PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No:	SI-521890
Client:	Crawford Claims Management
Site:	69 Elmroyd Avenue Hertfordshire
Client Ref:	SU2203004
Date of Visit:	31/10/2022

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFEcontractor APPROVED | CHAS Accredited Contractor www.chas.gov.uk | constructionline

Unit E2 First Floor Suite, Boundary Court
Willow Farm Business Park, Castle Donington
Leicestershire, DE74 2NN

☎ 0843 2272362
✉ enquiries@cet-uk.com
💻 www.cet-uk.com

Investigation Layout Plan

Sheet: 1 of 1

Job No: 521890

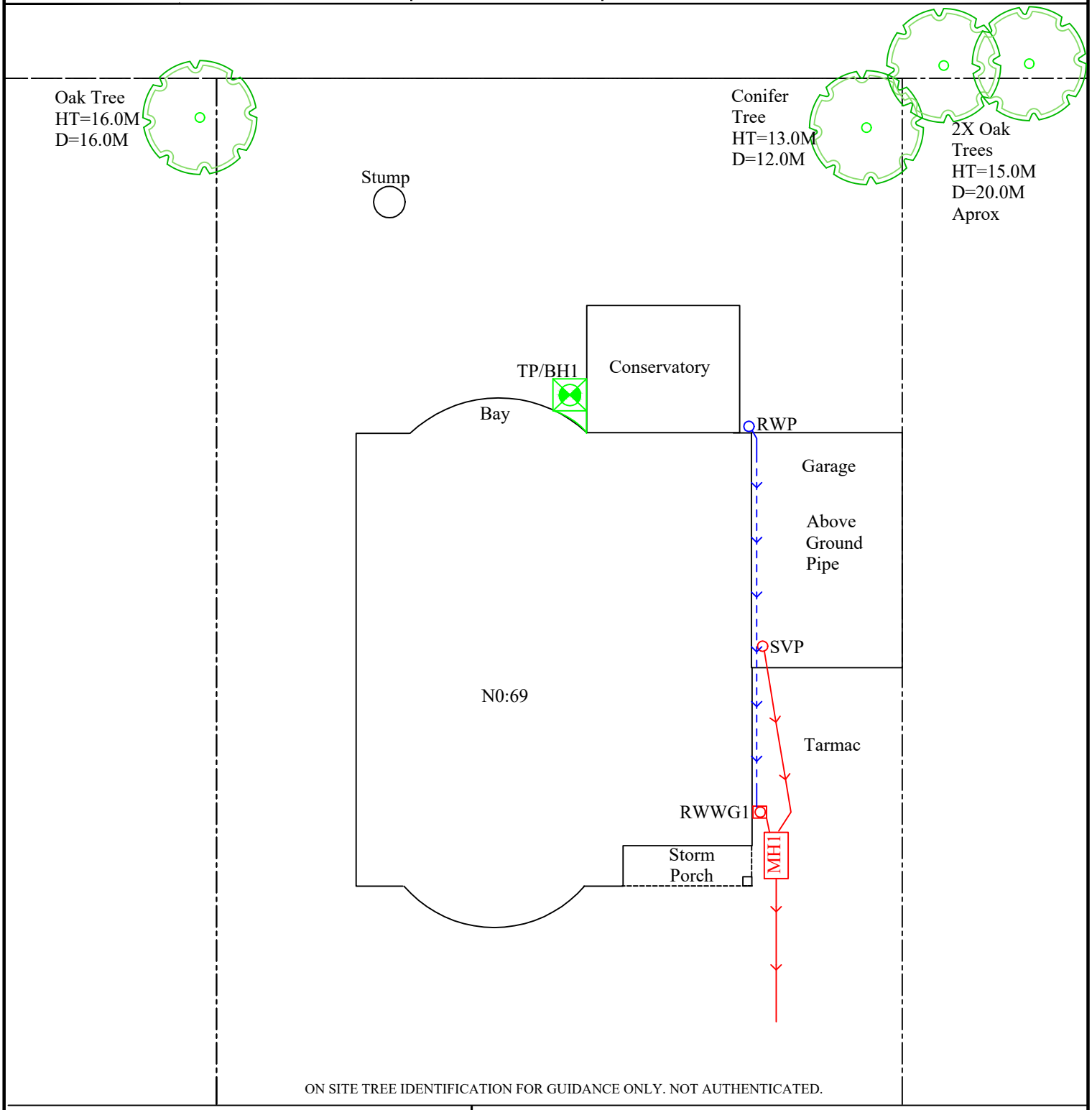
Date: 31.10.22

Site: 69, Elmroyd Avenue, Potters Bar

Work carried out for: Crawford Claims Management

IC (SI) | PS (Checked) | JMC (Drawn)

