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Site Investigation Report

Auger Ref:

129960.2.ICC

Job Information	
Client	Sedgwick
Client ref	9255790
Visit date	15/07/2022
Report date	15/07/2022

Job Summary

- CCTV survey undertaken. Read more.
- Drainage repairs required. Read more.

Job Information

Overview

Brief	Auger were commissioned by - to undertake a CCTV inspection of the underground drainage within the area of concern (AOC) at the property.

Findings

Drain Survey	We carried out a CCTV survey of the below ground drainage system, our findings of which are as follows: **Line 1 - From MH1 downstream to out of AOC** Our survey of line 1 revealed no significant defects to the pipework on this line which could be allowing an escape of water. **Line 2 - From RWP1 downstream to Soakaway** Our survey of line 2 revealed joint displacements (see fig 1.1-1.2). **Line 3 - From RWP2 downstream to out of AOC** Our survey of line 3 revealed no significant defects to the pipework on this line which could be allowing an escape of water. **Line 4 - From IC1 upstream to SVP** Our survey of line 4 revealed no significant defects to the pipework on this line which could be allowing an escape of water. **Line 5 - From IC1 upstream to RWP3** Our survey of line 5 revealed no significant defects to the pipework on this line which could be allowing an escape of water. **Line 6 - From IC1 upstream to CWG1** Our survey of line 6 revealed no significant defects to the pipework on this line which could be allowing an escape of water. **Line 7 - From IC1 upstream to WG1** Our survey of line 7 revealed no significant defects to the pipework on this line which could be allowing an escape of water. **Line 8 - From IC1 downstream to out of AOC** Our survey of line 8 revealed no significant defects to the pipework on this line which could be allowing an escape of water. The above mentioned defects to the below ground drainage system have been caused by ground movement.

Recommendations	
Refer Back to Client	It is recommended that the following repairs are carried out to prevent an escape of water from the system: **Line 2** Sonde, excavate and replace 1m of 100mm pipework approximately 0.5m downstream of RWP1 at a depth no greater than 1.0m through paving slabs. We need to perform high pressure jetting of the drains before installing 4m of 100mm flexi-liner directly downstream of the excavation. We will now refer the claim back to the client in order to progress.
Repair Caveats	*Once repairs have been undertaken the customer should ensure the drainage system is periodically inspected in the future for any deterioration and kept free flowing / free of blockages. Any damage noted during future inspections should be repaired immediately in accordance with current Building Regulations.* *With any repair process, complications and unforeseen circumstances can arise. These scenarios will be reported whilst on-site and could potentially cause an increase in repair costs and inconvenience.* *The proposed repairs will require radio detection in order to confirm the location of the defects. Although this is usually very accurate, a number of factors such as depth of pipework and presence of other services below ground can have an effect on the signal. This can result in a change of the location of the proposed excavation as well as the assumed depth and this may impact the scope of works. Costs may be subject to change due to the potential of excavating to a different depth and/or through different surfaces.* *Where any excavation reinstatement of the surface is required, the reinstatement will always attempt to match the previous surface patterns and colouring, however we cannot guarantee an exact match.* *If any of the above lining recommendations fail then excavation and replacement of the pipework would be required. This would severely increase the cost of repairs and would provide greater inconvenience to the residents. The relining of a severe joint displacement is normally unadvised due to the potential for complications in the future.* *Recommendations have been made to reline or patch reline sections of the drainage system at the property. This process combines a number of chemicals in a resin, which then harden in a fibreglass matting to create a new section of drain within the original. The reaction creates* ***a strong smell which can linger for up to 72 hours*** *once works are completed - this is not harmful. It is recommended that any areas where smells are experienced are kept well ventilated until the odour subsides.*

