

**CCTV REPORT FOR: 41 KNOX GREEN
BINFIELD
BRACKNELL
RG42 4NZ**

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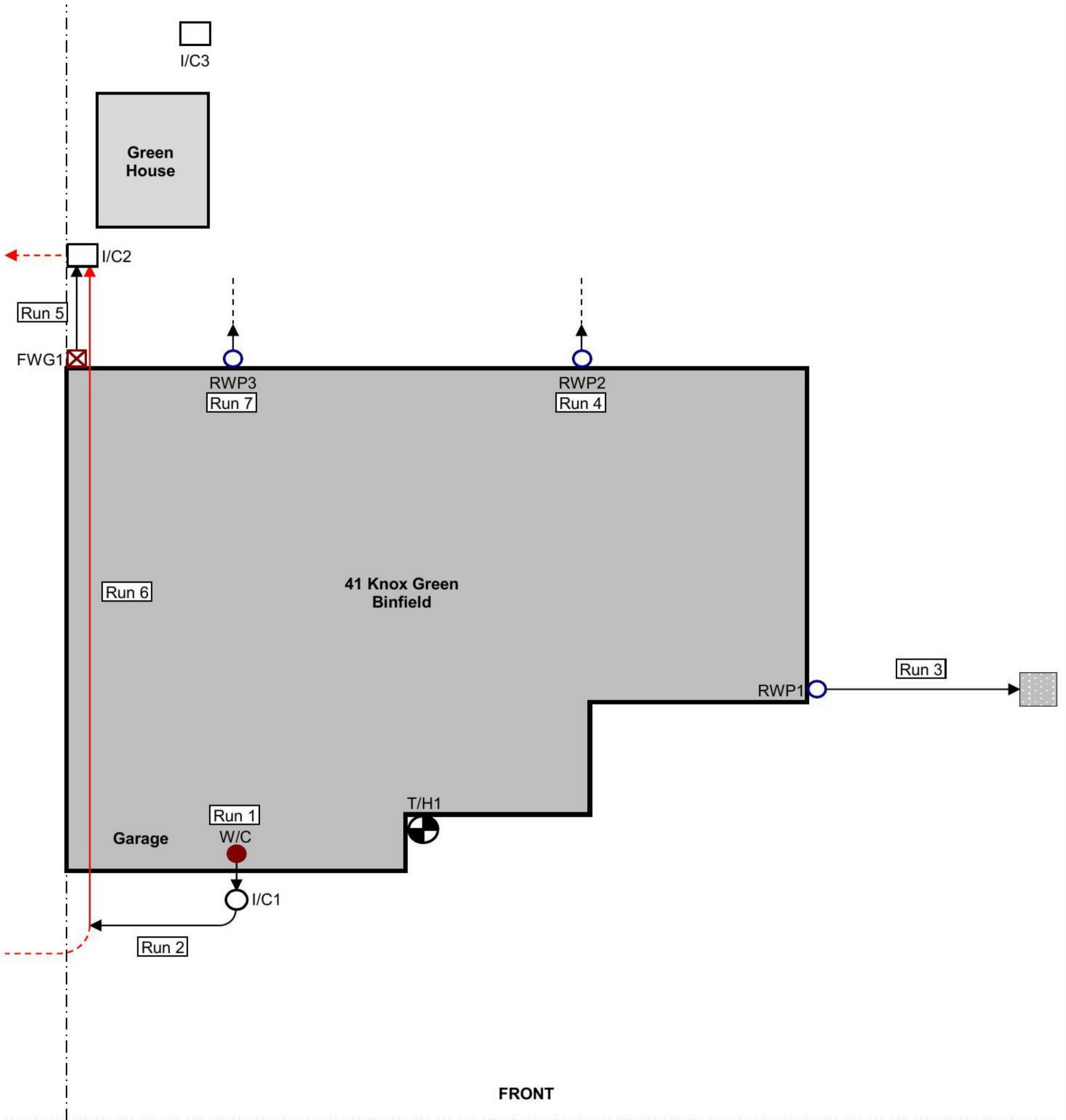
Client: 360GlobalNet
Regus House
Herald Way
Pegasus Business Park
Castle Donnington
DE74 2TZ

