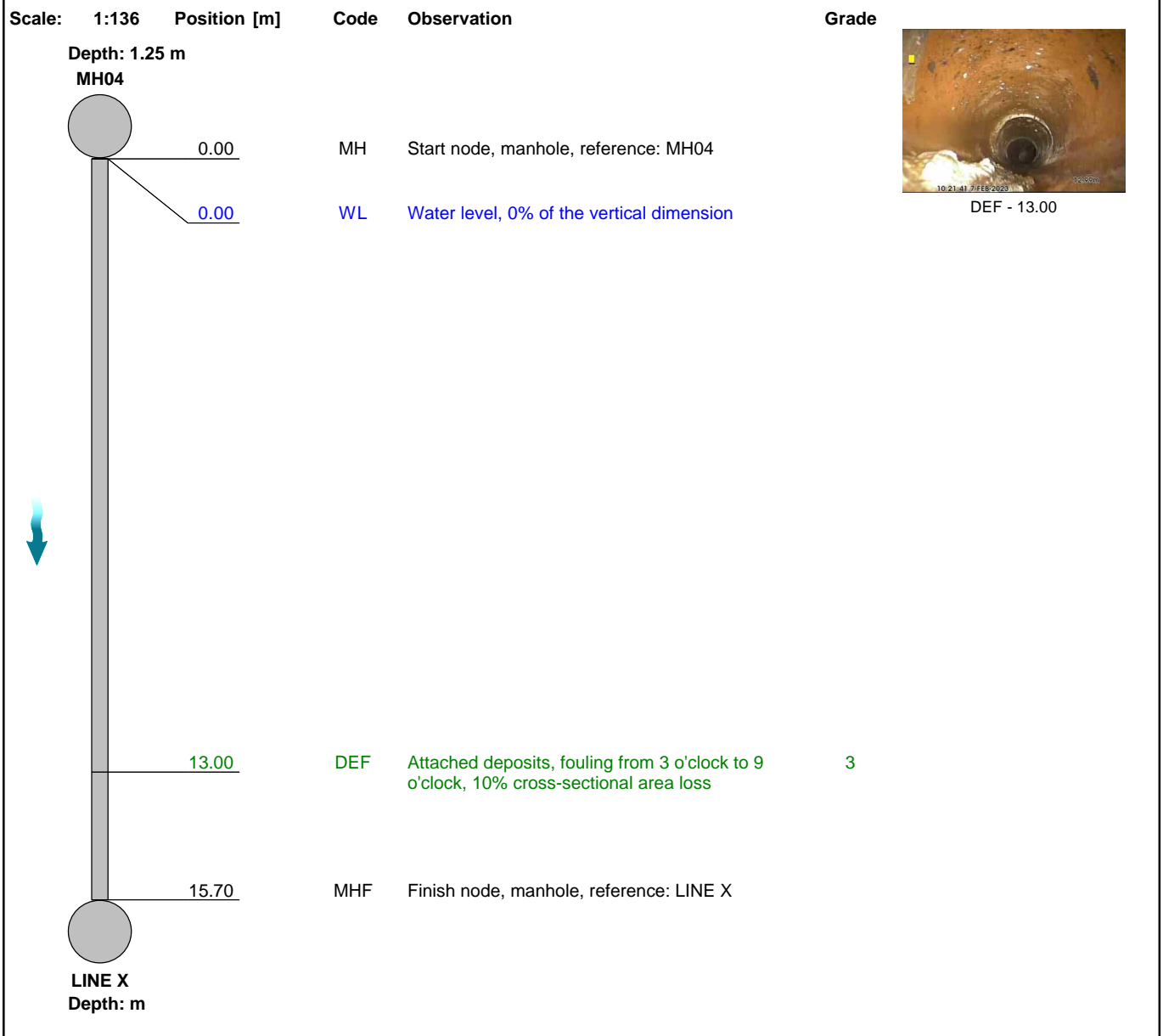
Section Inspection - 07/02/2023 - MH04X

Item No. 7	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH04X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Downstream	Upstream Node: MH04
Road: Bellfarm Avenue	Inspected Length: 15.70 m	Upstream Pipe Depth: 1.25
Post Code: YO31 9BQ	Total Length: 15.70 m	Downstream Node: LINE X
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 150 mm	Width: 150 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	2.0	0.1	2.0	3.0



Section Pictures - 07/02/2023 - MH04X

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
7	Downstream	MH04X	7	PJ00469270

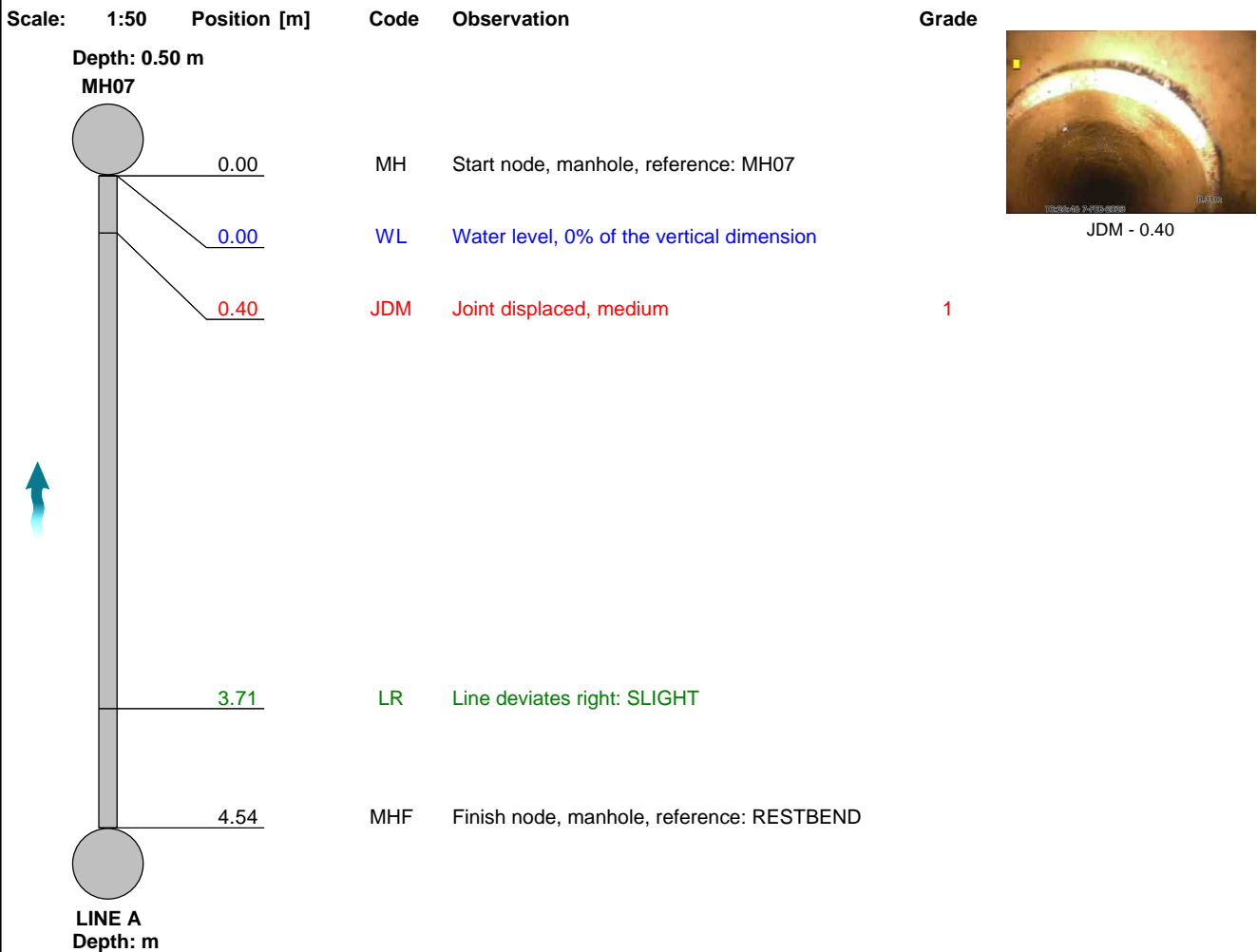


1, 00:00:37, 13.00 m
Attached deposits, fouling from 3 o'clock to 9 o'clock, 10%
cross-sectional area loss

Section Inspection - 07/02/2023 - LINE AX

Item No. 8	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Bellfarm Avenue	Inspected Length: 4.54 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 4.54 m	Downstream Node: MH07
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.50
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 150 mm	Width: 150 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	1.0	0.3	1.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - LINE AX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
8	Upstream	LINE AX	8	PJ00469270



1, 00:00:13, 0.40 m
Joint displaced, medium

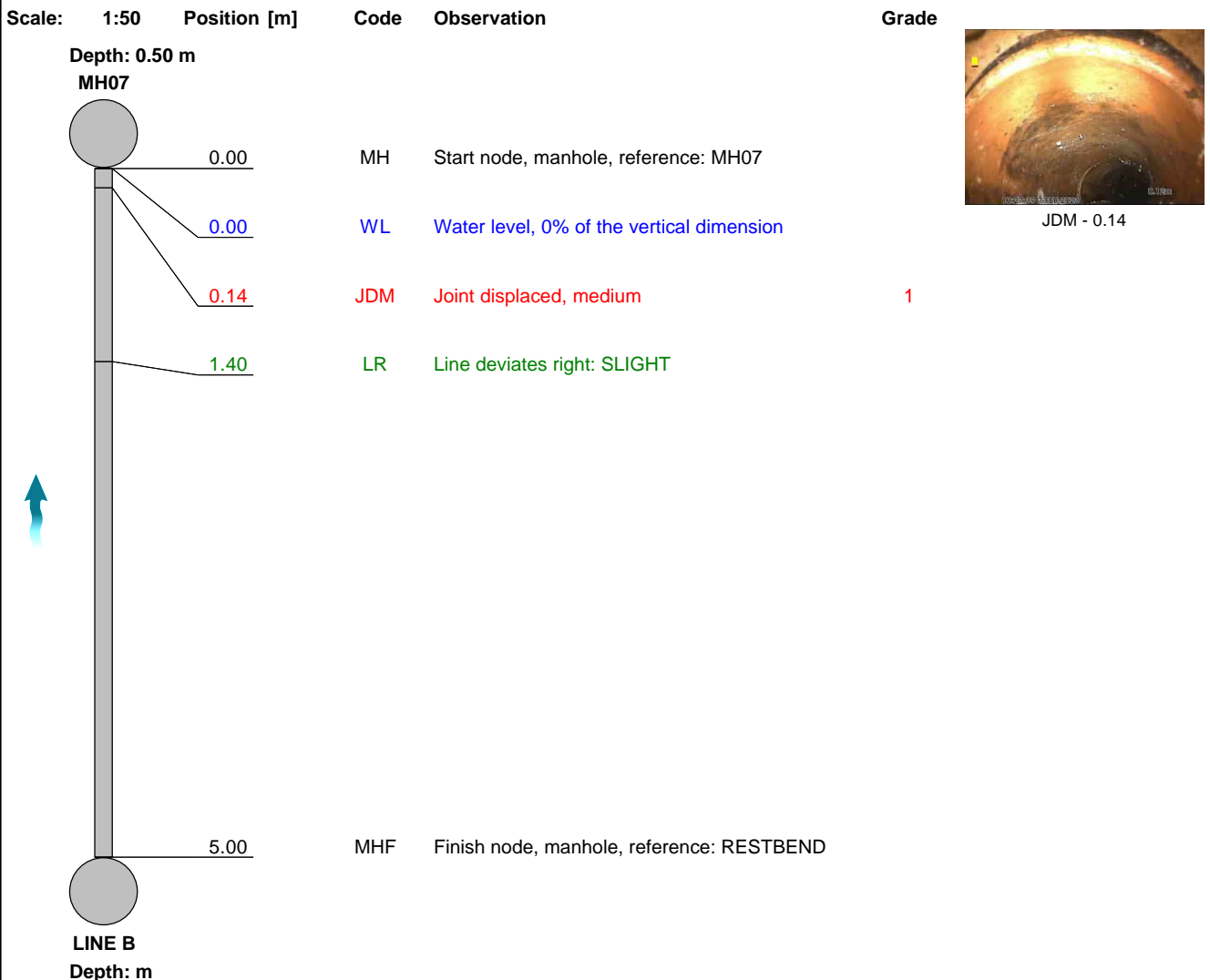
Section Inspection - 07/02/2023 - LINE BX

Item No. 9	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 5.00 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 5.00 m	Downstream Node: MH07
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.50
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	1.0	0.2	1.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - LINE BX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
9	Upstream	LINE BX	9	PJ00469270



1, 00:00:05, 0.14 m
Joint displaced, medium

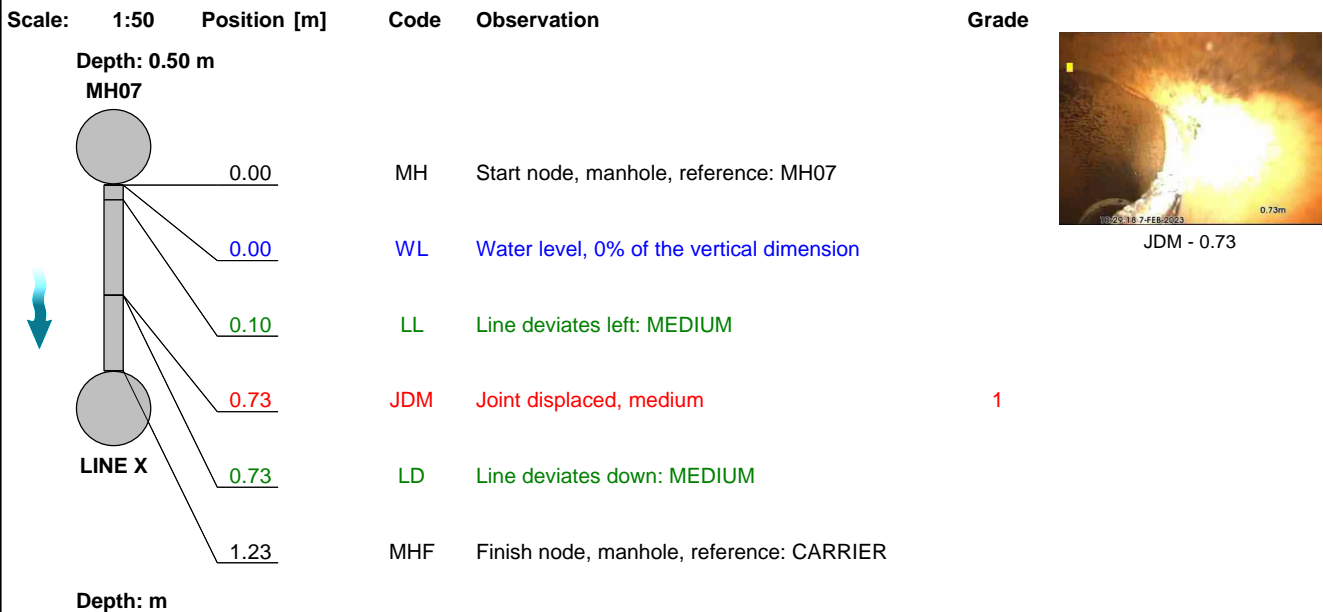
Section Inspection - 07/02/2023 - MH07X

Item No. 10	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH07X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Downstream	Upstream Node:	MH07
Road:	Belfarm Avenue	Inspected Length:	1.23 m	Upstream Pipe Depth:	0.50
Post Code:	YO31 9BQ	Total Length:	1.23 m	Downstream Node:	LINE X
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0
Asset Use:	Foul waste	Asset Shape:	Circular	Asset Dia/Height:	150 mm Width: 150 mm
Asset Type:	Gravity drain/sewer	Asset Material:	Vitrified clay	Asset Lining Type:	No Lining
Asset Owner:	Private	Asset Lining Material:	No Lining		
Year Constructed:	Not Specified				
Inspection Purpose:	Condition survey				

Comments:

Recommendations:



Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	1.0	0.8	1.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - MH07X

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
10	Downstream	MH07X	10	PJ00469270



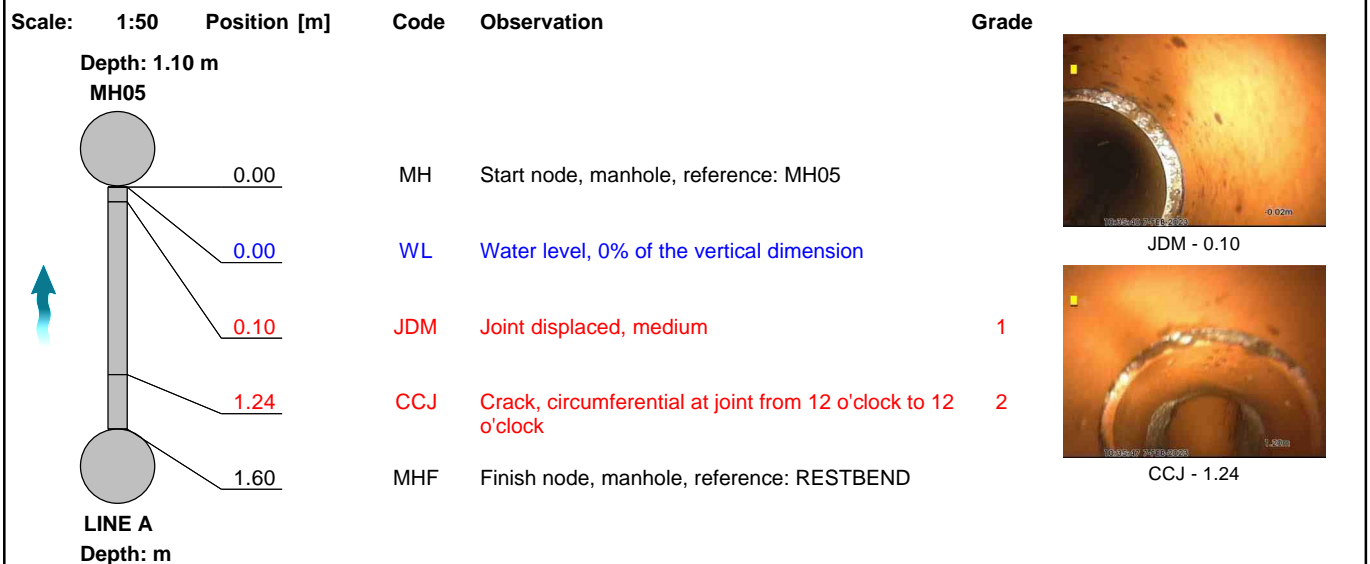
1, 00:00:10, 0.73 m
Joint displaced, medium

Section Inspection - 07/02/2023 - LINE AX

Item No. 11	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Upstream	Upstream Node:	LINE A
Road:	Belfarm Avenue	Inspected Length:	1.60 m	Upstream Pipe Depth:	0
Post Code:	YO31 9BQ	Total Length:	1.60 m	Downstream Node:	MH05
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	1.10
Asset Use:	Foul waste	Asset Shape:	Circular	Asset Dia/Height:	100 mm Width: 100 mm
Asset Type:	Gravity drain/sewer	Asset Material:	Vitrified clay	Asset Lining Type:	No Lining
Asset Owner:	Private	Asset Lining Material:	No Lining		
Year Constructed:	Not Specified				
Inspection Purpose:	Condition survey				

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	10.0	6.9	11.0	2.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - LINE AX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
11	Upstream	LINE AX	11	PJ00469270