Weather: Dry



ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

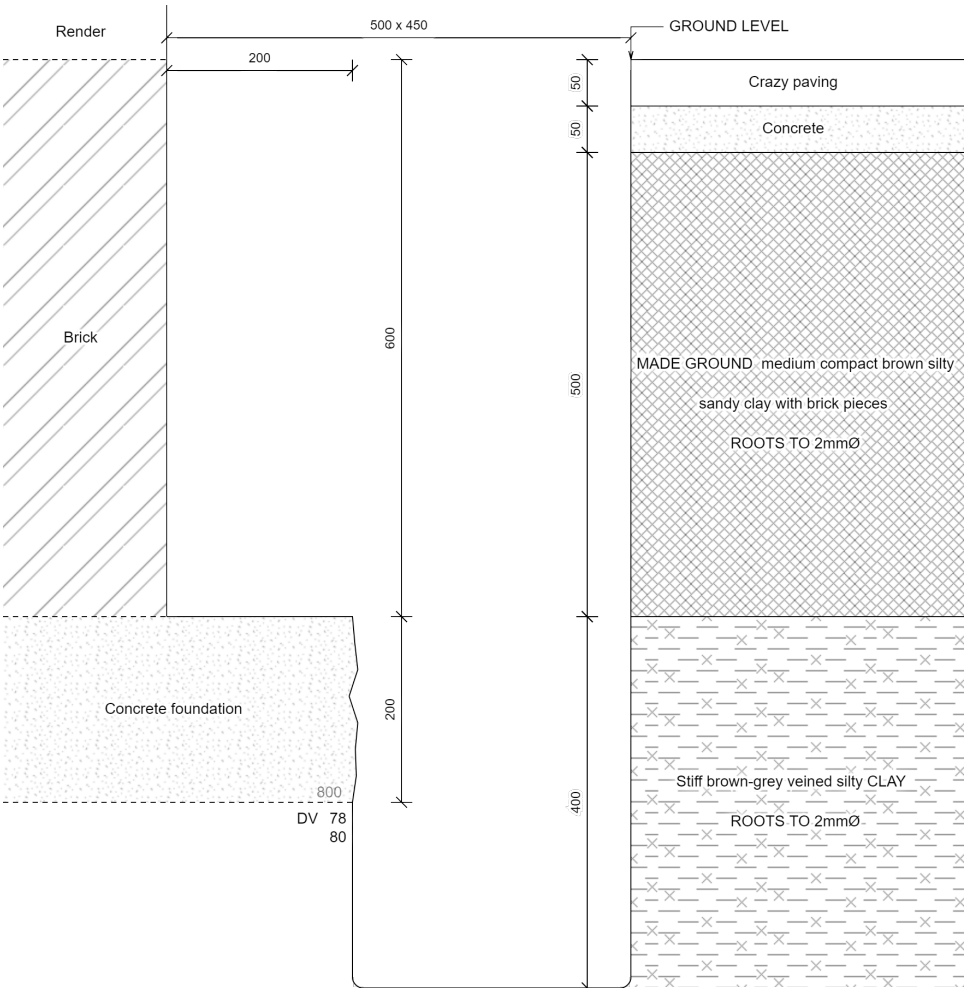
Key:

Combined Gulley	RWWG	Surface Water Drain	
Manhole	MH	Foul Water Drain	
Rain Water Pipe	RWP	Tree / Bush (approx. ht in m)	
Rain Water Gulley	RWG		
Soil Vent Pipe	SVP	Trial Pit	
Waste Gulley	WG	Borehole	
Waste Pipe	WP		

Scale: N.T.S.