Insured: Mrs Alison Sinclair
Reference: DLG-SN-22-004171 Ins Ref: 083212738

Site Visit: 04-Jul-22
Report Date: 09-Aug-22

Site Crew: DJ

Date: 04-Jul-22



(This plan is not to be scaled and is provided to illustrate general layout only)

- Key:**
- = Storm Gully ○ = Storm Pipe ⊗ = Foul Gully ● = W/C or Soil Pipe □ = Inspection Chamber
 - = Rodding Eye → = Surveyed pipe indicating flow - - - - - → = Unsurveyed pipe
 - ⊗ = Exploratory Hole (hand dug pit and/or hand auger) - - - - - = Boundary line
 - ▭ = Hedges & Shrubs ● = Trees & bushes ○ = Area of damage

Address: **41 KNOX GREEN, BINFIELD, BRACKNELL, RG42 4NZ**



Drainage
Repair Company
CCTV SURVEY DETAILS

Site Crew: DJ Date: 04-Jul-22

RUN: 1 Pipe Dia. (mm): 100 System: Foul Water Made of: Plastic
From: I/C1 Inv (m): 0.20 Upstream To: W/C Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At I/C1
0.50	No Visible Defects	At rest bend to W/C
		End of survey

RUN: 2 Pipe Dia. (mm): 100 System: Foul Water Made of: Plastic
From: I/C1 Inv (m): 0.20 Downstream To: Run 6 Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At I/C1
0.30		Pipe bends right
1.40	No Visible Defects	At Run 6
		End of survey

RUN: 3 Pipe Dia. (mm): 100 System: Storm Water Made of: Plastic
From: RWP1 Inv (m): - Downstream To: Soakaway Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At RWP1
4.50		At soakaway
		End of survey

Approximately 10% root ingress throughout surveyed length.

RUN: 4 Pipe Dia. (mm): 100 System: Storm Water Made of: Plastic
From: RWP2 Inv (m): - Downstream To: Unknown Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At RWP2
0.30	Blockage 100%	Unable to proceed
		End of survey

RUN: 5 Pipe Dia. (mm): 100 System: Foul Water Made of: Plastic
From: I/C2 Inv (m): 1.40 Upstream To: FWG Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At I/C2
2.10	No Visible Defects	At FWG1
		End of survey

Defects shown in **RED** relate to runs adopted by the Local Water Authority

Address: **41 KNOX GREEN, BINFIELD, BRACKNELL, RG42 4NZ**



Drainage
Repair Company
CCTV SURVEY DETAILS

Site Crew: DJ Date: 04-Jul-22

RUN: 6 Pipe Dia. (mm): 100 System: Foul Water Made of: Plastic
From: I/C2 Inv (m): 1.40 Upstream To: Run 2 Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At I/C2
1.00		Inlet at 9 o'clock to kitchen sink
1.50		Inlet at 3 o'clock to SVP
10.10	No Visible Defects	At junction to Run 2
		Pipe bends right 90°
		End of survey

RUN: 7 Pipe Dia. (mm): 100 System: Storm Water Made of: Plastic
From: RWP3 Inv (m): - Downstream To: Unknown Inv (m): -