1, 00:00:03, 0.10 m
Joint displaced, medium



2, 00:00:11, 1.24 m
Crack, circumferential at joint from 12 o'clock to 12 o'clock

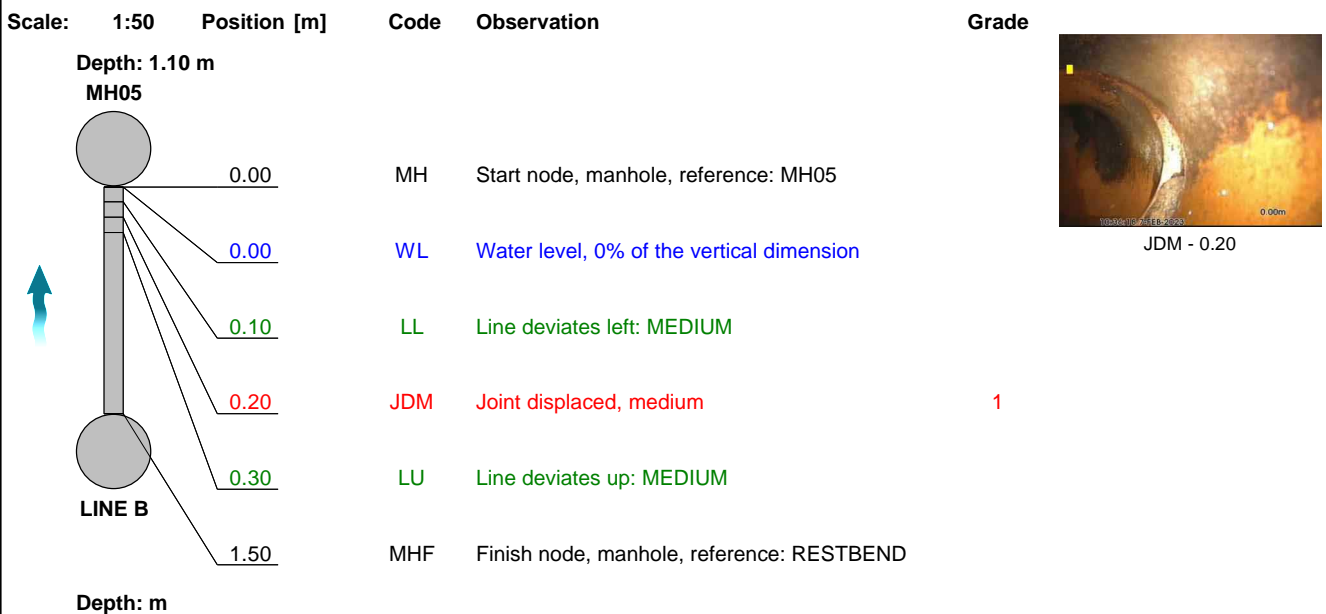
Section Inspection - 07/02/2023 - LINE BX

Item No. 12	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 1.50 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 1.50 m	Downstream Node: MH05
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.10
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 125 mm Width: 100 mm	
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	1.0	0.7	1.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - LINE BX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
12	Upstream	LINE BX	12	PJ00469270



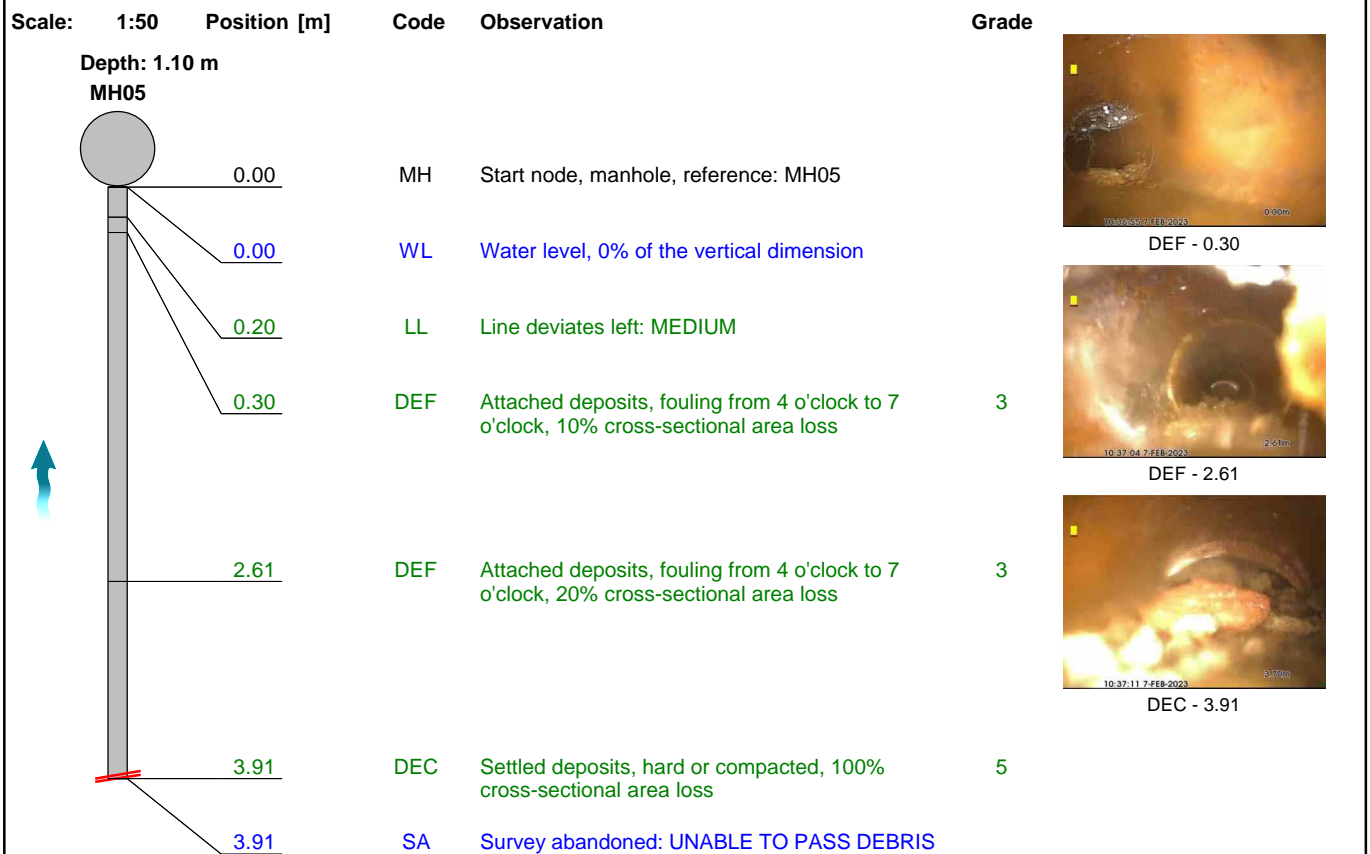
1, 00:00:03, 0.20 m
Joint displaced, medium

Section Inspection - 07/02/2023 - LINE CX

Item No. 13	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE CX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE C
Road: Bellfarm Avenue	Inspected Length: 3.91 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 3.91 m	Downstream Node: MH05
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.10
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	3	10.0	3.6	14.0	5.0



Section Pictures - 07/02/2023 - LINE CX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
13	Upstream	LINE CX	13	PJ00469270



1, 00:00:05, 0.30 m
Attached deposits, fouling from 4 o'clock to 7 o'clock, 10% cross-sectional area loss



2, 00:00:15, 2.61 m
Attached deposits, fouling from 4 o'clock to 7 o'clock, 20% cross-sectional area loss

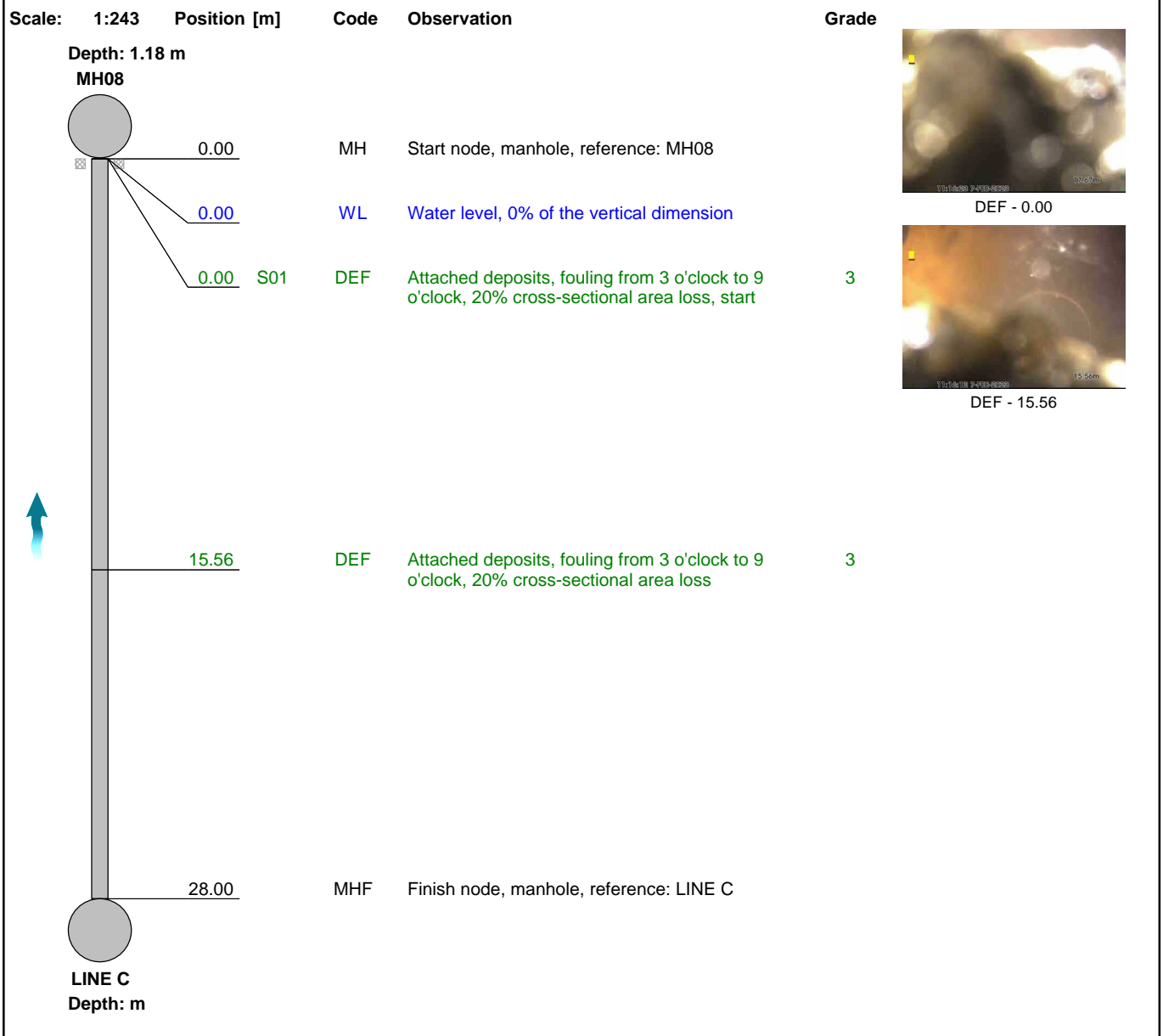


3, 00:00:21, 3.91 m
Settled deposits, hard or compacted, 100% cross-sectional area loss

Section Inspection - 07/02/2023 - LINE CX

Item No. 14	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE CX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE C
Road: Bellfarm Avenue	Inspected Length: 28.00 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 28.00 m	Downstream Node: MH08
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.18
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 150 mm	Width: 150 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	2	2.0	0.1	4.0	3.0



Section Pictures - 07/02/2023 - LINE CX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
14	Upstream	LINE CX	14	PJ00469270



1, 00:01:12, 0.00 m
Attached deposits, fouling from 3 o'clock to 9 o'clock, 20%
cross-sectional area loss, start



2, 00:01:01, 15.56 m
Attached deposits, fouling from 3 o'clock to 9 o'clock, 20%
cross-sectional area loss

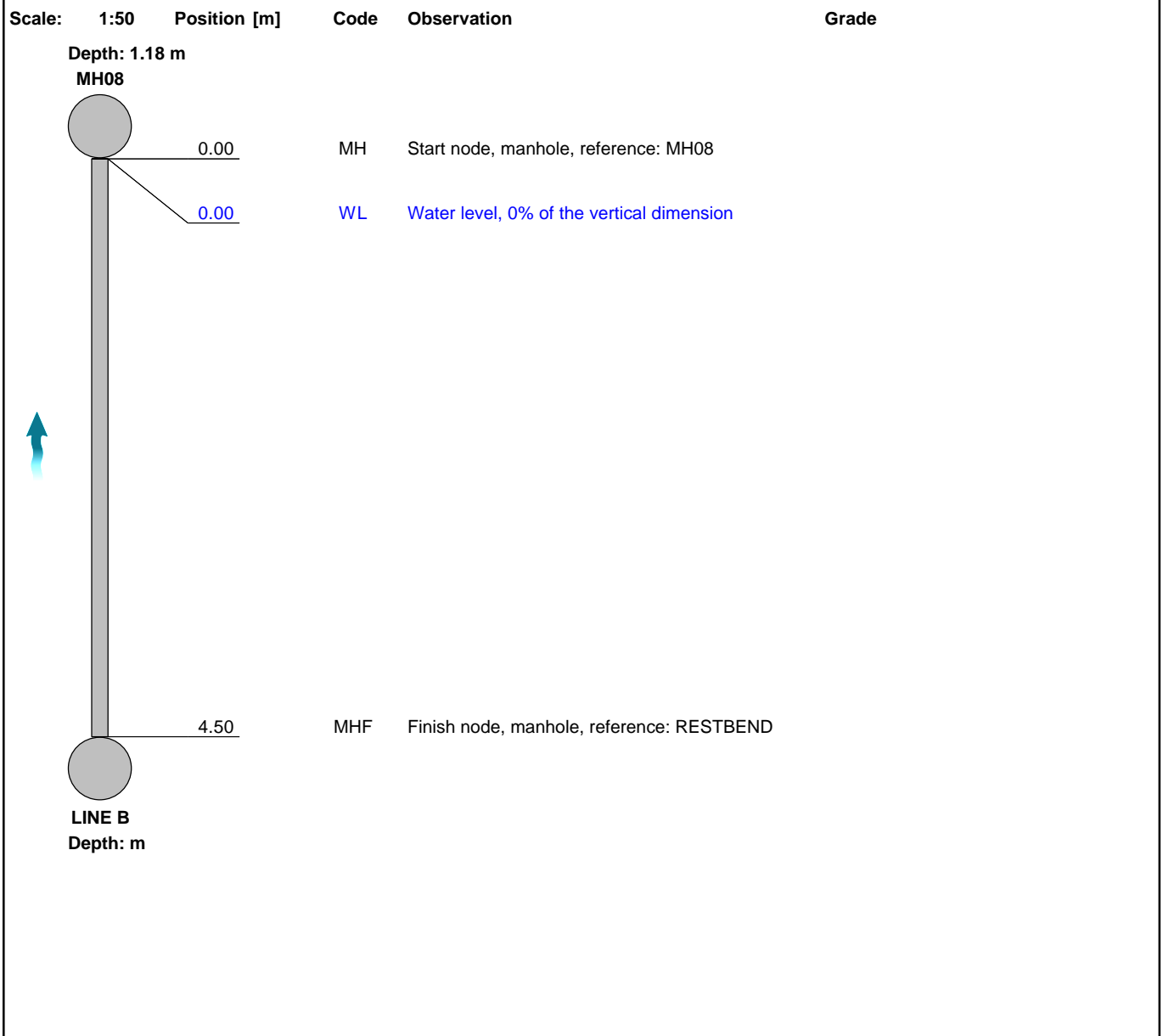
Section Inspection - 07/02/2023 - LINE BX

Item No. 15	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 4.50 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 4.50 m	Downstream Node: MH08
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.18
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Structural Defects

Miscellaneous Features

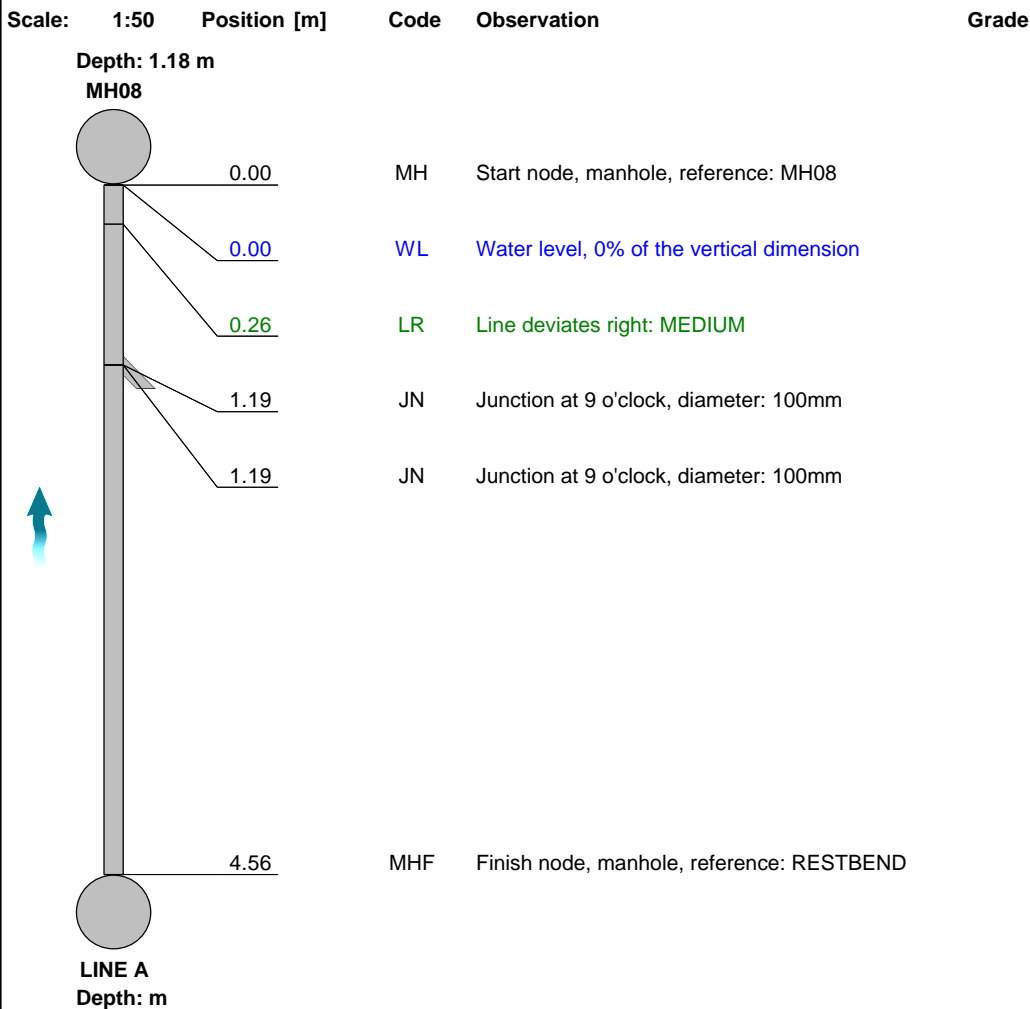
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 07/02/2023 - LINE AX