TEST REPORT: **Trial Pit**

REPORT NUMBER:	C1068562 / 217891.1.1.1		
TRIAL PIT REF:	TP1A Bay	DATE:	31/10/2022
CLIENT:	Crawford & Co	SITE:	69 ELMROYD AVENUE
JOB NO:	521890	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1000mm see Trial Pit log

Key:

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon vane (kPa)
W	Water sample	M	Mackintosh probe
TDTD	Too dense to drive		

Remarks:
Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.
Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 02-Nov-22

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Mountnessing Road
Billericay
Essex CM12 0TS

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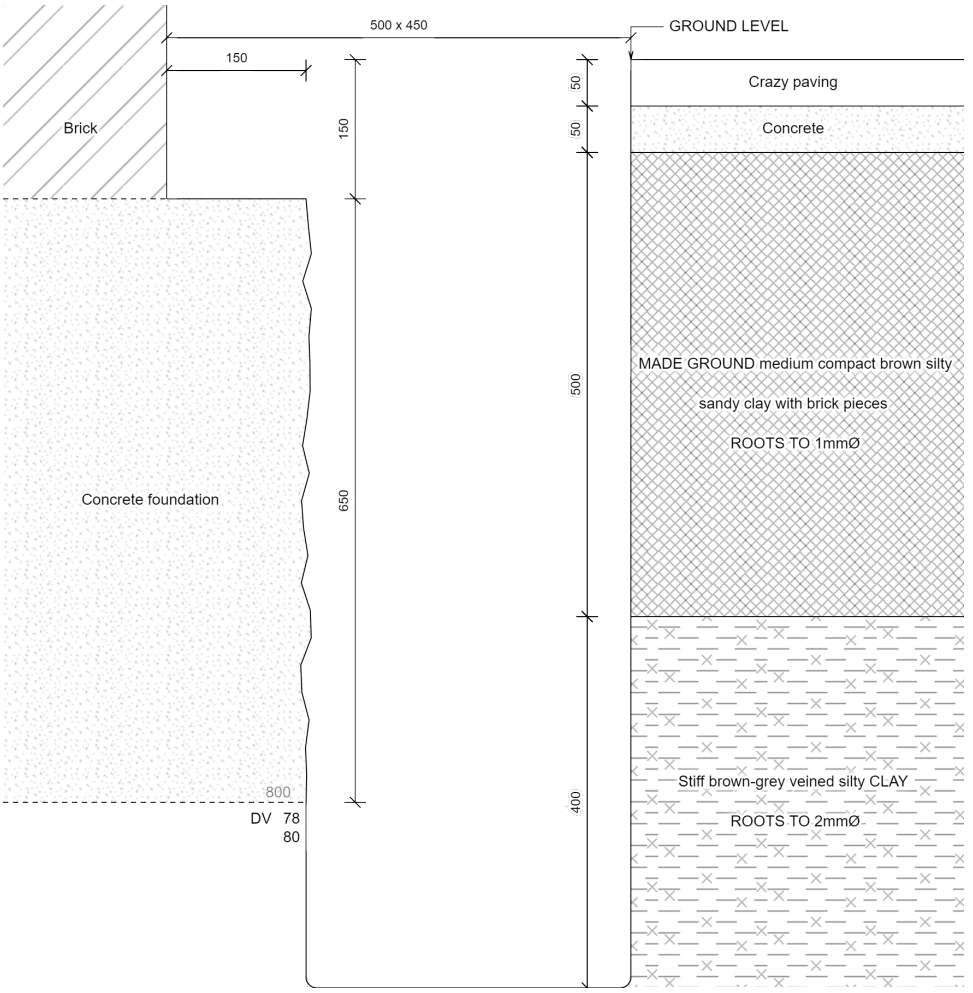
enquiries@constructiontesting.co.uk
www.constructiontesting.co.uk
END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

TEST REPORT: **Trial Pit**

REPORT NUMBER:	C1068562 / 217891.1.1.2		
TRIAL PIT REF:	TP1 B Conservatory	DATE:	31/10/2022
CLIENT:	Crawford & Co	SITE:	69 ELMROYD AVENUE
JOB NO:	521890	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1000mm see Bore Hole log