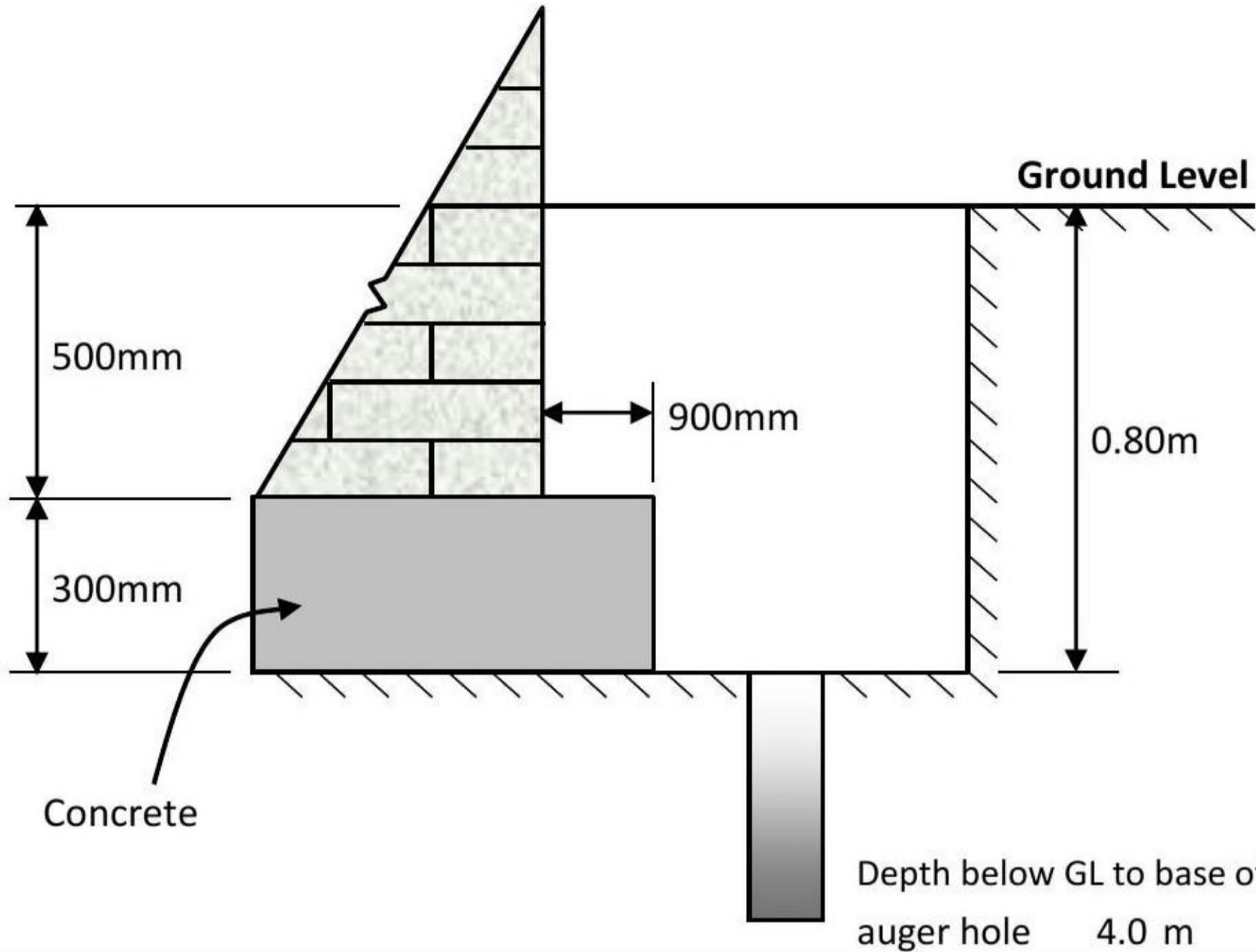
Metres	Faults / Defects	Remarks
0.00		At RWP3
0.20	Blockage 100%	Unable to proceed
		End of survey

Defects shown in RED relate to runs adopted by the Local Water Authority

Address: **41 KNOX GREEN, BINFIELD, BRACKNELL, RG42 4NZ**

Location: **Junction of House & Porch** T/H No. **1a**
 Ground Surface: **Dry** Weather: **Dry** Date: **04-Jul-22**