Item No. 16	Insp. No. 1	Date 07/02/23	Time 13:04	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Bellfarm Avenue	Inspected Length: 4.56 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 4.56 m	Downstream Node: MH08
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.18
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm Width: 100 mm	
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

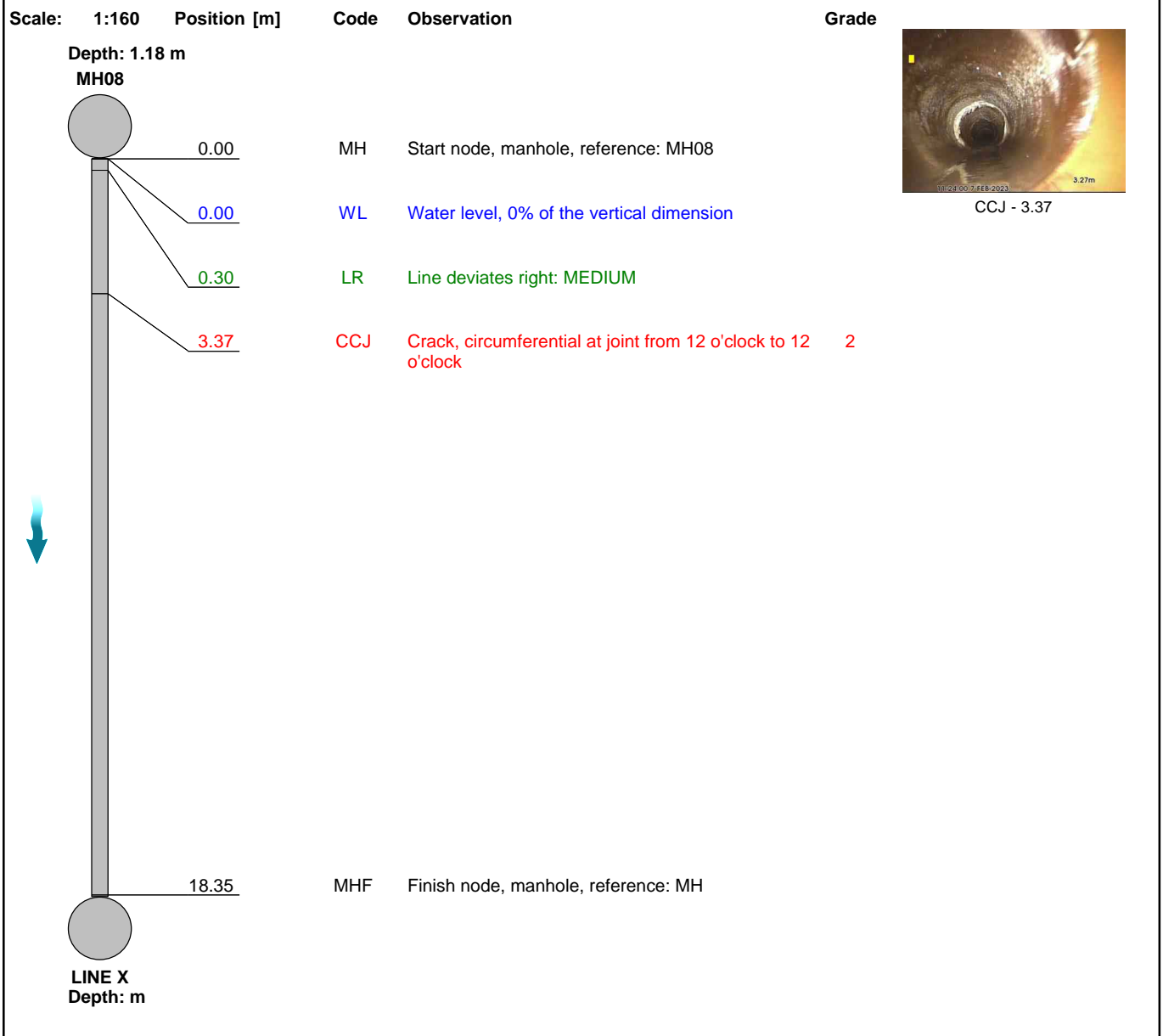
Section Inspection - 07/02/2023 - MH08X

Item No. 17	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH08X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Downstream	Upstream Node: MH08
Road: Bellfarm Avenue	Inspected Length: 18.35 m	Upstream Pipe Depth: 1.18
Post Code: YO31 9BQ	Total Length: 18.39 m	Downstream Node: LINE X
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 150 mm	Width: 150 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	10.0	0.5	10.0	2.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - MH08X

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
17	Downstream	MH08X	17	PJ00469270



1, 00:00:15, 3.37 m
Crack, circumferential at joint from 12 o'clock to 12 o'clock

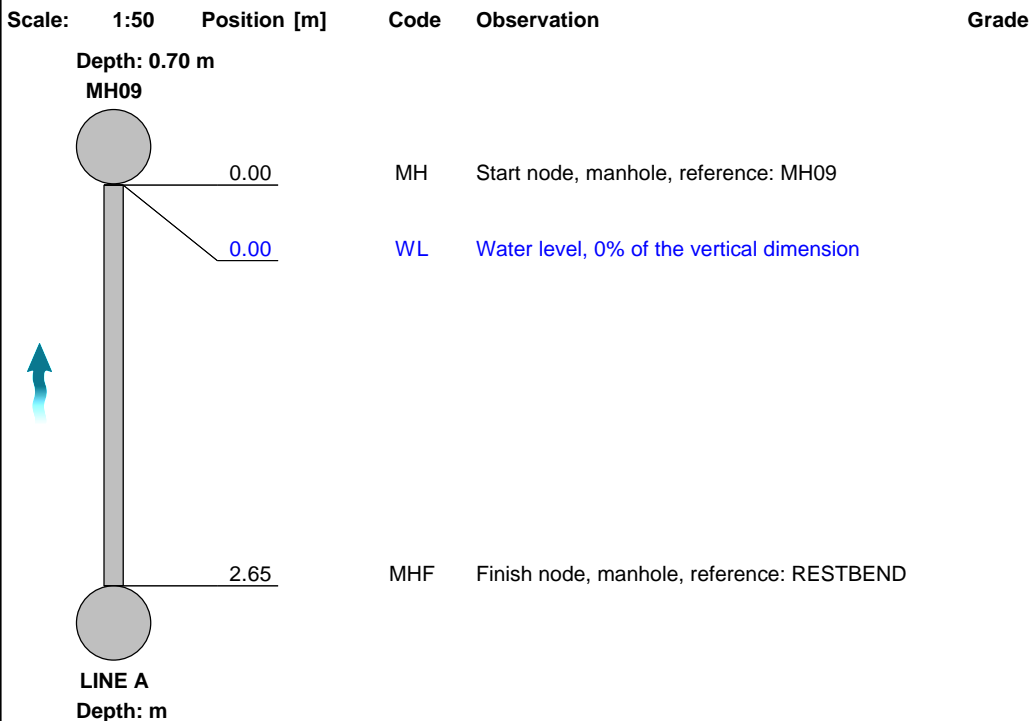
Section Inspection - 07/02/2023 - LINE AX

Item No. 18	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Bellfarm Avenue	Inspected Length: 2.65 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 2.65 m	Downstream Node: MH09
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.70
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No.	Def	STR Peak	STR Mean	STR Total	STR Grade	SER No.	Def	SER Peak	SER Mean	SER Total	SER Grade
0		0.0	0.0	0.0	1.0	0		0.0	0.0	0.0	1.0



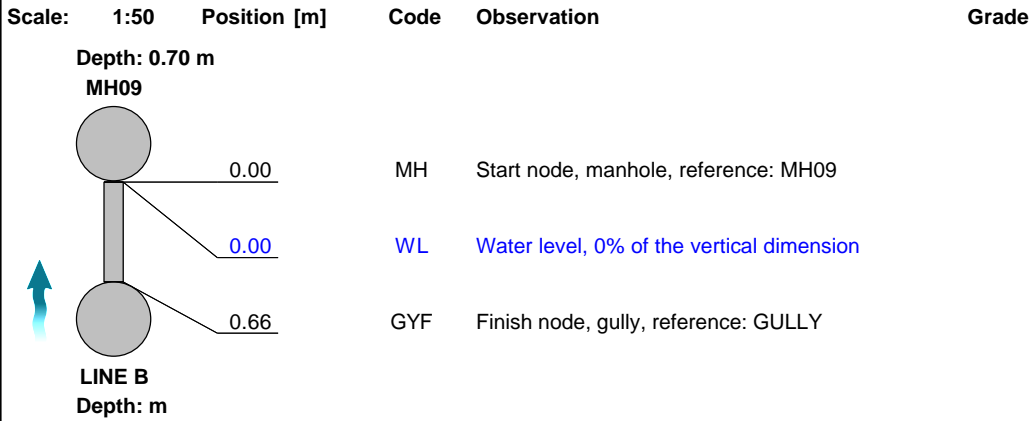
Section Inspection - 07/02/2023 - LINE BX

Item No. 19	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 0.66 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 0.66 m	Downstream Node: MH09
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.70
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

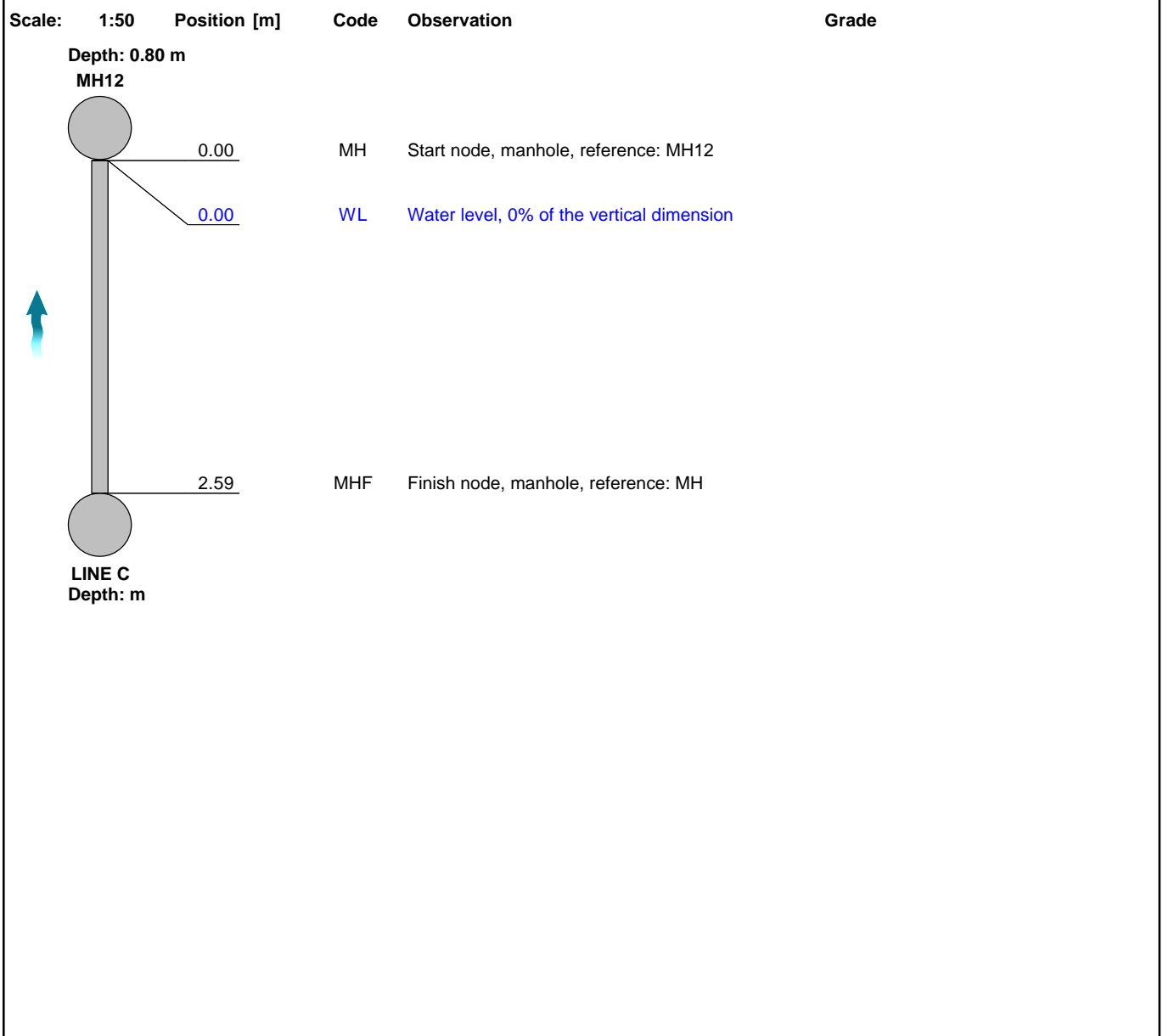
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 07/02/2023 - LINE CX

Item No. 20	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE CX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Upstream	Upstream Node:	LINE C
Road:	Belfarm Avenue	Inspected Length:	2.59 m	Upstream Pipe Depth:	0
Post Code:	YO31 9BQ	Total Length:	2.59 m	Downstream Node:	MH12
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0.80
Asset Use:	Foul waste	Asset Shape:	Circular		
Asset Type:	Gravity drain/sewer	Dia/Height:	150 mm	Width:	150 mm
Asset Owner:	Private	Asset Material:	Vitrified clay		
Year Constructed:	Not Specified	Asset Lining Type:	No Lining		
Inspection Purpose:	Condition survey	Asset Lining Material:	No Lining		

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

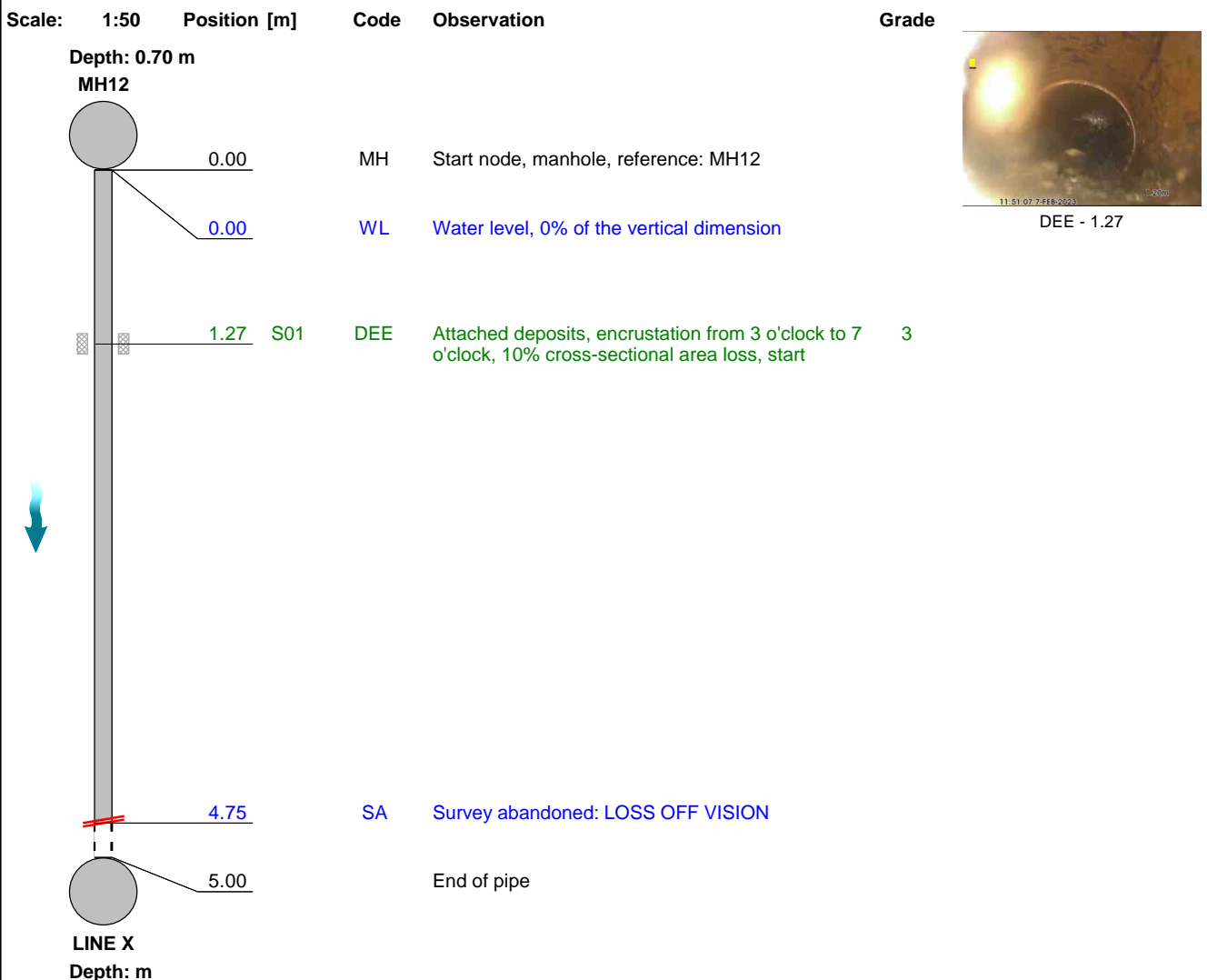
Section Inspection - 07/02/2023 - MH12X

Item No. 22	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH12X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Downstream	Upstream Node: MH12
Road: Bellfarm Avenue	Inspected Length: 4.75 m	Upstream Pipe Depth: 0.70
Post Code: YO31 9BQ	Total Length: 5.00 m	Downstream Node: LINE X
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 150 mm	Width: 150 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



DEE - 1.27

Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	0.0	0.4	2.0	1.0



Section Pictures - 07/02/2023 - MH12X

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
22	Downstream	MH12X	22	PJ00469270



1, 00:00:05, 1.27 m
Attached deposits, encrustation from 3 o'clock to 7 o'clock,
10% cross-sectional area loss, start