Key:

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon vane (kPa)
W	Water sample	M	Mackintosh probe
TDTD	Too dense to drive		

Remarks:
Test results reported relate only to the items tested.
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For and on behalf of CTS
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END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole	1		Sheet:	1 of 1	Site:	69 ELMROYD AVENUE, POTTERS BAR
			Job No:	521890		
			Date:	31/10/2022		
Boring Method:	Hand Auger		Ground Level:		Client:	Crawford Claims Management
Diameter (mm):	75	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.00				
1.00	Stiff brown-grey veined silty CLAY	2.00		1.00	DV	82
					DV	82
				1.50	DV	98
						102
				2.00	DV	104
						106
				2.50	DV	110
						118
3.00	End of BH			3.00	DV	132
						134

Remarks:
BH ends at 3.0m, BH dry and open on completion. No roots observed below 2.2m

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	2.20	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

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

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: 521890

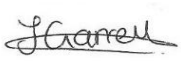
CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
69 Elmroyd Avenue
Potters Bar
EN6 2EF

DATE OF SITE VISIT:
31/10/2022

DATE RECEIVED BY LABORATORY:
02/11/2022

L. Kirby
Compiled by : .....
L. Kirby - Senior Laboratory Technician (B)



Approved by : .....
J. Garrett - Laboratory Manager (B)

DATE REPORTED: 17-Nov-2022

Laboratory Summary Results

Our Ref : 521890

Date Sampled: 31/10/2022

Location : 69 Elmroyd Avenue, Potters Bar, EN6 2EF

Date Received : 02/11/2022

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 02/11/2022

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

Date of Report : 17/11/2022

Sample Ref		Type	Moisture Content	Soil Fraction > 0.425mm	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity * Index	Modified * Plasticity Index	Soil * Class	Filter Paper Contact Time	Soil Sample Suction	Oedometer Strain	Estimated * Heave Potential (Dd)	In situ * Shear Vane Strength	Organic * Content	pH * Value	Sulphate Content * (g / l)		* Class
TP/BH No	Depth (m)		(%) *[1]*	(%) *[2]*	(%) *[3]*	(%) *[4]*	(%) *[5]*	*[5]*	(%) [6]	*[7]*	(d)	(kPa) [8]	*[9]*	*(mm)[10]*	(kPa) *[11]*	(%)*[12]*	*[13]*	SO_3 *[14]*	SO_4 *[15]*	*[16]*
1	(A) U/S 0.80	D	37	<5	80	27	53	0.18	53	CV					79					
	(B) U/S 0.80	D	40	<5	82	28	54	0.21	54	CV					79					
	1.0	D	33	<5	70	27	43	0.14	43	CV					82					
	1.5	D	31	<5											100					
	2.0	D	30	<5	70	25	45	0.11	45	CV					105					
	2.5	D	30	<5											114					
	3.0	D	31	<5	67	23	44	0.18	44	CH					133					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 3 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005 Note that if the SO4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* These tests are not UKAS accredited

Full reports can be provided upon request.

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

UKAS TESTING

0927

Test results reported relate only to the items tested.