House Foundation Cross Section (Not to Scale)



Roots Depth & Diameter:
 From 0.8m
 Down to 2.0m
 up to 2mm diameter

Water Depth Hit & Rise:
 None observed on site

Reason for Termination :
 Hole at instructed depth

Depth (m)	Soil Descriptions <i>(NB: Field crew description only)</i>	Test Type	Depth (m)	
			From	To
G.L.				
0.80	Brown sandy CLAY with rare medium gravel	V(n) 65	0.800	
1.50	Stiff brown/grey slightly sandy CLAY with rare root fibre	V(n) 67	1.500	
2.00	Stiff brown/grey sandy CLAY with rare medium gravel & root fibre	V(n) 65	2.000	
2.50	Firm orange/grey sandy CLAY with rare medium gravel & root fibre	V(n) 51	2.500	
3.00	Firm orange/grey sandy CLAY with rare medium gravel	V(n) 45	3.000	
3.50	Firm orange/grey sandy CLAY with rare root fibre	V(n) 45	3.500	
4.00	End of Borehole	V(n) 47	4.000	

Photograph



General Comments :
 House appears to be built off a concrete raft with a 0.9m spread.

Key: Mac=Macintosh Probe, V(n)=Natural Shear Vane, P.P. = Pocket Penetrometer

Address: **41 KNOX GREEN, BINFIELD, BRACKNELL, RG42 4NZ**



INVESTIGATION SUMMARY

EXECUTIVE SUMMARY

Brief:	The Drainage Repair Company Ltd were commissioned to undertake a CCTV survey / inspection of the drainage at the property.
Specific Area of Interest:	Accessible drainage at the property.
System Access:	I/C1, I/C2, RWP1, RWP2 and RWP3.
Visual Survey:	See General Summary.
Water Pressure Test:	Pass - no movement observed on meter.

SUMMARY OF FINDINGS

Defects requiring repair:	See Recommendations
Is any damaged section shared:	N/A
No. of properties sharing:	N/A
Age of property / system:	Unknown
Cause of damage:	N/A



INVESTIGATION SUMMARY

GENERAL SUMMARY

The results of the CCTV / inspection survey to the underground drainage system at the above address are as follows:

Run 1 - Foul - Private:

No visible pipework defects.

Run 2 - Foul - Private:

No visible pipework defects.

Run 3 - Storm - Private:

Approximately 10% root ingress throughout run, possibly growing up from soakaway.

Run 4 - Storm - Private:

Survey abandoned at 0.3m due to blockage.

Run 5 - Foul - Private:

No visible pipework defects.

Run 6 - Foul - Shared, Local Water Authority:

No visible pipework defects.

Run 7 - Storm - Private:

Survey abandoned at 0.2m due to blockage.

I/C3:

The chamber to the at the rear of the green house has very large tap root ingress and looks to have not been used for some time. This is possibly part of an old storm system.

Internal Trial Hole:

When we took the carpet up we found Marley style tiles and bitumen glue. Consequently we were unable to perform the requested internal trial hole due to the risk of asbestos being present.



RECOMMENDATIONS & QUOTATION

RECOMMENDATIONS

We would recommend returning the system to a watertight condition by repairing the defects as follows:

RWP2 and RWP3:

We propose to install a new soakaway to the rear of the property and connect RWP2 and RWP3 to this.

Prior to installing a new soakaway we recommend carrying out a percolation test to determine whether the soils in the proposed soakaway location are suitable for an infiltration drainage system.