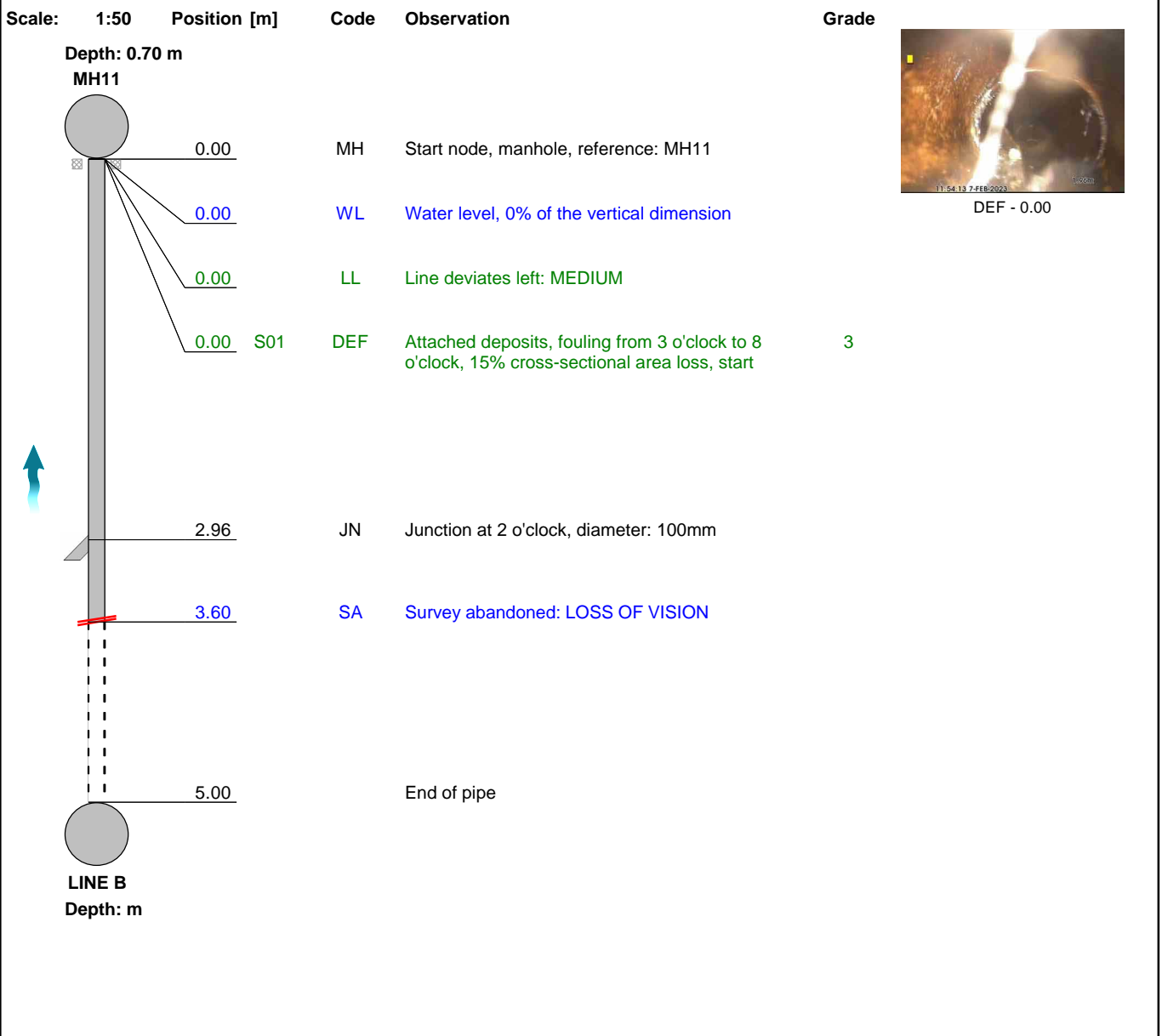
Section Inspection - 07/02/2023 - LINE BX

Item No. 23	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Upstream	Upstream Node:	LINE B
Road:	Belfarm Avenue	Inspected Length:	3.60 m	Upstream Pipe Depth:	0
Post Code:	YO31 9BQ	Total Length:	5.00 m	Downstream Node:	MH11
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0.70
Asset Use:	Foul waste	Asset Shape:	Circular		
Asset Type:	Gravity drain/sewer	Dia/Height:	100 mm	Width:	100 mm
Asset Owner:	Private	Asset Material:	Vitrified clay		
Year Constructed:	Not Specified	Asset Lining Type:	No Lining		
Inspection Purpose:	Condition survey	Asset Lining Material:	No Lining		

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	0.0	0.4	2.0	1.0



Section Pictures - 07/02/2023 - LINE BX

Item No.	Inspection Direction	PLR	Insp. No.	Lanes Job Number
23	Upstream	LINE BX	23	PJ00469270



1, 00:00:11, 0.00 m
Attached deposits, fouling from 3 o'clock to 8 o'clock, 15%
cross-sectional area loss, start



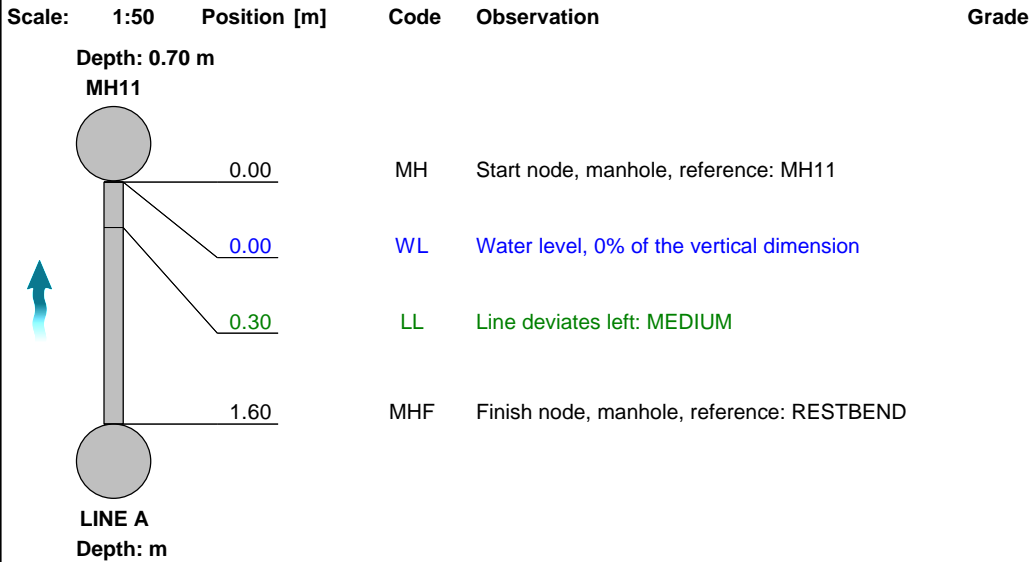
Section Inspection - 07/02/2023 - LINE AX

Item No. 24	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Bellfarm Avenue	Inspected Length: 1.60 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 1.60 m	Downstream Node: MH11
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.70
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

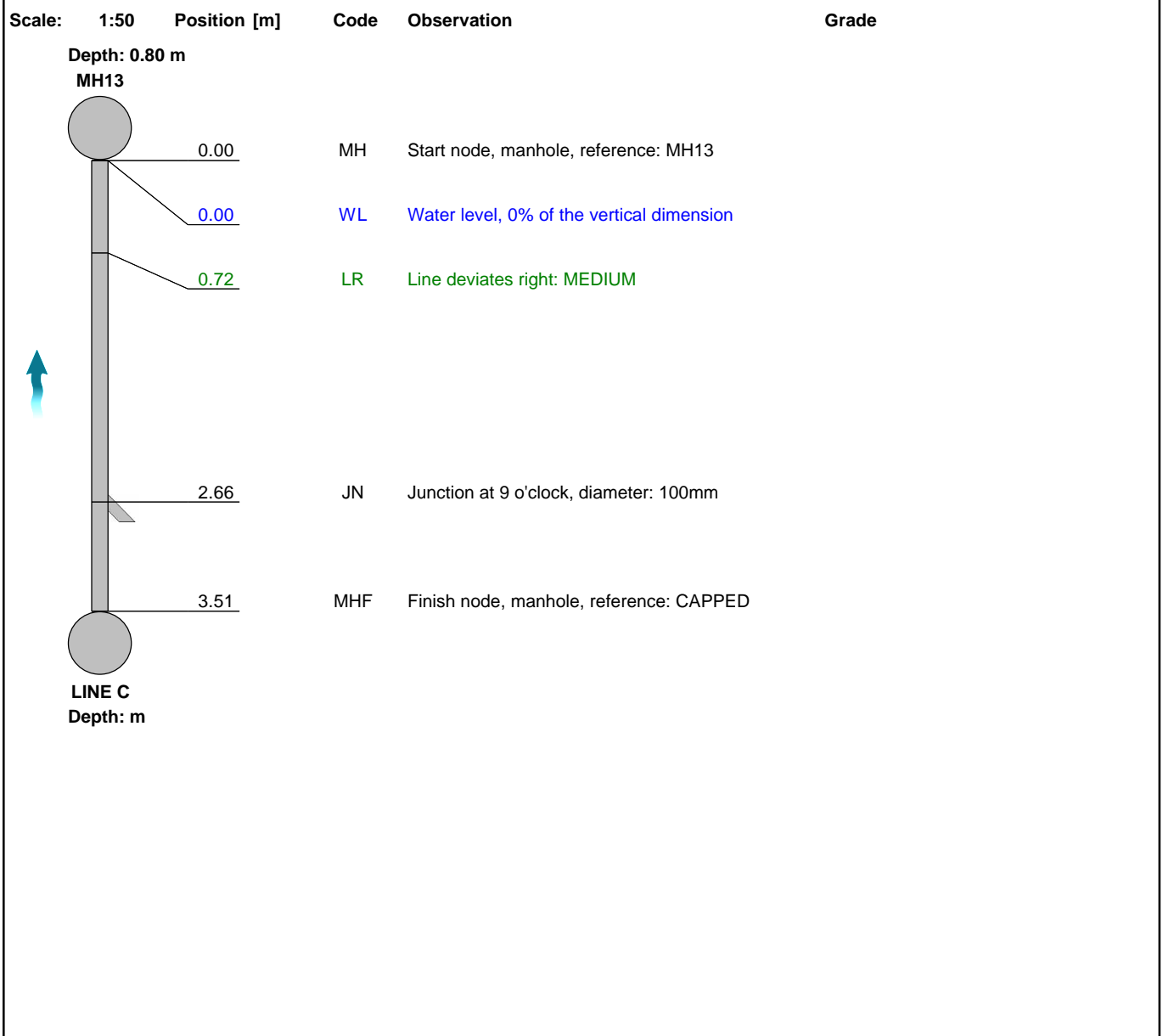
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 07/02/2023 - LINE CX

Item No. 25	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE CX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Upstream	Upstream Node:	LINE C
Road:	Belfarm Avenue	Inspected Length:	3.51 m	Upstream Pipe Depth:	0
Post Code:	YO31 9BQ	Total Length:	3.51 m	Downstream Node:	MH13
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0.80
Asset Use:	Foul waste	Asset Shape:	Circular		
Asset Type:	Gravity drain/sewer	Dia/Height:	100 mm	Width:	100 mm
Asset Owner:	Private	Asset Material:	Vitrified clay		
Year Constructed:	Not Specified	Asset Lining Type:	No Lining		
Inspection Purpose:	Condition survey	Asset Lining Material:	No Lining		

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

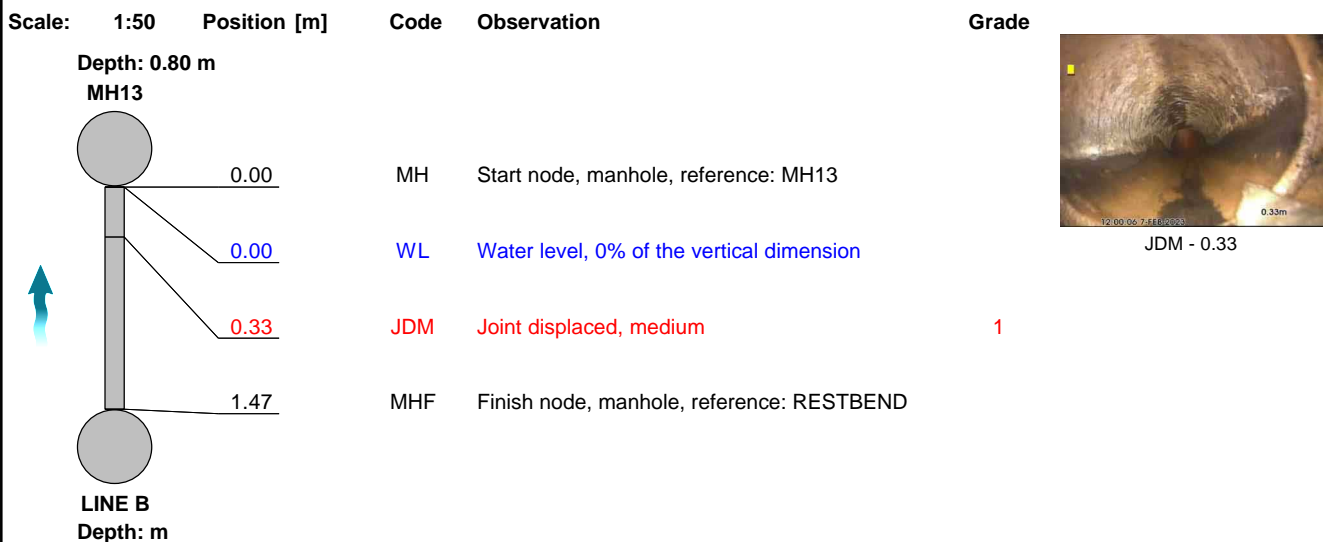
Section Inspection - 07/02/2023 - LINE BX

Item No. 26	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 1.47 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 1.47 m	Downstream Node: MH13
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.80
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	1.0	0.7	1.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 07/02/2023 - LINE BX

Item No. 26	Inspection Direction Upstream	PLR LINE BX	Insp. No. 26	Lanes Job Number PJ00469270
-----------------------	---	-----------------------	------------------------	---------------------------------------



1, 00:00:06, 0.33 m
Joint displaced, medium



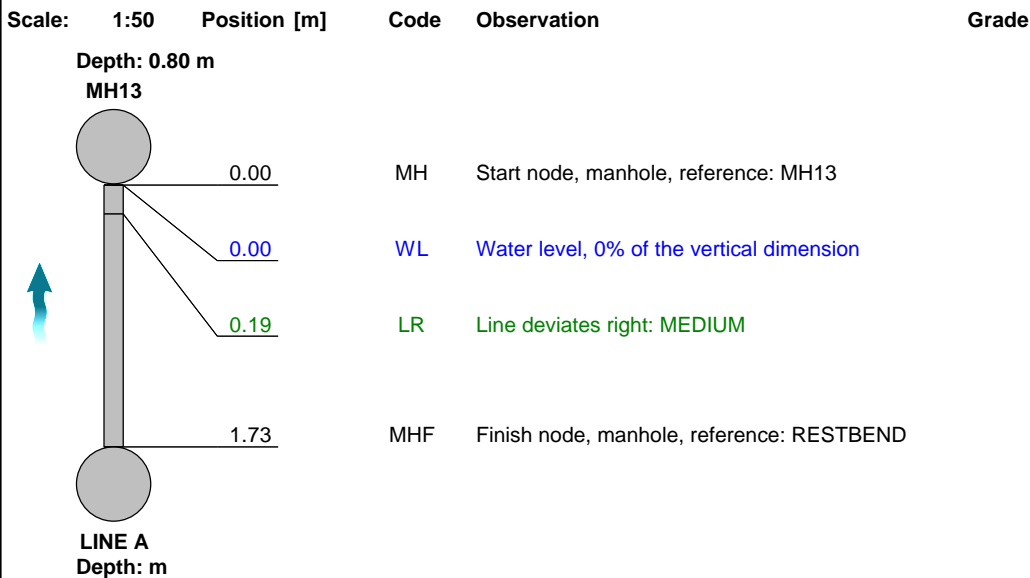
Section Inspection - 07/02/2023 - LINE AX

Item No. 27	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Upstream	Upstream Node:	LINE A
Road:	Belfarm Avenue	Inspected Length:	1.73 m	Upstream Pipe Depth:	0
Post Code:	YO31 9BQ	Total Length:	1.73 m	Downstream Node:	MH13
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0.80
Asset Use:	Foul waste	Asset Shape:	Circular		
Asset Type:	Gravity drain/sewer	Dia/Height:	100 mm	Width:	100 mm
Asset Owner:	Private	Asset Material:	Vitrified clay		
Year Constructed:	Not Specified	Asset Lining Type:	No Lining		
Inspection Purpose:	Condition survey	Asset Lining Material:	No Lining		

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



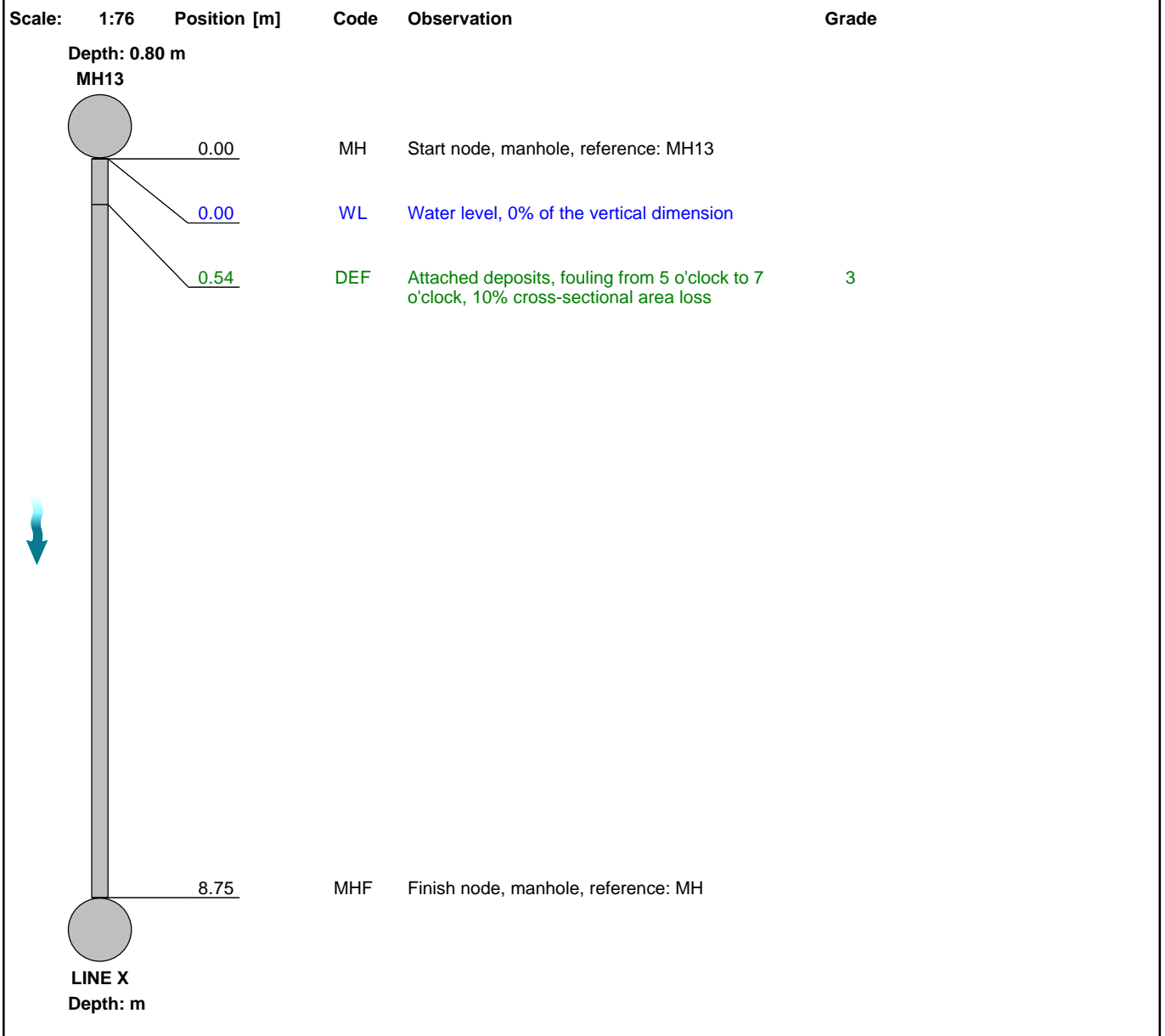
Section Inspection - 07/02/2023 - MH13X

Item No. 28	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH13X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Downstream	Upstream Node:	MH13
Road:	Bellfarm Avenue	Inspected Length:	8.75 m	Upstream Pipe Depth:	0.80
Post Code:	YO31 9BQ	Total Length:	8.75 m	Downstream Node:	LINE X
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0
Asset Use:	Foul waste	Asset Shape:	Circular		
Asset Type:	Gravity drain/sewer	Dia/Height:	100 mm	Width:	100 mm
Asset Owner:	Private	Asset Material:	Vitrified clay		
Year Constructed:	Not Specified	Asset Lining Type:	No Lining		
Inspection Purpose:	Condition survey	Asset Lining Material:	No Lining		