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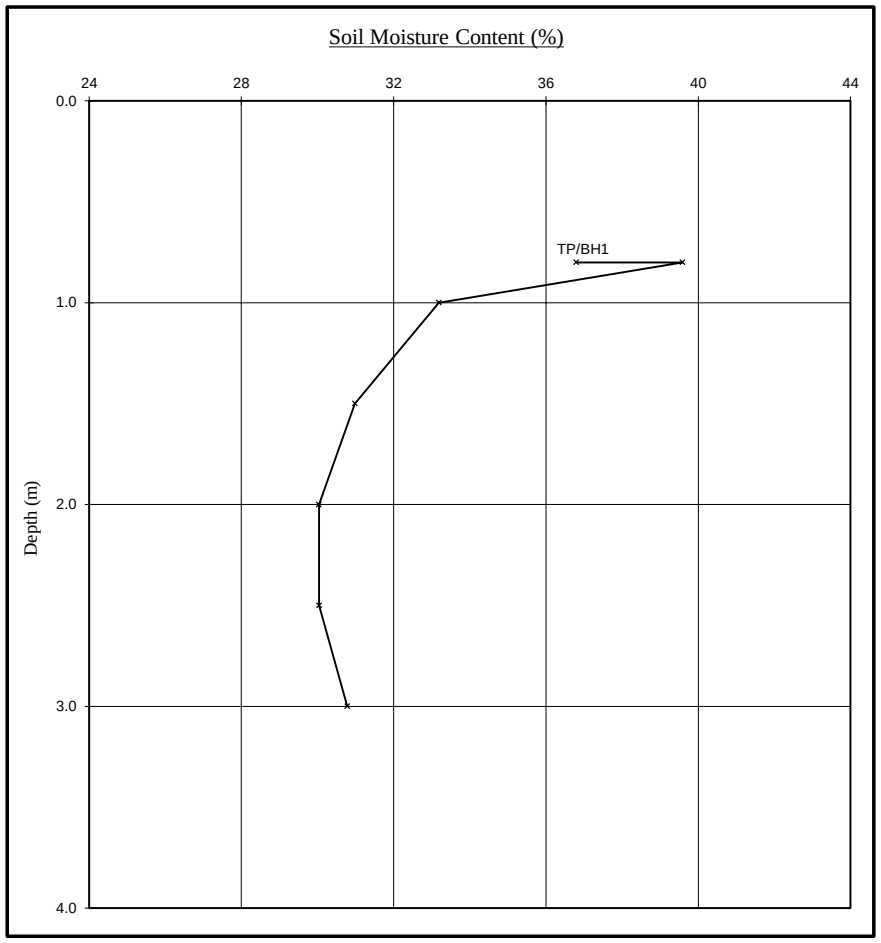
Version: 5BH V3.2 - 02.11.22

