

INTERPRETATIVE SITE INVESTIGATION REPORT

At

North Lodge,
High Street,
Codicote,
Hitchin,
Hertfordshire,
SG4 8XB

On behalf of



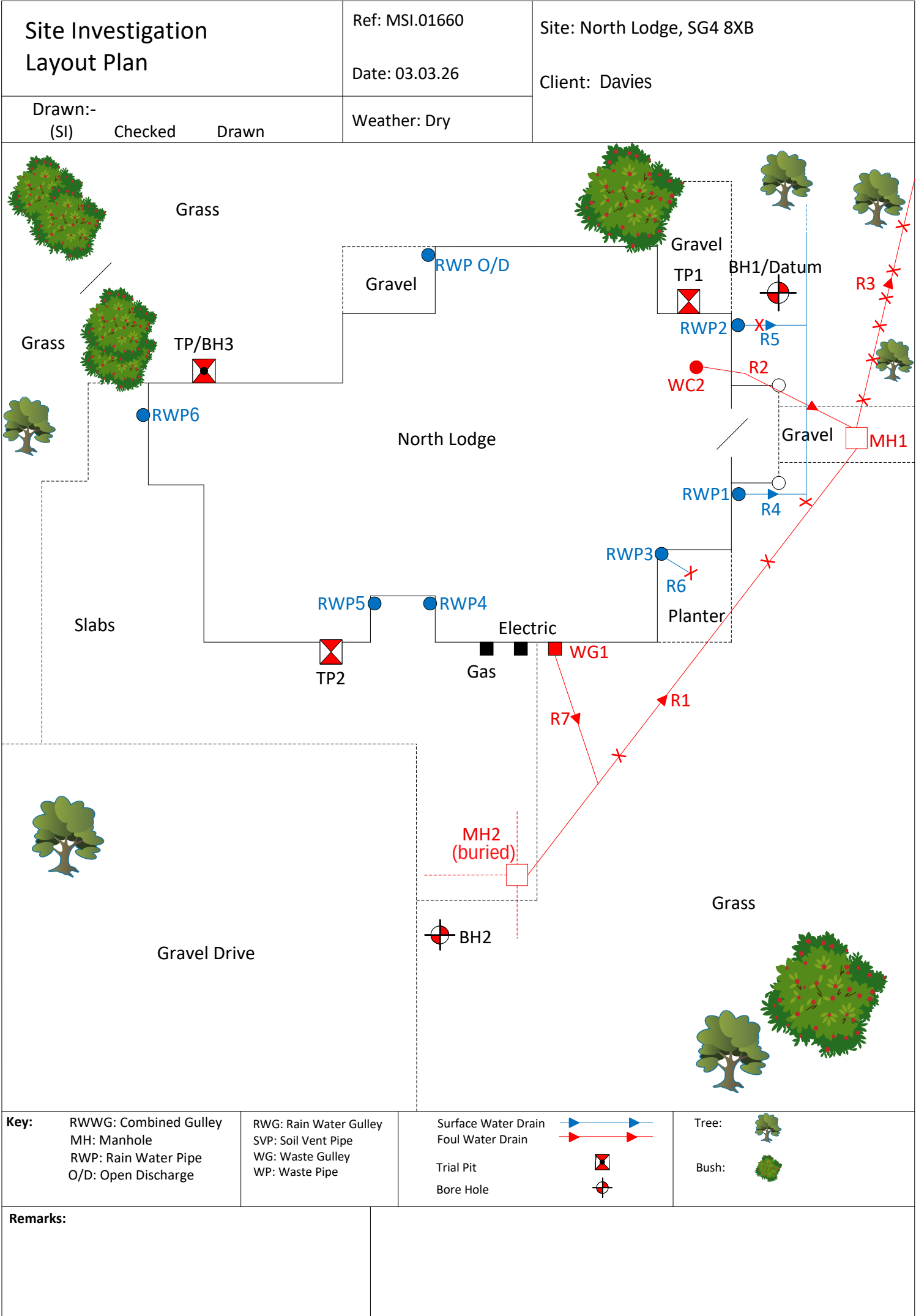