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	2.0	0.2	2.0	3.0

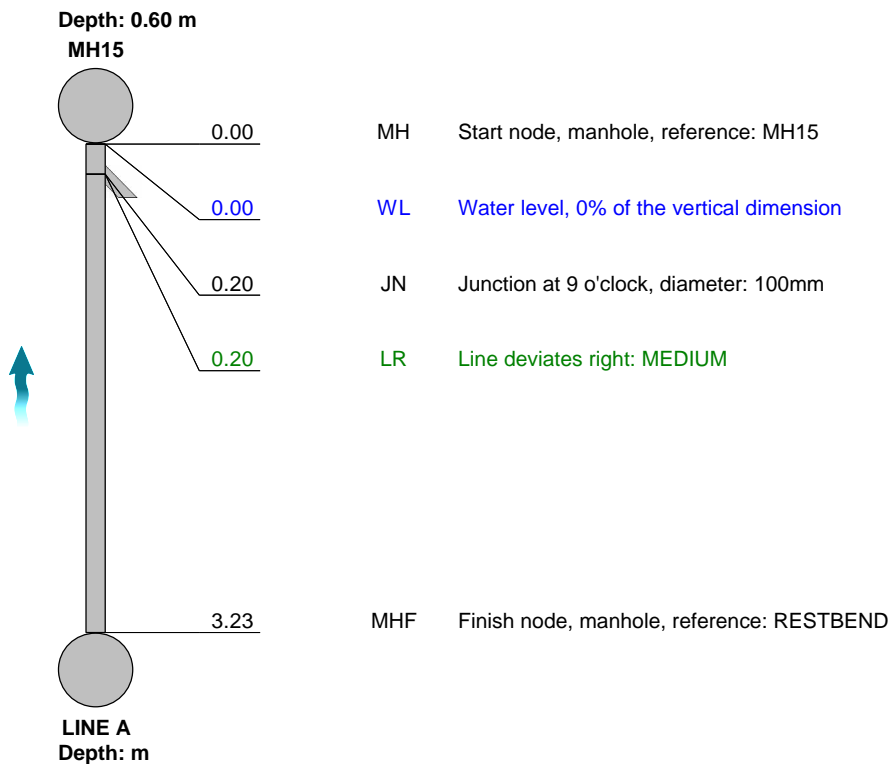
Section Inspection - 08/02/2023 - LINE AX

Item No. 29	Insp. No. 1	Date 08/02/23	Time 10:23	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Bellfarm Avenue	Inspected Length: 3.23 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 3.23 m	Downstream Node: MH15
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.60
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:

Scale: 1:50 Position [m] Code Observation Grade


Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

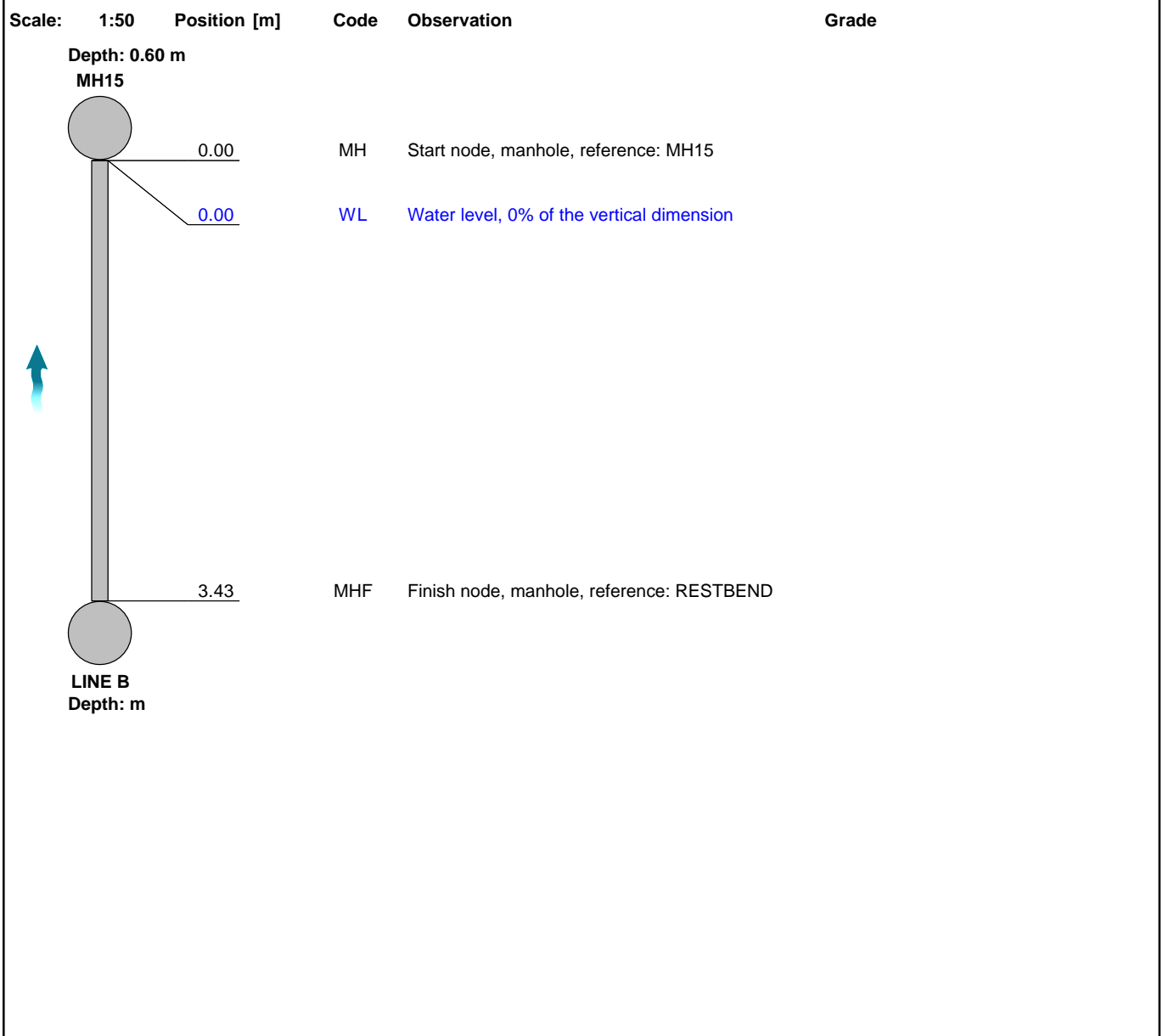
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 08/02/2023 - LINE BX

Item No. 30	Insp. No. 1	Date 08/02/23	Time 10:23	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 3.43 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 3.43 m	Downstream Node: MH15
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.60
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

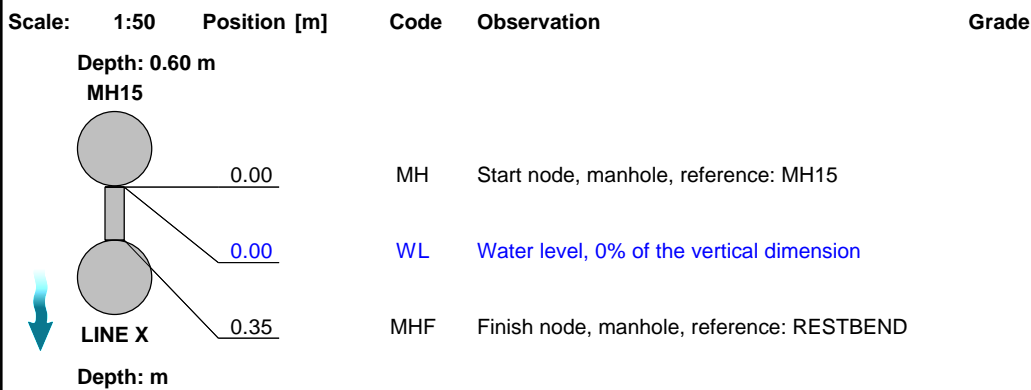
Section Inspection - 08/02/2023 - MH15X

Item No. 31	Insp. No. 1	Date 08/02/23	Time 10:23	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH15X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Downstream	Upstream Node:	MH15
Road:	Belfarm Avenue	Inspected Length:	0.35 m	Upstream Pipe Depth:	0.60
Post Code:	YO31 9BQ	Total Length:	0.35 m	Downstream Node:	LINE X
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0
Asset Use:	Foul waste	Asset Shape:	Circular		
Asset Type:	Gravity drain/sewer	Dia/Height:	100 mm	Width:	100 mm
Asset Owner:	Private	Asset Material:	Vitrified clay		
Year Constructed:	Not Specified	Asset Lining Type:	No Lining		
Inspection Purpose:	Condition survey	Asset Lining Material:	No Lining		

Comments:

Recommendations:



Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



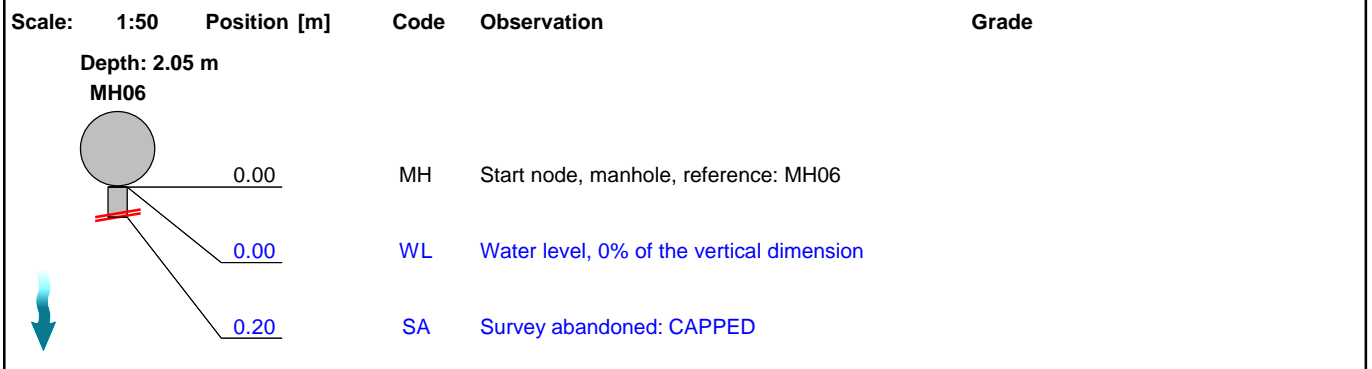
Section Inspection - 08/02/2023 - MH06X

Item No. 32	Insp. No. 1	Date 08/02/23	Time 11:24	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR MH06X
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village:	York	Inspection Direction:	Downstream	Upstream Node:	MH06
Road:	Belfarm Avenue	Inspected Length:	0.20 m	Upstream Pipe Depth:	2.05
Post Code:	YO31 9BQ	Total Length:	0.20 m	Downstream Node:	LINE X
Surface Type:	Block Paved	Joint Length:		Downstream Pipe Depth:	0

Asset Use:	Foul waste	Asset Shape:	Circular		
Asset Type:	Gravity drain/sewer	Dia/Height:	150 mm	Width:	150 mm
Asset Owner:	Private	Asset Material:	Vitrified clay		
Year Constructed:	Not Specified	Asset Lining Type:	No Lining		
Inspection Purpose:	Condition survey	Asset Lining Material:	No Lining		

Comments:
 Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 07/02/2023 - LINE AX

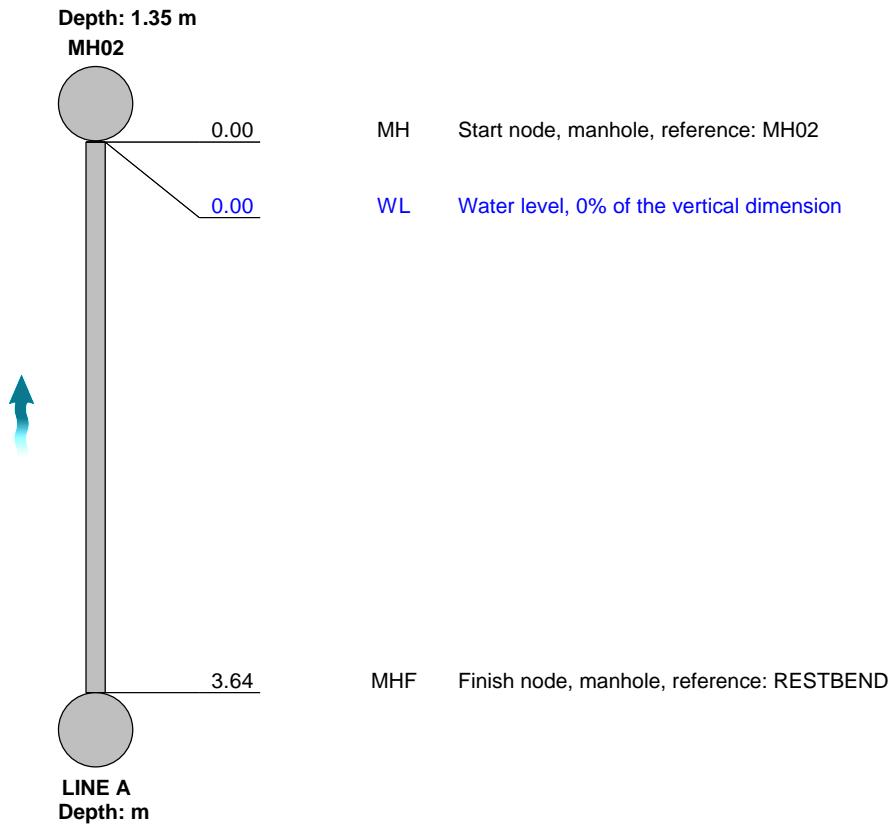
Item No. 33	Insp. No. 1	Date 07/02/23	Time 13:03	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE AX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE A
Road: Bellfarm Avenue	Inspected Length: 3.64 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 3.64 m	Downstream Node: MH02
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.35
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:

Scale: 1:50 Position [m] Code Observation Grade



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

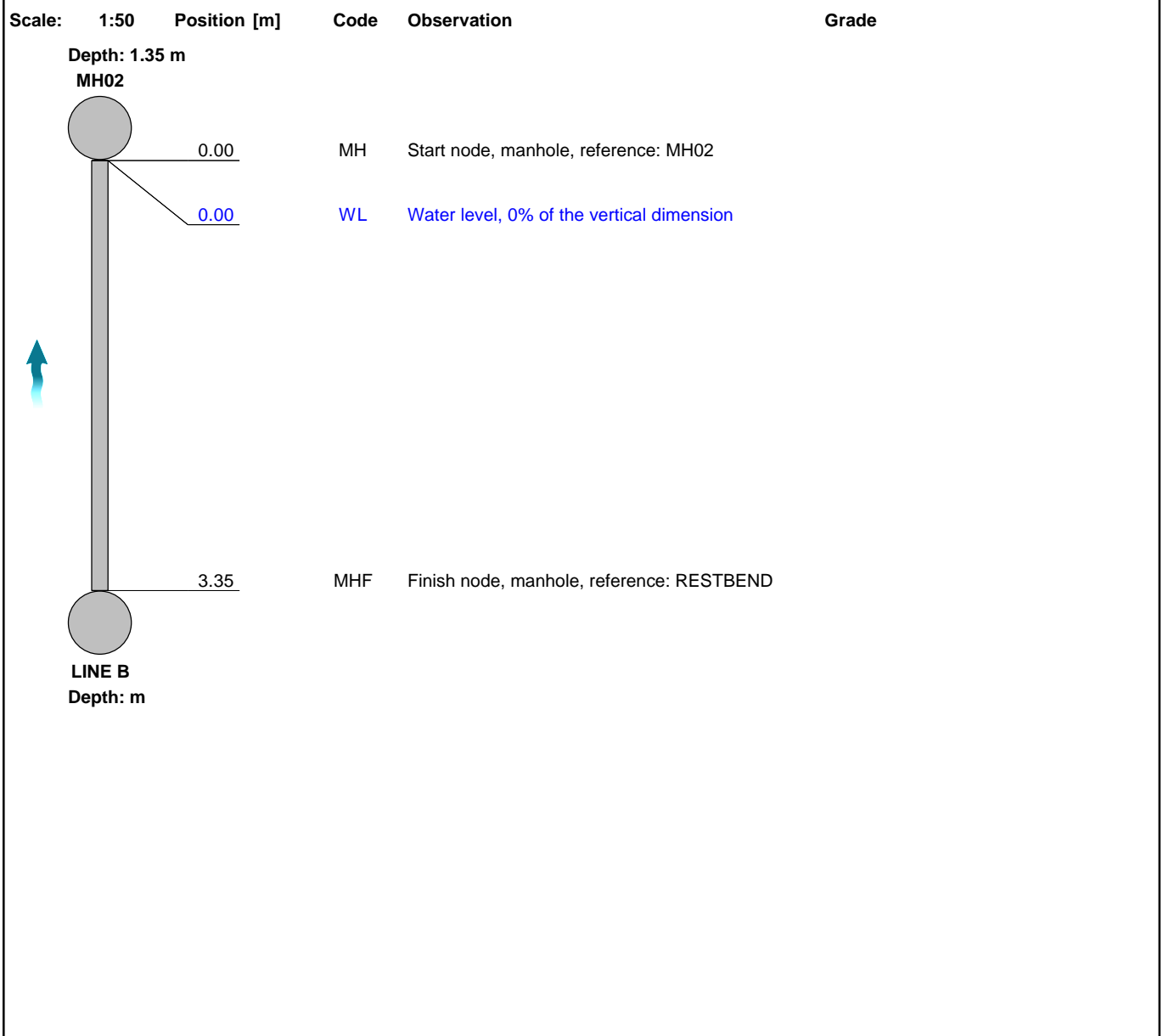
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 07/02/2023 - LINE BX

Item No. 34	Insp. No. 1	Date 07/02/23	Time 13:03	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE BX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE B
Road: Bellfarm Avenue	Inspected Length: 3.35 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 3.35 m	Downstream Node: MH02
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 1.35
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