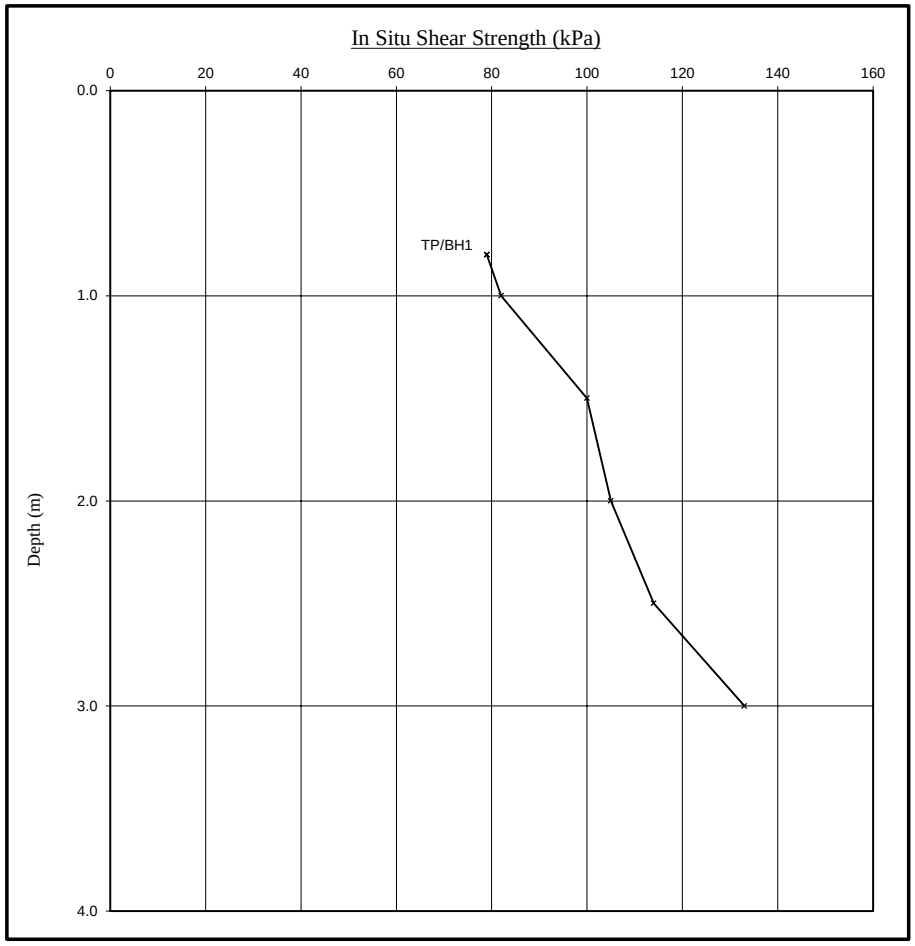
Moisture Content Profiles

Shear Strength Profiles

Our Ref : 521890
Location : 69 Elmroyd Avenue, Potters Bar, EN6 2EF
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 31/10/2022
Date Received : 02/11/2022
Date Tested : 02/11/2022
Date of Report : 17/11/2022





Notes
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

Construction Testing Solutions
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LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

69 Elmroyd Avenue

Client Reference: 521890
Report Date: 8 November 2022
Our Ref: R48101

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	*Quercus* spp.	1	2 mm	Abundant
BH1:				
to 2.2m	*Quercus* spp.	2	1 mm	Low
to 2.2m	broadleaved species, too juvenile for positive identification	3	<1 mm	Low

Comments:

1 - Plus 2 others also identified as *Quercus* spp.
2 - Rather juvenile.
3 - Plus 2 others the same. All very small.

Quercus spp. are oaks (both deciduous and evergreen).

Signed: R J Shaw

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

Coding Sheet

Sheet:		Site:	69 ELMROYD AVENUE, POTTERS BAR	
Job No.:	521890			
Date:	31/10/2022	Client:	Crawford Claims Management	

Run: 1

From:	MH1	Invert Level:		Direction:	U/S
To:	wg1	Invert Level:	400	Function:	F/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	As Built
				Shared Run:	
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.10	LU						Line deviates up	tarmac	
0.40	FH						reached wg1		

Comments:

Run: 2

From:	MH1	Invert Level:		Direction:	U/S
To:	svp	Invert Level:	400	Function:	F/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	No
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
0.20	LL						Line deviates left	tarmac	1
1.50	LU						Line deviates up	inide garage	0.5
1.80	FH						reached svp	concrete not seen	

Comments:

Run: 3

From:	MH1	Invert Level:		Direction:	D/S
To:	3.0m	Invert Level:	400	Function:	F/W
Pipe Material:	VC	Pipe Dia:	100		
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:	
				Shared Run:	No
				If Shared How:	

Distance (m)	Code	Clock Ref at	Clock Ref to	Dia mm	Intrusion %	Intrusion mm	Remarks	Surface Material	Length (m)
0.00	ST								
3.00	FH						reached 3.0m		

Comments:

To:	**Crawford Claims Management**	Client Ref:	
Ftao:		Job No.	521890
		Claim No:	
Site:	**69 Elmroyd Avenue**	Date:	16-Nov-22

ESTIMATE

Item		Amount
	No recommendations to the drainage surveyed.	

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

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

Total	£0.00
plus VAT @20%	£0.00
Total + VAT	**£0.00**

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
The price qualification notes, stated on the drainage solutions schedule of rates, apply to this quotation.
CET Structures Ltd undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work requested be unrelated to the said repairs.

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- **69 Elmroyd Avenue**

		Client Ref:-	
Client :-	**Crawford Claims Management**	Job No.:-	521890
Attention of:-		Claim No:-	
		Date:-	16-Nov-22

General Terms and Conditions

1 On site parking is a prerequisite of any drain repair contract. This quotation is to the addressee only and should not be forwarded unless prior agreement is obtained from CET Structures Ltd. Every effort will be made to match existing surfaces however, there will be evidence of excavation works in certain circumstances.

2 The rates do not include for excavation of surfaces other than soft ground or concrete < 100mm thick; reinstatement other than concrete <100mm thick; internal excavations; reinstatement >750mm in width; excavation of depths greater than 1.2m; reinforced concrete.