QUOTATION

RWP2 and RWP3 - New Soakaway

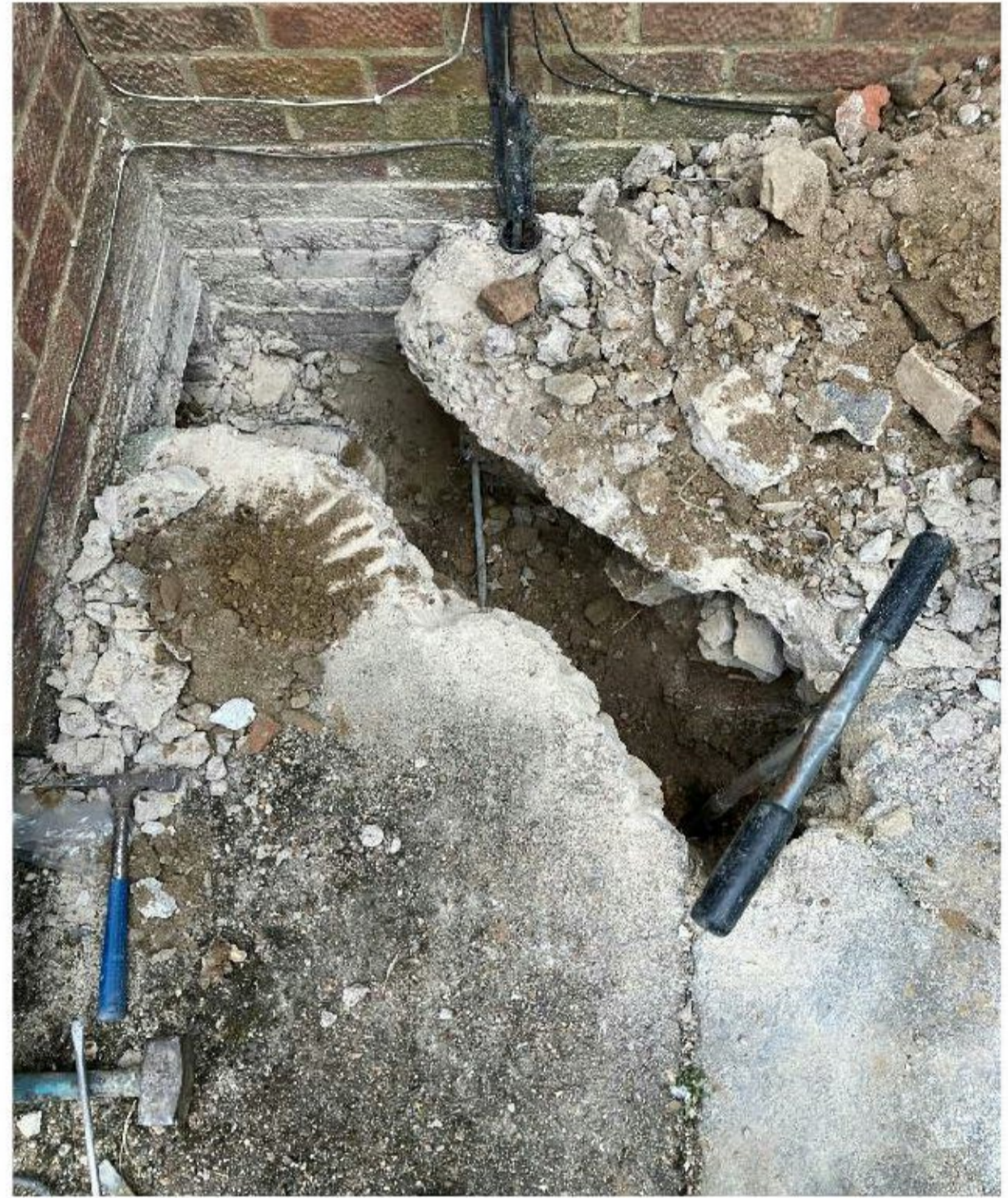
- Identify suitable location for new soakaway
- Perform percolation tests in chosen location

RWP2 and RWP3 - New Soakaway

- Excavate and install a new gully at base of RWP2
- Excavate and install a new gully at base of RWP3
- Excavate and install new modular soakaway in chosen location
- Install new pipework as required to connect new soakaway to RWP2 and RWP3
- Surface protections as required
- Backfill excavation
- Reinststate surface
- Remove excavated spoil from site