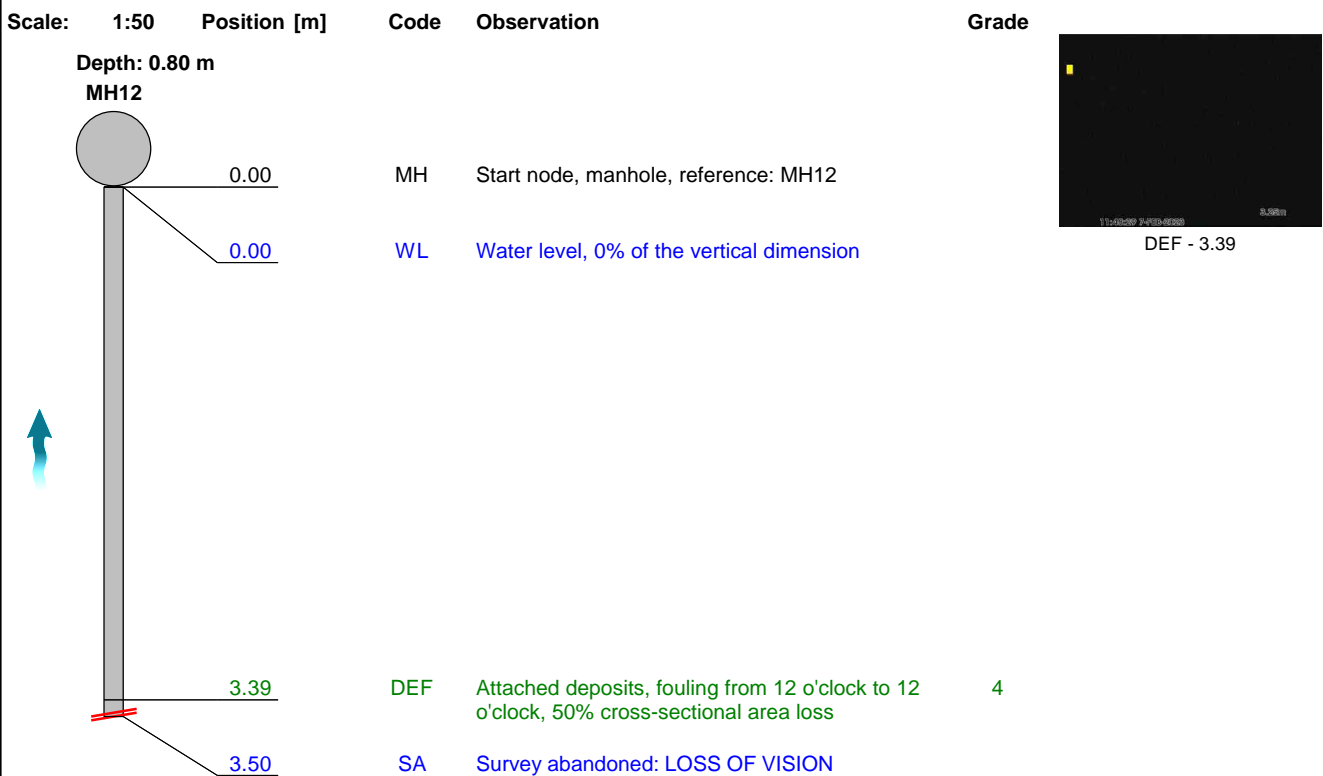
Section Inspection - 07/02/2023 - LINE CX

Item No. 35	Insp. No. 1	Date 07/02/23	Time 13:05	Lanes Job Number PJ00469270	Weather Dry	Pre Cleaned No	PLR LINE CX
Operator Daniel Stagles		Asset Location: Private gardens		Camera Push Rod	Preset Length Not Specified	Legal Status Private Drain	Alternative ID Not Specified

Town or Village: York	Inspection Direction: Upstream	Upstream Node: LINE C
Road: Bellfarm Avenue	Inspected Length: 3.50 m	Upstream Pipe Depth: 0
Post Code: YO31 9BQ	Total Length: 3.50 m	Downstream Node: MH12
Surface Type: Block Paved	Joint Length:	Downstream Pipe Depth: 0.80
Asset Use: Foul waste	Asset Shape: Circular	
Asset Type: Gravity drain/sewer	Dia/Height: 100 mm	Width: 100 mm
Asset Owner: Private	Asset Material: Vitrified clay	
Year Constructed: Not Specified	Asset Lining Type: No Lining	
Inspection Purpose: Condition survey	Asset Lining Material: No Lining	

Comments:

Recommendations:



Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	5.0	1.4	5.0	4.0



Section Pictures - 07/02/2023 - LINE CX

Item No. 35	Inspection Direction Upstream	PLR LINE CX	Insp. No. 35	Lanes Job Number PJ00469270
-----------------------	---	-----------------------	------------------------	---------------------------------------



1, 00:00:15, 3.39 m

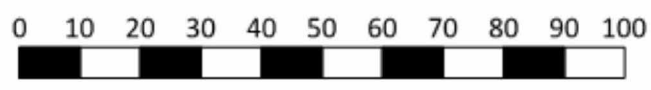
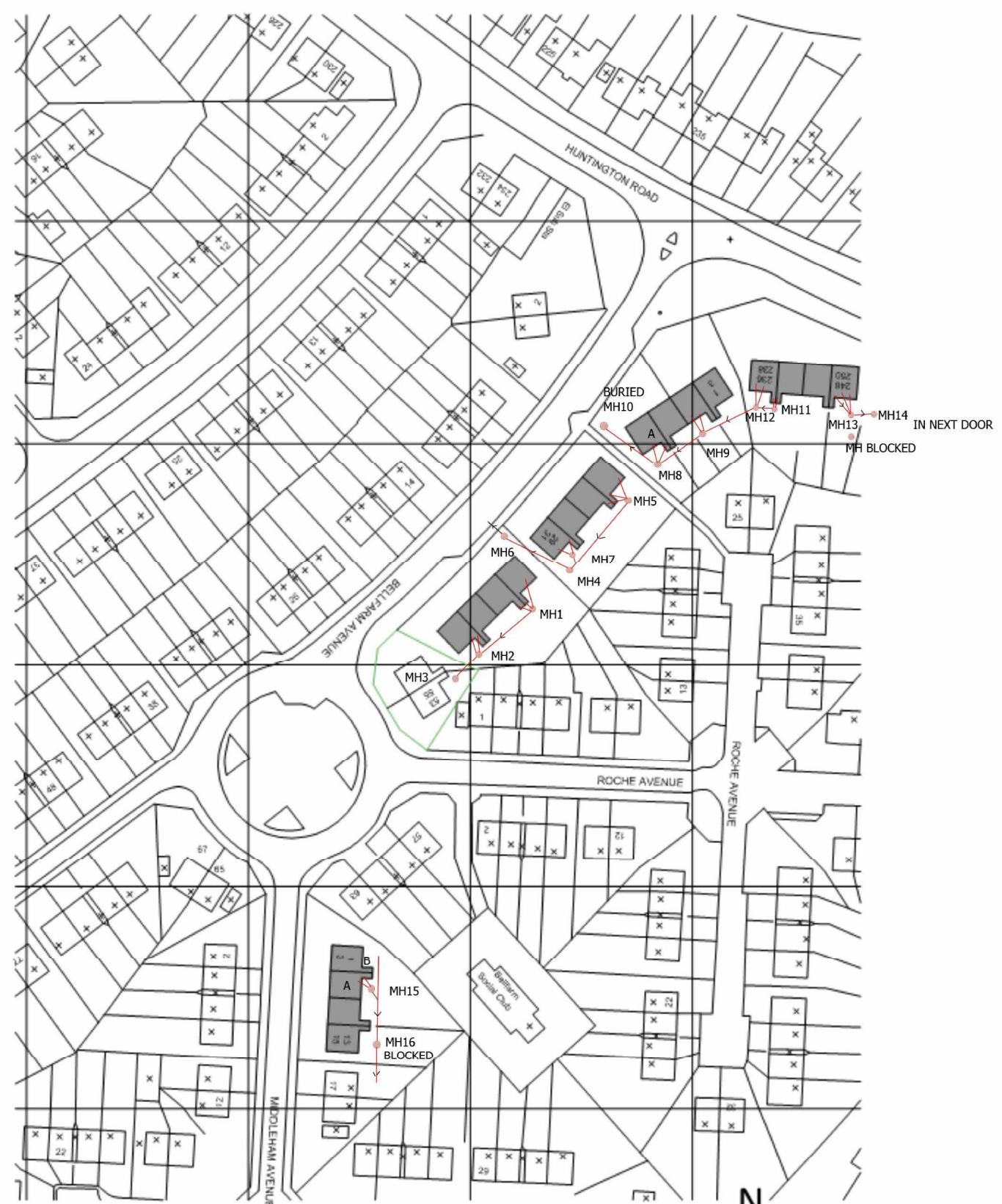
Attached deposits, fouling from 12 o'clock to 12 o'clock, 50%
cross-sectional area loss

HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:



The list below identifies certain risks but does not cover all possible unusual etc situations which may be encountered during the construction process, it is also therefore the main contractor's responsibility to identify any further risks / hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:
#####



No.	Date	Drawn	Checked	Checked

Client	City Of York Council	Issued From	York
Project	Between Peckholme and Sothery	Date	JUN 2015
Title	Clearing	Scale	1:1250 @ A3
	OS Extract	Drawn	J.P. Ayles

Y-F-4246-14-90

LHL Group Property and Construction Consultants
 The Clarendon Works, Suite 2, 80-84 Park Road, York YO1 1JG
 The Riverside Building, Huntingdon Road, York YO1 1JG
 Offices also in: Harrogate, Ripon, Thirsk, Doncaster
 01904 609509 01482 225999
 www.lhlgroup.co.uk



KEY

— Length of drain identified as needing repair



Marked up Sketch of CCTV Survey

NTS

JNP GROUP CONSULTING ENGINEERS LIMITED
Bourbon Court
Nightingales Corner
Little Chalfont
Bucks.
HP7 9QS

Quote Reference LE7957

Date 24/2/2023

Dear Chris,

RE: JNP GROUP CONSULTING ENGINEERS LIMITED, Bellfarm Avenue, York, YO31 9BQ

Thank you for your recent enquiry regarding works for the above mentioned site. I now have the pleasure in detailing my quotation and pricing schedule for your consideration.

Scope of works

Remedial report from CCTV Survey PJ00469270.

Section 1. MH01- LINE A. Dia-100mm. Defect- Survey Abandoned at 1.35m due to deposits. Repair- Clean & Resurvey.

Section 4. MH01- LINE X. Dia-100mm. Defect- Crack at 13.54m. Repair- 1x 600 CIPP Liner.

Section 5. MH02- LINE X. Dia-100mm. Defect- Crack at 3.31m & 7.45m. Fracture at 4.53m. Repair- 3x 600 CIPP Liner.

Section 8. MH07- LINE A. Dia-150mm. Defect- JDM at 0.40m. Repair- 1x 600 CIPP Liner.

Section 9. MH07- LINE B. Dia-150mm. Defect- JDM at 0.14m. Repair- 1x 600 CIPP Liner.

Section 10. MH07- LINE X. Dia-150mm. Defect- JDM at 0.73m. Repair- 1x 600 CIPP Liner.

Section 11. MH05- LINE A. Dia-100mm. Defect- JDM at 0.10m & crack at 1.24m. Repair- 2x 600 CIPP Liner.

Section 12. MH05- LINE B. Dia-100mm. Defect- JDM at 0.20m. Repair- 1x 600 CIPP Liner.

Section 13. MH05- LINE C. Survey abandoned at 3.91m due to settled deposits. Repair- Clean & Resurvey.

Section 17. MH08- LINE X. Dia-150mm. Defect- Crack at 3.37m. Repair- 1x 600 CIPP Liner.

Section 22. MH12- LINE X. Survey abandoned at 4.75m due to settled deposits. Repair- Clean & Resurvey.

Section 23. MH11- LINE B. Survey abandoned at 3.60m due to settled deposits. Repair- Clean & Resurvey.

Section 26. MH13- LINE B. Dia-100mm. Defect- JDM at 0.33m. Repair- 1x 600 CIPP Liner.

Section 35. MH12- LINE C. Survey abandoned at 3.50m due to settled deposits. Repair- Clean & Resurvey.

To supply a CCTV unit consisting of a mainline pan and tilt Camera and/or pushrod CCTV Camera as required, operated by fully trained engineers. The engineers will attend site and carry out investigation and CCTV inspections of drains/sewers as requested/directed. The survey findings will be recorded and presented in Wincan VX reporting software (unless otherwise requested) and will include details such as condition, usage, diameter, material, direction of flows and depths of assets in the survey area. A basic digital site drawing will also be supplied for reference with the survey report.

Topographical/AutoCAD drawings are not included as standard. Prices for these are available upon request.

Please note that we now provide high resolution PDF copies of printed reports and a direct link to an online portal where you are able to view the footage and reports, which can then be downloaded, re-shared or printed at your convenience. We can still supply a printed hard copy of the report in addition to the electronic files on request. Any extra additional printed copies can also be provided for an additional charge. Price for additional copies are available upon request.

As with all CCTV surveys, we would highly recommend that the pipework is cleansed/flushed through in conjunction with the CCTV survey. This will help prevent the survey from being abandoned due to high levels of silt, debris, grease or scale from preventing the CCTV camera from passing freely through the pipework, resulting in the need for extra visits and additional costs. I recommend this is done with a Jet Vac combination tanker unit.

Conditions

- Subject to Lanes Group PLC standard terms and conditions which are attached. The terms and conditions can also be found on our website www.lanesfordrains.co.uk
- Value Added Tax will be applied at the standard rate
- Removal of silt/debris in excess of 10%, or which requires additional equipment for the removal of fat deposits, grout, encrustation, concrete, builders rubble or roots will be charged additionally unless otherwise stated in writing.



**Lanes
Group plc**

Leeds

17 Parkside Lane
Parkside Industrial Estate
Leeds. LS11 5TD

Tel: 0113 385 8484

Email: leedsops@lanesgroup.co.uk

• If wishing to proceed with the works could you please complete and sign the attached Confirmation of Order including an official order number. Following receipt of the completed Confirmation of Order, Lanes Group will agree a suitable time and date to carry out the works on your behalf.

• Quote valid until 26/3/2023

• E & OE

We trust this meets with your approval and await your official instruction before proceeding with the works. In the meantime should you require any further assistance or additional information please do not hesitate to contact me.

Yours sincerely,

Martin O'Keeffe
Business Development Manager



Information Only

Registered Office

No 17, Parkside Lane,
Parkside Industrial Estate,
Leeds, LS11 5TD

Reg No. 3784486

Registered in England

Leeds

17 Parkside Lane
Parkside Industrial Estate
Leeds. LS11 5TD
Tel: 0113 385 8484
Email: leedsops@lanesgroup.co.uk

Pricing Schedule

Date 24/2/2023
Quote # LE7957

Customer Address

JNP GROUP CONSULTING ENGINEERS LIMITED
Bourbon Court
Nightingales Corner
Little Chalfont
Bucks.
HP7 9QS

Site Address

JNP GROUP CONSULTING ENGINEERS LIMITED
Bellfarm Avenue
York
YO31 9BQ

Item	Quantity	Unit	Description / Inclusions	Rate	Amount
Patch Lining	8	Each	100mm CIPP Liner	£300.00	£2,400.00
Patch Lining	4	Each	150mm CIPP Liner	£325.00	£1,300.00
JetVac	1	Standard Hours	7.5 Jet Vac Unit	£750.00	£750.00
CCTV Crawler	1	Standard Hours	7.5 CCTV Unit	£700.00	£700.00
Waste	0	Per Tonne	Disposal of waste (per Tonne) at a cost of £95.00	£95.00	£0.00
Subtotal				£5,150.00	
VAT				£1,030.00	
Total				£6,180.00	

* Subject to Lanes Group PLC standard terms and conditions plus VAT. Lanes Terms and Conditions are attached and can be found on our website www.lanesfordrains.co.uk

* Following acceptance of an official order and signed confirmation of order which is attached and requires a signature

* Quote valid until 26/3/2023

* E & OE

* Prepared by - Martin O'Keeffe

*

Leeds

17 Parkside Lane
Parkside Industrial Estate
Leeds. LS11 5TD
Tel: 0113 385 8484
Email: leedsops@lanesgroup.co.uk

Sales Quotation/Confirmation of Order

Completed document to be faxed 0113 385 8485, or emailed back.
Please ensure any separate purchase order is made out to
Lanes Group Plc. Terms & Conditions have been supplied.

Full Company Name:	Tel:
Company Invoice Address:	

Please note that the address inserted here will be the address invoiced to and must include the correct and full company name (to match above) & company registration number.

Company Registered Office Address:
Company Reg Number:

All invoices will be forwarded to the head office associated with the company registration number.
A copy can be forwarded to depot / site address if required. **If required tick here**

Order Date: 24/2/2023	Customer Order Number or Reference:
Site Address: JNP GROUP CONSULTING ENGINEERS LIMITED, Bellfarm Avenue, York, YO31 9BQ	
Site Contact:	Site Contact Number:
Details/Scope Of Works: As per details of scope of works within quotation letter LE7957	
Value Of Works To Be Carried Out: £5,150.00	All prices are exclusive of VAT

PAYMENT TERMS: STRICTLY 30 DAYS FROM DATE OF INVOICE. PLEASE SEE ATTACHED TERMS & CONDITIONS

Quotation Reference Number: LE7957	
Customer Signature:	Lanes Signature:
Print Name:	Print Name:
Date:	Date:



1 Definitions and interpretation

1.1 The following terms shall have the following meanings for the purposes of this agreement:

- 1.1.1 'Services' means those specified in the Contractor's Quotation or other documentation, subject to amendment. 1.1.2 'Contractor' means Lanes Group plc
1.1.3 'Employer' means the person, firm or Company for whom works are carried out
1.1.4 'Engineer' means the person agreed by the Contractor and Employer or, failing agreement, nominated by the Contractor
1.2 Headings contained in this agreement are for reference purposes only and should not be incorporated into this agreement and shall not be deemed to be any indication of the meaning of the clauses to which they relate.
1.3 All agreements on the part of either of the parties which comprise more than one person or entity shall be joint and several and the neuter singular gender throughout this agreement shall include all genders and the plural and the successor in title to the parties.
1.4 Acceptance of the Contractor's Quotation, either by Employer's Official Order or by Letter of Intent is deemed as acceptance of these Terms and Conditions.

2 Appointment

The Employer appoints the Contractor to undertake the Services in return for the payments.

3 The Contractor's obligations

3.1 Delegation

Not to delegate any duties or obligations arising under this agreement otherwise than may be expressly permitted under its terms.

3.2 Notice

To comply with the terms of any Notice specifying a breach of the provisions of this agreement and requiring the breach to be remedied so far as it may be but nothing in this clause is intended to require the Employer to serve notice of any breach before taking action in respect of it.

4 The Employer's obligations

- 4.1 In consideration of the services to be rendered by the Contractor under this agreement the Employer agrees to make the Payments promptly without demand deduction or set-off.
4.2 Unless otherwise agreed, Payment of the Price and VAT shall be due within 30 days of the date of the invoice. Time for payment shall be of the essence. Interest on overdue invoices shall accrue from the date when payment becomes due from day to day until the date of payment at a rate of 8% above the Bank of England Base Rate from time to time in force and shall accrue at such a rate after as well as before any judgment. In the event that the Employer is acting in the course of a business, the Contractor reserves the right to claim compensation for late payment pursuant to the Late Payment of Commercial Debts (Interest) Act 1998.
4.3 The Employer shall make available to the Contractor the whole of the site of the proposed works at the commencement on site unless otherwise agreed in writing.

5 Cancellation

Prior to commencement of the works on site the Employer may cancel this agreement at any time by giving the Contractor one week's written notice, and shall then be liable to pay to the Contractor for all work undertaken and expenses incurred in preparing for the works. Upon commencement of the works on site the Employer may not cancel this agreement, save as set out in clause 8.

6 VAT

- 6.1 All sums payable under this agreement unless otherwise stated are exclusive of VAT and other duties or taxes.
6.2 Any VAT or other duties or taxes payable in respect of such sums shall be payable in addition to such sums.