3 CET`s standard soakaway that is priced on the agreed alliance schedule of drainage rates is constructed to dimensions specified in the NHBC Guidelines for small soakaways. The soakaway is generally located 5m from any foundations (should site constraints permit) and is constructed to provide adequate short term surface water storage and percolation into surrounding ground. This small 1m3 soakaway is usually of sufficient capacity to accommodate average rainfall from an average surface area of roof space, however in extreme weather conditions and /or larger than average roof surface area feeding the soakaway, surcharging may occur.Alternative designs and prices are available at a cost along with percolation testing. Certain ground conditions may not be suitable for soakaway design due to low permeability and this information is not always readily available.

Notes

For excavation and reinstatement of any steps, will be done on day work rate.
With a minimum of 4 hours. Materials at cost plus 25%.
Any obstacles, shrubs & plants that are located in the working area will need to be removed by others to allow for these works

Water Authority Sewer Condition Codes

B	Broken pipe at… (or from… to..) o'clock
BR	Branch Major
CC	Crack circumferential from… to… o'clock
CL	Crack longitudinal @… o'clock
CM	Cracks multiple from… to… o'clock
CN	Connection at… o'clock, diameter… mm
CNI	Connection at… o'clock, diameter… mm, intrusion… mm
CU	Camera under water
CX	Connection defective at… o'clock
CXI	Connection defective at… o'clock, diameter… mm, intrusion… mm
D	Deformed sewer… %
DB	Displaced bricks at (or from.. to..) o'clock
DC	Dimension of sewer changes at this point
DE	Debris (non silt/grease)… % cross-sectional loss
DEG	Debris grease… % cross-sectional area loss
DES	Debris silt… % cross-sectional area loss
DI	Dropped invert, gap… mm
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)
ELJ	Encrustation light from.. to.. o'clock%
EMJ	Encrustation medium from.. to.. o'clock %, cross-section area loss (at joint)
ESH	Scale heavy… % cross-sectional area loss from... to… o'clock
ESL	Scale light from… to… o'clock
ESM	Scale medium… % cross-sectional area loss from… to.. o'clock
FC	Fracture circumferential from… to… o'clock
FL	Fracture longitudinal at… o'clock
FM	Fractures multiple from… to… o'clock
GO	General observation at this point
GP	General photograph number… taken at this point
H	Hole in sewer at… o'clock
IDJ	Infiltration dripper at (or from… to…) o'clock (at joint)
IGJ	Infiltration gusher at (or from… to…) o'clock (at joint)
IRJ	Infiltration runner at (or from… to…) o'clock (at joint)
ISJ	Infiltration seeper at (or from… to…) o'clock (at joint)
JDM	Joint displaced medium
JDL	Joint displaced large
JN	Junction at…o'clock, diameter…mm
JX	Junction defective at.. o'clock, diameter.. mm
LC	Lining of sewer changes/starts/finishes at this point
LD	Line of sewer deviates down
LL	Line of sewer deviates left
LN	Line defect at (or from.. to..) o'clock
LR	Line of sewer deviates right
LU	Line of sewer deviates up
MB	Missing bricks at.. (or from.. to..) o'clock
MC	Material of sewer changes at this point
MH	Manhole/node
MM	Mortar missing medium at.. (or from.. to..) o'clock
MS	Mortar missing surface at.. (or from.. to..) o'clock
MT	Mortar missing total at.. (or from.. to..) o'clock
OB	Obstruction… % height/diameter loss
OJL	Open joint large
OJM	Open joint medium
PC	Length of pipe forming sewer changes at this point, new length…mm
RFJ	Roots fine (at joint)
RMJ	Roots mass… % cross-sectional area loss (at joint)
RTJ	Roots tap (at joint)
SA	Survey abandoned
SC	Shape of sewer changes at this point
SSL	Surface damage, spalling large at (or from.. to..) o'clock
SSM	Surface damage, spalling medium at (or from.. to..) o'clock
SSS	Surface damage, spalling slight at (or from.. to..) o'clock
SWL	Surface damage, wear large at… (or from.. to..) o'clock
SWM	Surface damage, wear medium at… (or from.. to..) o'clock
SWS	Surface damage, wear slight at.. (or from.. to..) o'clock
V	Vermin (rats and mice)
WL	Water level… % height/diameter
X	Sewer collapsed… % cross-sectional area loss
FH	End of survey