T/H1



T/H1



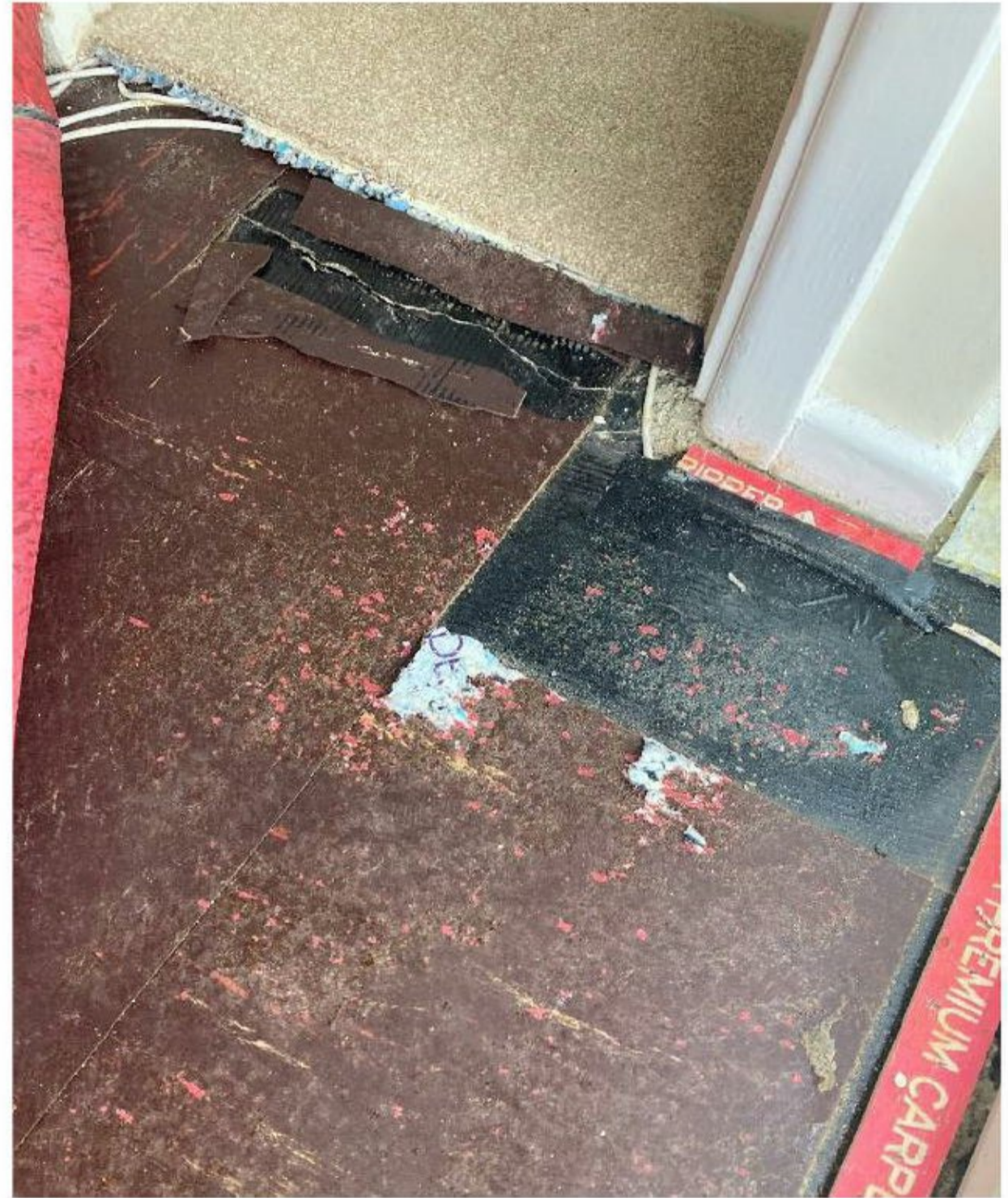
T/H1



T/H1



Internal trial hole location



Internal trial hole location



Internal trial hole location



Internal trial hole location



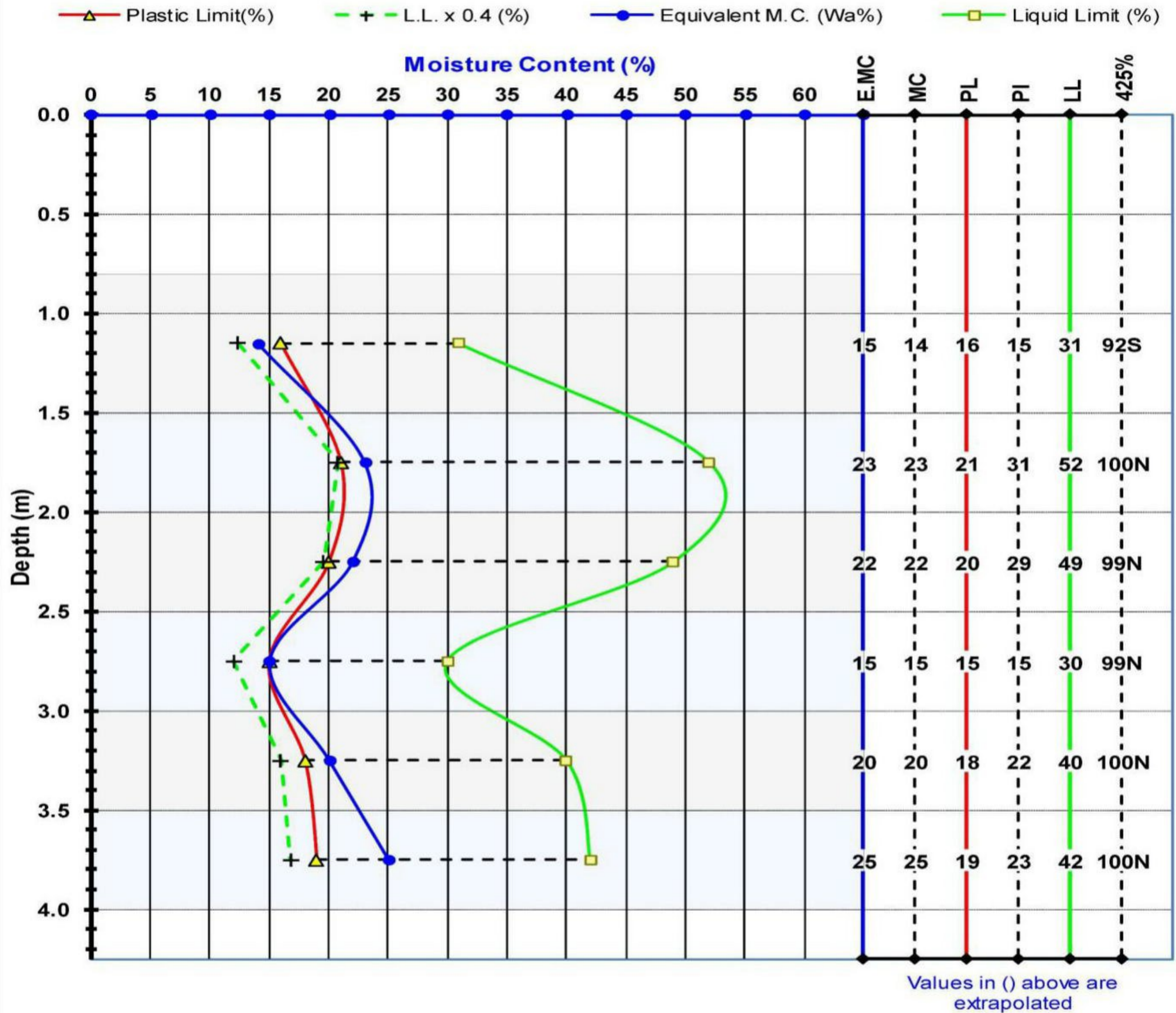
I/C3



I/C3 - tap root

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	1 - Junction of house & porch	Plasticity (BS 5930)	Volume Change (BRE 240)	
		Brief Soil Description		M.PI	(BRE 240)
0.8	1.5	Brown sandy CLAY with rare medium gravel	Low ML	14%	Low
1.5	2	Stiff brown/grey slightly sandy CLAY with rare root fibre	High CH	31%	Medium
2	2.5	Stiff brown/grey sandy CLAY with rare medium gravel & root fibre	Intmd. CI	29%	Medium
2.5	3	Firm orange/grey sandy CLAY with rare medium gravel & root fibre	Low ML	15%	Low
3	3.5	Firm orange/grey sandy CLAY with rare medium gravel	Intmd. CI	22%	Medium
3.5	4	Firm orange/grey sandy CLAY with rare root fibre	Intmd. CI	23%	Medium



Opinions and interpretations expressed in the chart above are outside the scope of UKAS accreditation.

Key:

MC = Natural Moisture Content (%)
 E.MC = Equivalent Moisture Content (%) = $MC \times 100 / 425\%$
 M.PI = Modified Plasticity Index (%) = $PI \times 425\% / 100$
 425% = Material passing the 425µm sieve (%) + (N = Natural or S = Sieved)