7 Liability and Liquidated damages

- 7.1 The Contractor shall not be liable to the Employer for loss or damage to the Employer unless due to the negligence of the Contractor.
7.2 In the event that Contractor is held to be in breach of its obligations under this agreement, due to negligence, the parties agree that the Contractor shall pay to the Employer as and by way of agreed liquidated damages an amount equal to the price of the services provided by the Contractor up to the date of breach.
7.3 In the event that the Employer disputes the work undertaken by the Contractor, all disputes must be notified to the Contractor within 14 days of the work being carried, or within 14 days of the invoice, whichever is the later. The Employer shall be prohibited from disputing the work undertaken or the amount of the invoice after this 14 day period, save where the Employer is dealing as a consumer.
7.4 Save as expressly referred to above, and except where the Employer is dealing as a consumer (as defined in the Unfair Contract Terms Act 1977 Section 12 as amended and/or the Unfair Terms in Consumer Contracts Regulations 1999 Regulation 3(1)), all other warranties, conditions or terms relating to fitness for purpose, quality or condition of the Goods and/or Services, whether express or implied by statute or common law or otherwise are excluded to the fullest extent permitted by law.
7.5 For the sake of clarity, the Contractor will not be held liable for any consequential losses suffered by the Employer as a result of any breach of the Contractor's obligations, whether reasonably foreseeable or otherwise.
7.6 The Employer shall indemnify defend and hold harmless the Contractor in full against all loss, costs, damages, charges, expenses and other liabilities awarded against or incurred as a result of or in connection with any claim made against the Contractor by a third party in respect of any matter caused by the Employer or for which liability has been assumed by the Employer.

8 Termination for breach

The following obligations are conditions of this agreement and any breach of them shall be

deemed a fundamental breach which shall determine this agreement immediately and the rights and liabilities of the parties shall then be determined in accordance with clause 9:

- 8.1 Failure on the part of the Employer to make punctual payment of all sums due to the Contractor under the terms of this agreement;
8.2 Failure on the part of the Contractor to observe any obligation under this agreement not requiring Notice to be served and in the case of obligations requiring Notice to be served failure to comply with the terms of any Notice;
8.3 The levying of any distress or execution against the Employer or the making by him of any composition or arrangement with creditors or being a company the Client's liquidation (other than a members' voluntary liquidation with the written consent of the Client);

9 Termination consequences

In the event of this agreement being determined whether by effluxion of time Notice breach or otherwise:

- 9.1 The Employer shall immediately pay to the Contractor:
9.1.1 all arrears of Payments and any other sums due under the terms of this agreement, and
9.1.2 all further sums which would but for the determination of this agreement have fallen due at the end of the works
9.2 Either party shall be entitled to exercise any one or more of the rights and remedies given to it under the terms of this agreement and the determination of this agreement shall not affect or prejudice such rights and remedies and each party shall be and remain liable to perform all outstanding liabilities under this agreement notwithstanding that the other may have exercised one or more of the rights and remedies against it; and
9.3 Any right or remedy to which either party is or may become entitled under this agreement or in consequence of the other's conduct may be enforced from time to time separately or concurrently with any right or remedy given by this agreement or now or afterwards provided for and arising by operation of law so that such rights and remedies are not exclusive of the other or others but are cumulative.

10 The Works

- 10.1 The works, unless otherwise notified, have been priced to be carried out between the hours of 08:00 and 16:30 unless agreed prior to commencement and allowed for and agreed in the Contractor's quotation. In the event that the Employer changes the hours within which the works are to be undertaken, the Employer shall be liable for the Contractor's additional costs.
10.2 In the event that working time is lost on site due to delays caused either by the actions of the Employer, his Representative or by other Contractors employed by the Employer, or by sewer surcharge caused by storm, flood, tidal or pump failure, the Employer shall be liable for the additional costs incurred by the Contractor. In addition, in the event that the Contractor experiences delays for which they are not responsible, the Employer shall be liable for the Contractor's additional costs in relation to the additional setting up or out of sequence working.
10.3 Unless otherwise stated in writing it is assumed that vehicular access is possible to all manholes on every sewer length on which work is being undertaken. In the event that this is not possible the Employer shall be liable for an extra costs incurred due to lack of access.
10.4 If access is required onto private land it will be the Employer's responsibility to ensure all relevant permissions have been obtained
10.5 In the event that the Contractor is required to work in any confined spaces as defined by the Health and Safety at Work Act or any manhole deeper than 1.4 metres the Contractor reserves the right to charge the Employer for the required additional safety equipment.

11 Specific Works (to be read in conjunction with the above Conditions)

11.1 Cleaning

Removal of silt/debris in excess of 10%, or which requires additional equipment for the removal of fat deposits, grout, encrustation, concrete, builders rubble or roots will be charged additionally unless otherwise stated in writing.

11.2 CCTV/Sonar Inspection Works

Due to the nature of CCTV inspection, the Contractor cannot guarantee the accuracy of any CCTV inspection or measurement. A CCTV Survey will only show the interior of the sewer or pipe, and will not show the exterior. Alternatively Sonar may be used to track the route of a pipe, however Sonar by its nature may be up to 1 metre out in accuracy. Any interpretation and advice as a result of CCTV inspection shall not be binding on the Contractor, and is the sole responsibility of the Employer. In the event that the measurements or advice given is inaccurate, the Contractor shall not be responsible for any loss or damage howsoever caused.

11.3 Sewer Condition

Where information is provided or implied either verbally or in writing or through CCTV recordings concerning the condition of the sewers and this is found to be inaccurate or out of date the Employer shall be responsible for any extras costs incurred for additional work that may be required to complete the works. The Contractor shall not be liable for any deterioration, structural or otherwise, that develops or becomes apparent on any pipe they are working on howsoever caused.

11.4 Waste Disposal

Unless otherwise stated the Contractor has not quoted for the removal of waste or debris from site. If disposal is found to be necessary the Employer will be responsible for the additional costs incurred by the Contractor in the removal, transporting and disposal of waste to a registered site, together with additional administrative costs.

11.5 Re-lining

Due to the nature of relining there can be no delays once the linings have been impregnated. In the event that there are delays beyond the Contractor's control any linings impregnated may have to be discarded and new linings provided. Further the Employer warrants that the sewers or pipes will be free of live water prior to the works being undertaken by the Contractor. In the event that live water is present, the linings used by the Contractor will not function. The Employer will be



liable for the additional costs incurred should new linings be required in any event.

11.6 Excavation

11.6.1 The Contractor must rely upon Utility Company records as to the location of underground services before undertaking any excavation work. The Employer is placed on notice that the accuracy of the Utility Company records may be suspect; however the Contractor must rely upon them. In the event that the Utility Company Records are inaccurate and damage is caused to an underground service, the Employer will hold the Contractor fully indemnified in respect of any claim which may arise from such damage.

11.6.2 The Contractor may rely upon scans of the area before undertaking excavation. A scan will not identify an obstruction such as, but not limited to, concrete, bedrock or other such obstructions. Likewise a scan will not show whether a pipe is encased in concrete. In the event that the Contractor discovers such an obstruction the Employer shall be liable for any additional costs incurred.

11.6.3 In the event that a pipe being excavated is encased in concrete, further damage may be caused to pipework connected to the section being excavated, due to shockwaves travelling down the concrete. Such damage is unavoidable. The Employer will be liable for the additional costs incurred in repairing any pipework so damaged.

12 Damage or Loss to Equipment

If damage or loss is sustained to the Contractors equipment due to reasons beyond their control, or due to the condition of the pipe work or some other known or unknown risk, the Contractor reserves the right to charge for the costs in retrieving the Equipment, including the instruction of another contractor and/or the costs of replacing the Equipment. The Contractor also reserves the right to charge for loss of profits and down time whilst the items are recovered or replaced.

13 Miscellaneous

13.1 Warranty

Each of the parties warrants its power to enter into this agreement and has obtained all necessary approvals to do so.

13.2 Force majeure

In the event of national emergency, war, prohibitive governmental regulation or any other cause beyond the control of the parties ('force majeure event') the obligations of the parties shall be suspended for so long as the force majeure event renders performance of the agreement impossible and upon the occurrence of a force majeure event all money then due to the Contractor shall be paid immediately

13.3 Severance

If any provision of this agreement is declared by any judicial or other competent authority to be void voidable illegal or otherwise unenforceable or indications to that effect are received by either of the parties from any competent authority the remaining provisions of this agreement shall remain in full force and effect unless the Contractor in the Contractor's discretion decides that the effect of such declaration is to defeat the original intention of the parties in which event the Contractor shall be entitled to terminate this agreement by 30 days notice to the Client and the provisions of clause 10 shall apply accordingly.

13.4 Whole agreement

Each party acknowledges that this agreement contains the whole agreement between the parties and that it has not relied upon any oral or written representation made to it by the other or its employees or agents and has made its own independent investigations into all matters relevant to it.

13.5 Notices

All notices to be given under this agreement shall be in writing and shall either be delivered personally or sent by first class or airmail prepaid post or by telex, cable or facsimile transmission and shall be deemed duly served:

- In the case of a notice delivered personally, at the time of delivery;
- In the case of a notice sent inland by first class prepaid post, 2 clear business days after the date of dispatch;
- In the case of a telex, cable or facsimile transmission, if sent during normal business hours then at the time of transmission and if sent outside normal business hours then on the next following business day provided (in each case) that a confirmatory copy is sent by first class prepaid post or by hand by the end of the next business day.

Each notice shall be addressed to the address of the party concerned set out in this agreement or to such other address as that party shall have previously notified to the sender.

13.6 Proper law and jurisdiction

This agreement shall be governed by and construed in accordance with the law of England and Wales and each party agrees to submit to the exclusive jurisdiction of the courts of England and Wales.

13.7 Waiver

The failure by either party to enforce at any time or for any period any one or more of the terms or conditions of this agreement shall not be a waiver of them or of the right at any time subsequently to enforce all terms and conditions of this agreement.

13.8 Third party rights

A person who is not a party to this agreement has no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any terms of this agreement.

Revised Jan 2020

APPENDIX B

DAMP AND TIMBER SURVEY

Survey Sketch No.

Property Address: 41 BELLFARM AVENUE,
HUNTINGTON, YORK YO31 9BP

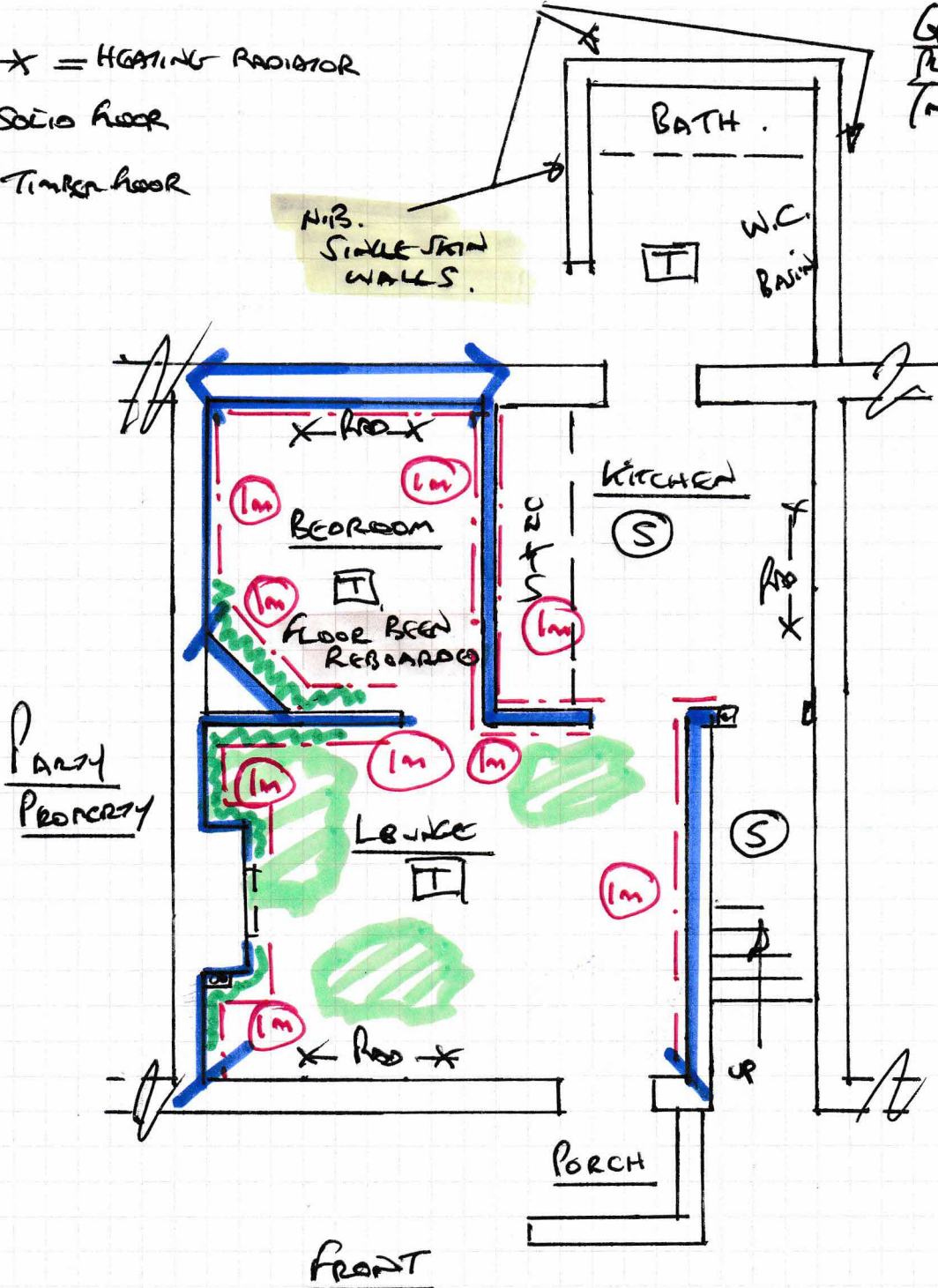
Ground
Level
(NOT TO SCALE)

X-RAD-X = HEATING RADIATOR

(S) = SOLID FLOOR


(T) = Timber floor









N.B.
SINGLE SKIN
WALLS.



PARTY
PROPERTY

FRONT

 = FLOORBOARDS UNSOUND DUE TO INFESTATION.

	Horizontal Damp Proof Course	KEY		Dry Lining Membrane with Battens
	Isolating/Connecting Vertical/s			Dry Lining Membrane Directly Plastered
	Two Coat Vertical Tanking			Waterproof Membrane to Floor
	Replastering			Timber Replacements
	New Air Vents			Dry Rot Wall Sterilisation



Victoria Walker
J.N.P Consulting Engineers
Hub 26 Lawrence House
Riverside Drive
Cleckheaton
BD19 4DH

22nd February 2023

Our Ref: 170223

Dear Madam,

Re: 41 Bell Farm Avenue, Huntington, York, YO31 9BQ.

Further to the inspection of the above property by our Surveyor, Mr. A. Foreman, on 07.02.2023 we are pleased to detail below a report of our observations and conclusions together with our recommendations for remedial treatment if required.

All directions given in this report are taken when viewing the property from outside and facing the front elevation.

As requested by yourself an inspection was carried out to the low level areas of the ground floor walls of this ground floor flat, being part of a two-storey, brick built block, which was unoccupied and unfurnished at the time of survey. The weather was fine and dry.

A visual external inspection carried out from ground level revealed that no visible evidence of an existing horizontal damp proof course, however our surveyor noted a course of engineering bricks, which may have been incorporated to provide a horizontal damp proof course, due to being a dense material.

A visual internal inspection revealed that where ground floor timbers are present these are supported on brick sleeper walls, with a course of engineering brick, again acting as a horizontal damp proof course.

We understand that the property is to be fully refurbished, and our surveyor noted a two-storey extension to the rear of the property providing bathroom accommodation for the first floor flat above and No 47. This extension was noted to be in a some what deteriorated condition, with the external walls apparently being of single skin construction, the internal faces of the walls have been lined and there was evidence of insulation within the small cavity. The external inspection revealed evidence of considerable de-lamination of the sections forming the external wall, and our surveyor was of the opinion that it is likely that major works are required to the extension, in order to make it weather tight and comply with current insulation standards, the advice of a structural surveyor should be sought in this respect.

A. Ground floor

1. Porch

The floor to this area was of solid construction, without further destructive tests our surveyor was unable to determine whether a horizontal damp proof membrane has been incorporated within the solid floor.

2. Front room (Lounge)

3. Rear room left (Bedroom)

The floors to these rooms were of suspended timber construction, with the joists spanning from front to rear. The floor within the bedroom has been re-boarded in the past, the floorboards within the front room (Lounge) were noted to be in a deteriorated condition due to active infestation by the Common Furniture Beetle (*Anobium Punctatum*). This has resulted in the structural breakdown of sections of the floorboarding, with the worst areas being indicated on the enclosed drawing.

We understand that consideration is being given to the replacement of the ground floor timbers in concrete incorporating a horizontal damp proof membrane. We would however be pleased to provide a quotation for carrying out woodworm eradication treatments to the retained ground floor flooring timbers, we await your further instructions regarding this.

Our surveyor was of the opinion that the lounge floor will require full re-boarding, if it is to be retained.

Kitchen and sub-stairs areas.

These were of solid construction and our observations and recommendations are as detailed for the porch floor.

Rear room (Bathroom)

The floor in this area was of suspended timber construction, and is within the two-storey extension, we make no recommendation with regard to the timber floor within the bathroom, as our surveyor was of the opinion that it is likely that this will be replaced in total, during the refurbishment.

Damp Inspection

INSTRUCTIONS

To report and submit recommendations for treatment of any rising damp/penetrating damp identified in the walls as shown on the enclosed drawing. From the evidence ingress of moisture was attributed to the following:

RISING DAMP – caused by:- a) the apparent absence of an effective damp proof course.

HYGROSCOPIC SALTS (chlorides, nitrates and other minerals) – carried into the walls from earth by the rising damp and concentrated in the wall surfaces and existing wall plaster by natural evaporation processes.

CONDENSATION – due to: a) the room humidity/structural temperature relationship resulting from the room/property being inadequately heated and ventilated for some time.

COMBUSTION SALT CONTAMINATION TO MASONRY AND PLASTER WORK - brought about by the burning of high sulphur coals in the past.

Walls of stud construction, dry lined, panelled or inaccessible due to furniture, fittings or appliances were excluded from our inspection however if the client removes these obstructions, we would be pleased to return to the property in order to undertake an inspection to these areas.

RECOMMENDATIONS. Our recommendations are based on present evidence and are as follows:-

RISING DAMP.

In order to control a further rise of moisture EXPERTREAT technicians are to install a new CREAM/GEL INJECTION DPC

in all walls coloured blue on the enclosed drawing, all in accordance with our enclosed standard specification and quotation.

NOTE: The guarantee on the damp proof course is limited to TEN YEARS and can be insurance backed through the Guarantee Protection Insurance Company if required, please see guarantee insurance information sheet attached. We would be pleased to supply a quotation for insurance backing if requested.

HYGROSCOPIC SALTS.

In order to eliminate the reactions created by the presence of hygroscopic salts etc. the existing wall plaster/ render coats must be hacked off the walls to be damp proofed generally to **a height of one metre** above internal floor level or alternatively 150 mm above the injection level of the new damp proof course/salt contaminated wall plaster level.

During hacking off of wall plaster the resulting dust may find its way to the remotest parts of the property. We will take precautions to minimise this nuisance wherever practical within the immediate area of our work but we respectfully suggest that you also take some precautions to protect furniture and the like elsewhere in the property. We regret we can take no responsibility for cleaning or for any damage caused by dust.

REPLASTERING.

The newly damp proofed walls must be replastered to **a height of one metre** to our enclosed specification using Limelite Renovating plaster and skim. A scratch coat of sulphate resistant sand/cement render must be applied prior to replastering following installation of a quartz injection mortar damp proof course and where a damp proof course has been installed within the vicinity of a fireplace.