Photographs

CCTV Stills

Fig 1.1: Line 2	Fig 1.2: Line 2

Site Photos

Fig 2.1: Excavation Location

auger

Proposed Layout

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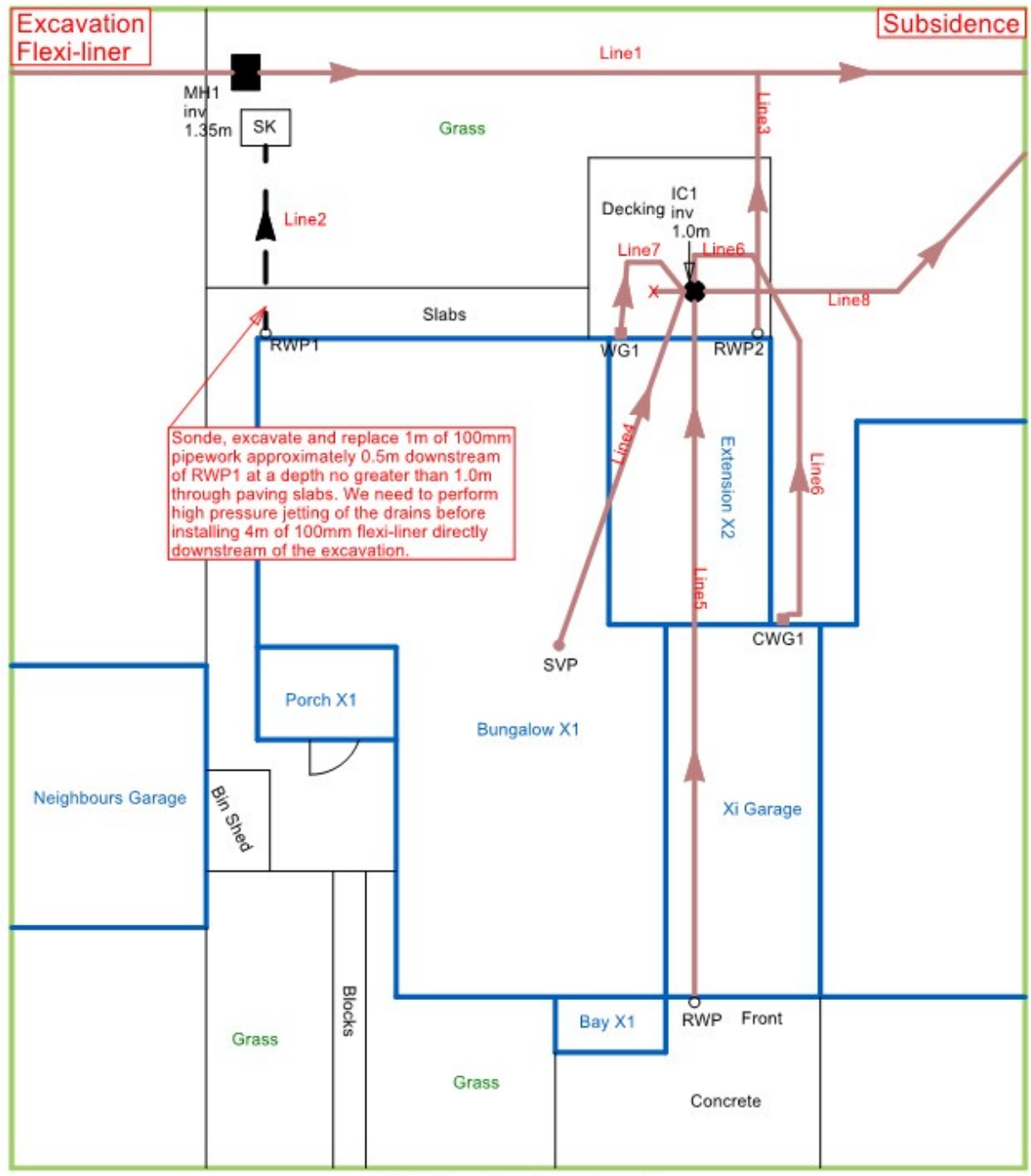

FRONT OF PROPERTY

LEGEND

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