PL = Plastic Limit (%)
 PI = Plasticity Index (%)
 LL = Liquid Limit (%)
 LL x 0.4 = 40% of the LL (%)
 NP = Non Plastic

Notes: All samples received as Disturbed unless noted below in the comments.

Samples prepared in accordance to BS1377:Part 1:1990 Section 7 & described in general accordance with BS5930:1999.

Samples tested in accordance to BS1377:Part 2:1990 Section 3.2, 4.4 & 5.

Comments:



Richardson's Botanical Identifications

Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

The Drainage Repair Company
Suite 15, Leatherline House
71 Narrow Lane
AYLESTONE
Leicester LE2 8NA

25/07/2022

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS
James Richardson
BSc (Hons. Biology)

Enterprise House
49-51 Whiteknights Road
Reading
RG6 7BB

Web: www.botanical.net

Your ref: **Root ID**

Our ref: **83/7811**

Dear Lisa

41 Knox Green, Binfield RG42 4NZ

The samples you sent in relation to the above on 14/07/2022 have been examined. Their structures were referable as follows:

TP1, 0.8-2.0m		
2 no.	Examined root: FRAXINUS (Ash).	Dead*.
6 no.	Examined root: the family SALICACEAE (Salix (Willows) and Populus (Poplars)).	Dead*.
3 no.	Sections of either twig, stem or sucker only - NOT roots. Although examined in our laboratory, they were not identifiable.	
17 no.	Unfortunately all with insufficient cells for identification.	

Click here for more information: [FRAXINUS](#) [SALICACEAE](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours sincerely


Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **

We were commissioned to carry out an inspection of the accessible areas of the drainage to the property, identifying any major defects and recommending any repair works that may be necessary. It should be appreciated that the exact layout of the system cannot be confirmed without the exposure of inaccessible branches and connections etc.

The lack of any significant defects within the main drainage line should not be regarded as a guarantee of water tightness. Defects may be encountered upon exposure of inaccessible branches and gullies etc.

The contents of this report are strictly confined to comments concerning those terms outlined above. It is not a structural survey and must not be construed as such.

The views expressed in this report are based entirely upon a visual examination of the drainage, supported by information obtained from a CCTV inspection / water pressure test.