Our damp proof course guarantee includes replastering as a direct result of reoccurrence of rising damp where replastering has been carried out by Expertreat Ltd.

THE NEW PLASTER FINISHES MUST NOT EXTEND BELOW THE INSERTION LEVEL OF THE NEW DAMP PROOF COURSE UNLESS FORMING PART OF THE INTERNAL VERTICAL TANKING SYSTEM.

IMPORTANT NOTE: UNDER NO CIRCUMSTANCES SHOULD GYPSUM BASED PLASTERS BE USED FROM GROUND FLOOR LEVEL TO A HEIGHT OF ONE METRE OR TO OVER SKIM LIMELITE RENOVATING PLASTER AS A REACTION MAY OCCUR BETWEEN THE GYPSUM AND THE LIMELITE.

In order to assist drying down of wall plaster we recommend the use of a dehumidifier. This will reduce the time that the plasterwork takes to fully dry down without the need to apply excessive heat which may result in an increase to hairline cracking. We will be pleased to provide a suitable dehumidifier at a cost of £75.00 per week or £25.00 per day plus VAT if requested.

During the drying down of plasterwork hairline cracking of the skim coat may occur due to the cement based backing coats. This will not present a problem regarding the efficiency of the new plaster and

should be made good when decorating. Lime crystals may also migrate to the surface of the plaster as drying down occurs, these salts must be cleaned off with a soft brush as they appear until the plaster is thoroughly dry and no more lime crystals appear for at least two days.

ELECTRICAL FIXTURES AND FITTINGS.

Although all due care and attention will be taken when working in the vicinity of electrical sockets/switches/ wiring due to Government legislation we are unable to recommission any electrical fittings/wiring following completion of any replastering works. The advice of a suitably qualified electrician must be sought in this respect. We would however be pleased to arrange for an electrician to inspect and provide a quotation if requested.

Similarly if existing electrical sockets are situated within timber skirting boards these will be carefully removed from the skirting boards by our technicians ready for resiting by an electrician.

PLUMBING FIXTURES AND FITTINGS.

Although all due care and attention will be taken when working in the vicinity of plumbing fixtures and fittings we are unable to recommission any of these items following completion of any replastering works. The advice of a suitably qualified plumber must be sought in this respect.

Repainting of defective or drill damaged areas must be carried out approximately four weeks following our completion by your own labour using sand/cement mortar incorporating an integral waterproofer.

Your own labour is to carry out all external repairs so as to ensure that no future water penetration takes place.

CONDENSATION.

We recommend that the humidity levels be controlled and that consideration be given to installing a dehumidifier or an extractor fan in the kitchen and bathroom areas which incorporate a humidistat. We would be pleased to supply further information on request.

A quotation is enclosed for the recommended damp proofing replastering. Removal of the existing skirting boards and wall plaster may be carried out by your own labour but should you not wish to carry out this work yourself a quotation is also enclosed.

PREPARATORY WORKS TO BE CARRIED OUT BY YOUR OWN LABOUR PRIOR TO OUR COMMENCEMENT: -

The following preparatory works are your responsibility and additional charges may be incurred due to the site being in an unsuitable condition for us to commence/complete our works satisfactorily.

1. Provide free unimpeded access to all walls specified for treatment.
2. Remove floor coverings and furniture from the treatment areas.
3. Remove skirting boards and wall plaster as specified (optional).
4. Remove all low level fixtures and fittings from the treatment areas i.e. sink and kitchen units, low level cupboards etc. as applicable.
5. Remove central heating radiator/s (no allowance is made for removal or refixing of radiators).
If radiator/s have to be removed by our technicians a charge of £95.00 per hour or part thereof, plus materials, will be made. The radiator/s will be left on site ready for refixing by your own labour/plumber. No responsibility will be accepted for any damage caused to the radiators/pipework during their removal.
8. Carry out any preparatory building works.

NOTE: No responsibility will be accepted for any accidental damage to items stored within the treatment area during the course of our works.

It is now illegal to repair lead piping and as this cannot be located with metal detectors it is the client's responsibility to mark or point out to our technicians the position of any and all concealed services. We cannot accept any responsibility for accidental damage to such items if they are hidden from view in any way i.e. such as behind plaster or timber or under floors. Repairs/renewals are the responsibility of the client or property owner.

Enquiries as to the necessity for building regulations approval for these works or application for same has not been made by Expertreat Ltd. Clients' are advised to make their own enquiries regarding this matter. If there is a significant change of use of an area planning permission may be required.

SKIRTING BOARDS.

No allowance has been made for replacement of existing or provision of new skirting boards. Following complete drying down of wall plaster all replacement skirting boards must be pre-treated prior to fixing with plastic plugs and screws in the non tanked/non dry lined areas, and by bonding to the wall plaster with epoxy resins in the tanked/dry lined areas (please refer to Penetrative Damp paragraphs) by the Main Contractor/your own labour on completion of our works.

REDECORATION.

Walls which have been dampcoursed and subsequently replastered should not be wallpapered for at least 12 months after treatment. Initial decoration should be carried out by using water based emulsion paints (e.g. Dulux Super Matt Emulsion).

IMPORTANT NOTE: Any guarantee or insurance cover in respect of rising damp will be valid when the causes of rising damp identified in this report are effectively dealt with. If this requires work to be done by other parties such work must be completed within three months of completion of our treatment if no other time is specified in our report.

PARTY WALL ACT.

If the works described in this report involve a party wall we must draw your attention to the fact that the Party Wall etc. Act 1996 applies. This requires the owner of a property to notify his/her neighbour(s) of proposed works and obtain the neighbour(s) consent to the works. A neighbour cannot unreasonably withhold consent but should you require further advice of information please initially contact our office or a suitably qualified party wall surveyor.

ACCEPTANCE PROCEDURE.

Please complete and return the enclosed Acceptance Form ensuring that you clearly indicate which items you are accepting. A deposit payment is also required, this can be made by cash, bank transfer or debit card payment over the telephone. We do not accept credit cards or cheques.

Quotation

To installing a partial cream injection horizontal damp proof course inclusive of isolating/connecting verticals to all walls marked blue on the enclosed drawing:

£952.00 Plus VAT @ 20%

To replastering the newly damp proofed walls to one metre high to Expertreat specification using Limelite renovating plaster and skim and sulphate resistant sand/cement renders where necessary. (This quotation is based on an average maximum thickness of 19 mm. Should the existing plaster be in excess of 19 mm an additional charge will be made for the extra costs):

£2232.00 Plus VAT @ 20%

To removing skirting boards and setting aside for refixing or replacement by your own labour, hacking off wall plaster to one metre high and disposal of waste materials to the walls to be damp proofed:

£936.00 Plus VAT @ 20%

**30% DEPOSIT PAYMENT REQUIRED.
INVOICE PAYMENT TERMS ARE SEVEN DAYS FROM INVOICE DATE.**

OPTIONAL EXTRAS. To registering our guarantee/s with the Guarantee Protection Insurance Co:
Damp Proof Course - £39.20 VAT Exempt

for and on behalf of
EXPERTREAT LTD.

The quotation for hacking off includes for removal of wall plaster only. No allowance has been made for removal of any other substances i.e. hard renders, bitumen, paint, limewash etc., if found to be present a charge will be made for their removal.



Expertreat LTD
Suite 3 Unit 1D
Craggs Country Business Park LTD
New Road
Cragg Vale
West Yorkshire
HX7 5TT

Victoria Walker
J.N.P Consulting Engineers
Hub 26 Lawrence House
Riverside Drive
Cleckheaton
BD19 4DH

22nd February 2023

Our Ref: 170223

Dear Madam,

Re: 43 Bell Farm Avenue, Huntington, York, YO31, 9BQ.

Further to the inspection of the above property by our Surveyor, Mr. A. Foreman, on 07.02.2023 we are pleased to detail below a report of our observations and conclusions together with our recommendations for remedial treatment if required.

All directions given in this report are taken when viewing the property from outside and facing the front elevation.

As requested by yourself an inspection was carried out to the first-floor walls, roofing timbers and flooring timbers of this first-floor flat being part of a two storey, brick built block. The flat was unoccupied, but carpeted at the time of survey. The weather was fine and dry.

A. Roofing timbers.

1. Main roof void

The roof was of rafter and purlin construction, with a bituminous sarking felt having been installed during the construction of the property. The felt was noted to be in a deteriorated condition due to age, and our surveyor recommends that the advice of a reputable roofing contractor be sought as to the condition of the roof covering, sarking felt etc, and any necessary repairs/replacements carried out accordingly.

The inspection to the ceiling area was restricted due to fibreglass insulation material and tongued and grooved sheet chipboard decking, however where an inspection was carried out no visible evidence of active infestation or decay was apparent at the time of survey.

TREATMENT RECOMMENDED: No treatment by our technicians based on present evidence.

During the course of the inspection our surveyor noted mould growth to roofing timbers directly over the door opening between the bathroom and the adjacent room, this was considered to be due to condensation related moisture and does not cause a detriment to the property provided that ventilation is improved within the flat below.

No inspection was carried out to the roof of the bathroom extension, due to its flat construction and a lack of access. There was evidence however of mould growth within the bathroom which was considered to be due to lack of adequate heating and ventilation, along with reduced insulation within walls and ceilings.

B. First floor

1. Front room right (Lounge)
2. Front room left
3. Rear room right (Bedroom)
4. Kitchen
5. Airing cupboard
6. Rear room (Bathroom)

Our surveyor noted that sections of the first floor have been re-decked using tongued and grooved sheet chipboard, however there was no visible evidence of active infestation or decay at the time of survey. Our surveyor did however note that sound insulation has been installed within the first floor cavity, which consisted of corrugated paper, this insulation was noted to be in a deteriorated condition and incomplete. We recommend that the sound proofing is replaced during the refurbishment with a more modern alternative.

During the course of the inspection our surveyor noted a number of unventilated chimney flues, which can lead to condensation due to the lack of adequate ventilation, our surveyor noted a passive vent to the rear wall, and an active extractor fan within the kitchen. Due to evidence of mould growth, we recommend that consideration be given to improving ventilation generally throughout the property, and we understand that this will be part of the proposed refurbishment.

Re: 45 Bell Farm Avenue, Huntington, York, YO31 9BQ.

As requested by yourself an inspection was carried out to the first- floor walls, roofing and flooring timbers of this first- floor flat being part of a two-storey, brick built block. The flat was unoccupied and unfurnished, but part carpeted at the time of survey. The weather was fine and dry.

A. Roofing timbers

1. Main roof void.

The roof was of rafter and purlin construction, with a bitumen felt sarking, having been installed during construction. The sarking felt was noted to be torn and damaged due to age and therefore we recommend that the advice of a roofing contractor be sought as to the repair/replacements necessary to prevent future moisture ingress.

The inspection to the ceiling joists was restricted due to fibreglass insulation and tongued and grooved sheet chipboard, however where an inspection was carried out no visible evidence of active infestation or decay was apparent at the time of survey.

TREATMENT RECOMMENDED: No treatment by our technicians based on present evidence.

During the course of the inspection our surveyor noted evidence of mould growth to roofing timbers over the door opening between the bathroom and the adjacent room, this was considered not to be a detriment at the present time, however the mould growth is due to moisture migration from within the living areas beneath, brought about by lack of adequate ventilation. We recommend that steps be taken generally throughout the property to improve ventilation and hence reduce mould growth, and we understand that a ventilation system is being considered for these properties.

B. First Floor

The floors at this level were of suspended timber construction, there was evidence that some floorboards have been replaced in the past, and as detailed for Flat No. 43 the first- floor void has been insulated with corrugated paper, consideration should be given to the replacement with a more suitable modern material, in order to provide sound insulation.

Our surveyor noted a number of flues that are unventilated, and also noted passive air vents through the external walls, evidence of mould growth was noted in the bathroom and our general comments with regard to the construction and condition of the bathroom have been detailed in our report for No. 43 as above.

TREATMENT RECOMMENDED: No treatment by our technicians based on present evidence.

Re: 47 Bell Farm Avenue, Huntington, York, YO31 9BQ.

As requested by yourself an inspection was carried out to the low- level areas of the ground floor walls of this ground floor flat being part of a two-storey, brick built block. The flat was unoccupied and unfurnished at the time of survey. The weather was fine and dry.

A visual external inspection revealed no evidence of a physical horizontal damp proof course however our surveyor noted a course of engineering bricks, which may have been installed to provide a form of damp proofing due to their dense construction.

Our comments with regard to the existing damp proof course can be found in our report on No. 41 Bell Farm Avenue.

A visual internal inspection revealed evidence of salt contamination to low-level brickwork within the porch, our surveyor was of the opinion that this is likely to be due to lack of an effective damp proof course, however this was the only area within this property where evidence of rising dampness was indicated by moisture readings taken using a Protimeter MMS2 moisture meter.

The internal face of the porch walls have been retained as exposed brickwork, and as such other than being unsightly, there is no detriment,as these can be cleaned down effectively. If however plaster is to be applied to the internal face of the wall then some horizontal damp proofing work will be required. We would be pleased to provide a quotation for installing a damp proof course to the porch only if requested. We await your further instructions regarding this. We do not recommend any further damp proofing works within the remaining ground floor walls based on present evidence.

1. Porch

2. Front room (Lounge)
3. Rear room left (Kitchen)
4. Sub-stairs area
5. Rear room (Bathroom)
6. Rear entrance
7. Rear room right (Bedroom)

The floors at this level were of suspended timber construction, with the exception of the porch, sub-stairs area and kitchen which were of solid construction, without further destructive tests our surveyor was unable to determine whether a horizontal damp proof membrane has been incorporated within the solid floor areas,

The remaining floors are of suspended timber construction, with the joists spanning from front to rear. A sub-floor inspection was carried out using torch and mirror following the lifting of isolated floorboards, the sub-floor inspection did not reveal any visible evidence of active infestation or decay to the flooring timbers, however our surveyor noted numerous timber off-cuts on the over site, which were showing signs of decay by Wet Rot Fungus and infestation by the Wood Boring Weevil (*Euophyrum Confine*).

RECOMMENDATIONS:

We recommend that the sub-floor voids are inspected throughout the property and all timber debris cleared from the over site in order to prevent further decay or infestation.

The inspection to the bathroom which is situated within the rear two-storey extension revealed that the walls have apparently been tiled on to hardboard linings. Our comments with regard to the condition of the rear extension can be found in our report relating to No. 41 Bell Farm Avenue. Our surveyor noted evidence of high moisture levels within the dry lining to the rear of the bathroom and evidence of the Wet Rot Fungus *Peziza* growing at high level in the rear corner. *Peziza* is a plaster fungus and Wet Rot and requires high moisture levels to be present for it to germinate. Our surveyor was therefore of the opinion that there is a plumbing leak in this area from the flat roof above. It is therefore essential that a reputable plumbing contractor inspects and carries out any necessary repairs to the plumbing, and an inspection is carried out to any affected first-floor timbers.

TREATMENT RECOMMENDED: No specialist treatments based on present evidence.

We trust that the above information is of help, and if we can be of any further assistance, please do not hesitate to contact the writer.

ACCEPTANCE PROCEDURE.

Please complete and return the enclosed Acceptance Form ensuring that you clearly indicate which items you are accepting. A deposit payment is also required, this can be made by cash, bank transfer or debit card payment over the telephone. We do not accept credit cards or cheques.

Note: This report is not intended to be a structural survey, the advice of a reputable structural surveyor should be sought in this respect.

Replastering/Skirting Re-fixing and Redecoration Specifications

INTRODUCTION. Walls affected by rising dampness are also likely to be contaminated by hygroscopic salts (chlorides, nitrates and other minerals) drawn from the ground by the rising dampness and deposited in the wall fabric and original plasterwork. The maximum benefits expected from the insertion of a new damp proof course cannot be obtained unless the replastering of affected low level wall areas is also carried out.

Failure to replaster to specification will undoubtedly result in prolonged drying out of the walls, permanent damage to the existing plaster, further aggravation by condensation problems (due to the hygroscopic salts) and possible reduction of the effectiveness of the new damp proof course to control rising dampness.

APPLICATION. Skirting boards should be removed and set aside for refixing (after treatment with preservatives) if found to be in a good sound condition. Exposed wall surfaces to be replastered should be wire brushed thoroughly and all joints raked out. A backing coat of sulphate resisting sand/cement render must be applied direct to the exposed wall surfaces immediately above the level of the injected damp proof course up to a height of 1.0 m.

Where a quartz injection mortar damp proof course has been installed a band of waterproof tanking should be applied from ground floor level to a height of 500 mm above floor level. In order to protect skirting boards from dampness rising up to the level of the new damp proof course a band of waterproof tanking should be applied from floor level up to 150 mm above the level of the new damp proof course. The damp proof course will be inserted in the first suitable and available horizontal mortar bed above floor level.

Following application of the sulphate resisting sand/cement backing coat Limelite Renovating plaster and skim should be applied from damp course level up to a height of 1.0 m. Where the new plaster has to be applied in excess of 19 mm in thickness backing or dubbing out coats of sand/lime/cement 6:1:1 should be applied. Sand to be well washed sharp sand BS882 incorporating an approved salt retardant. Limelite Renovating plaster should be applied to a minimum thickness of 12 mm. All backing coats must be scratched so as to provide a key for subsequent coats. Under no circumstances should gypsum based plasters be applied. Limelite Renovating plaster must not be overskimmed with gypsum based finishes.

Where internal vertical tankings are incorporated in our recommendations (normally where either high ground levels or different floor levels are present) these areas are likely to be affected by condensation, therefore, Limelite Renovating plaster and skim only must be used as this plaster incorporates Perlite as an insulator. If you are in any doubt whatsoever please contact us before commencing the work.

SKIRTING BOARDS. Where new skirting boards are to be fixed these should be pre-treated prior to fixing and should be fixed to the walls with plastic plugs and screws. Skirting boards of not less than 125 mm (5") must be used unless they are to be fixed onto a wall which has been previously vertically tanked. Where walls have been tanked skirting boards must be fixed using epoxy adhesives in order that the vertical tanking is not damaged. If you are in any doubt whatsoever please contact us before commencing the work.

REDECORATION. Whilst salt retardants are incorporated in the Limelite Renovating plaster and added to sand/cement renders it is not uncommon for salts in crystal form to appear on the surface of walls which have been recently dampcoursed, this is an indication that the wall fabric behind is drying down. As the salts are hygroscopic they must be brushed from the wall at regular intervals until such time as no further salting takes place. Prior to application of the painted finish it is essential that the surface of the wall plaster is lightly sanded in order to remove any blemishes which can be present within a lime plaster and to provide a suitable key for the paintwork.

IMPORTANT NOTE. Under no circumstances should redecoration commence until such time as the wall plaster and underlying wall fabric has dried down completely i.e. no further salting should have occurred for at least two days prior to commencement of redecoration.

Walls which have been dampcoursed and subsequently replastered must not be wallpapered or painted with a vinyl paint for at least 12 months following installation of the damp proof course and completion of replastering. In some cases where wall thicknesses are in excess of 300 mm drying down of the wall can take up to 18 months to completely dry down. Initial decoration must be carried out using true water based emulsion paints i.e. Dulux Trade Matt Emulsion in order to allow the wall fabric to dry down through the painted finishes. Please contact us if you are unsure as to when redecoration can be carried out or have difficulty in obtaining the specified paint.

Please also read our attached survey report and quotation in detail as additional recommendations specific to the property in question may be included within the report.