PROJECT REFERENCE: 0908526

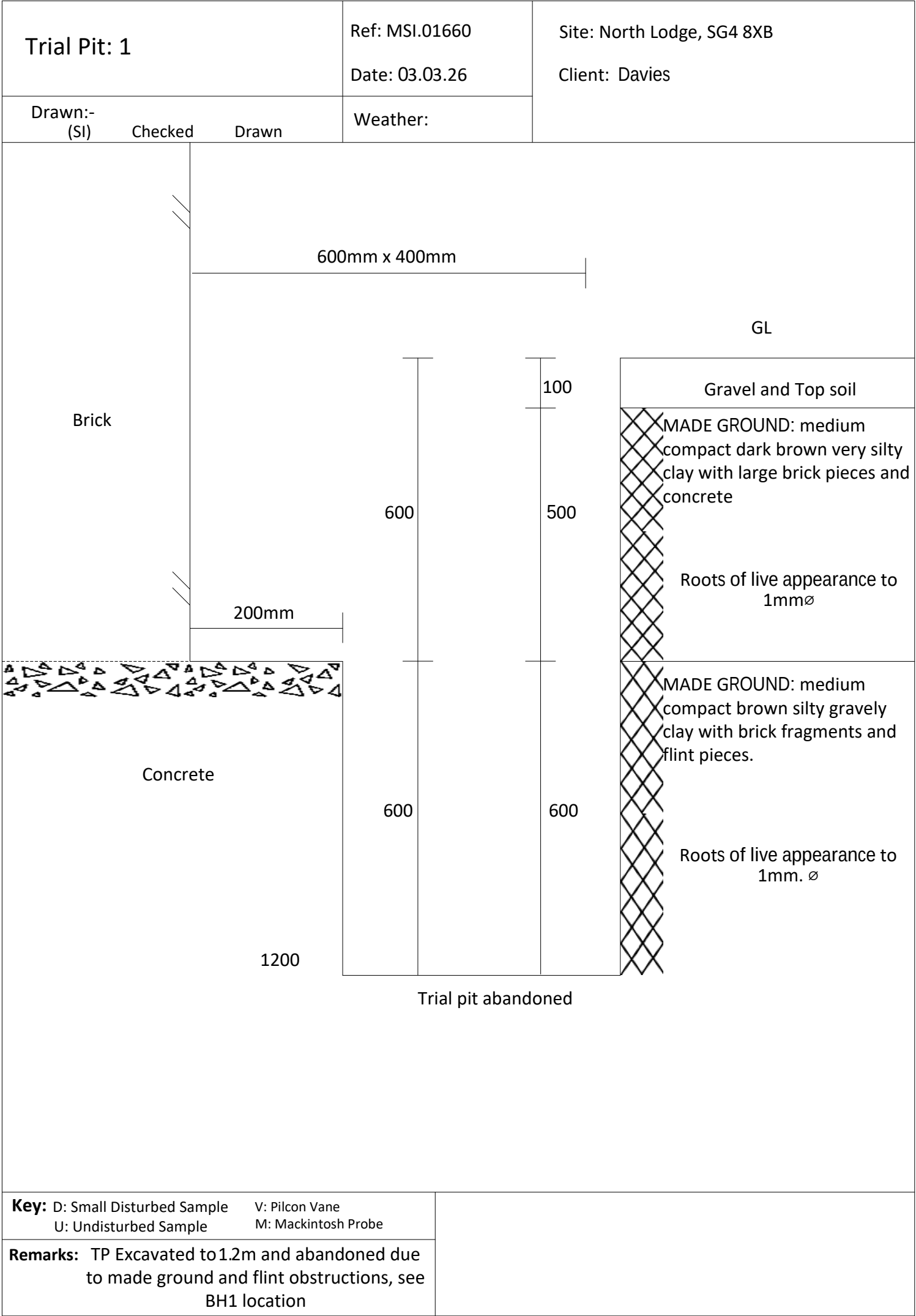
OUR REFERENCE: MSI.01660

May 2026



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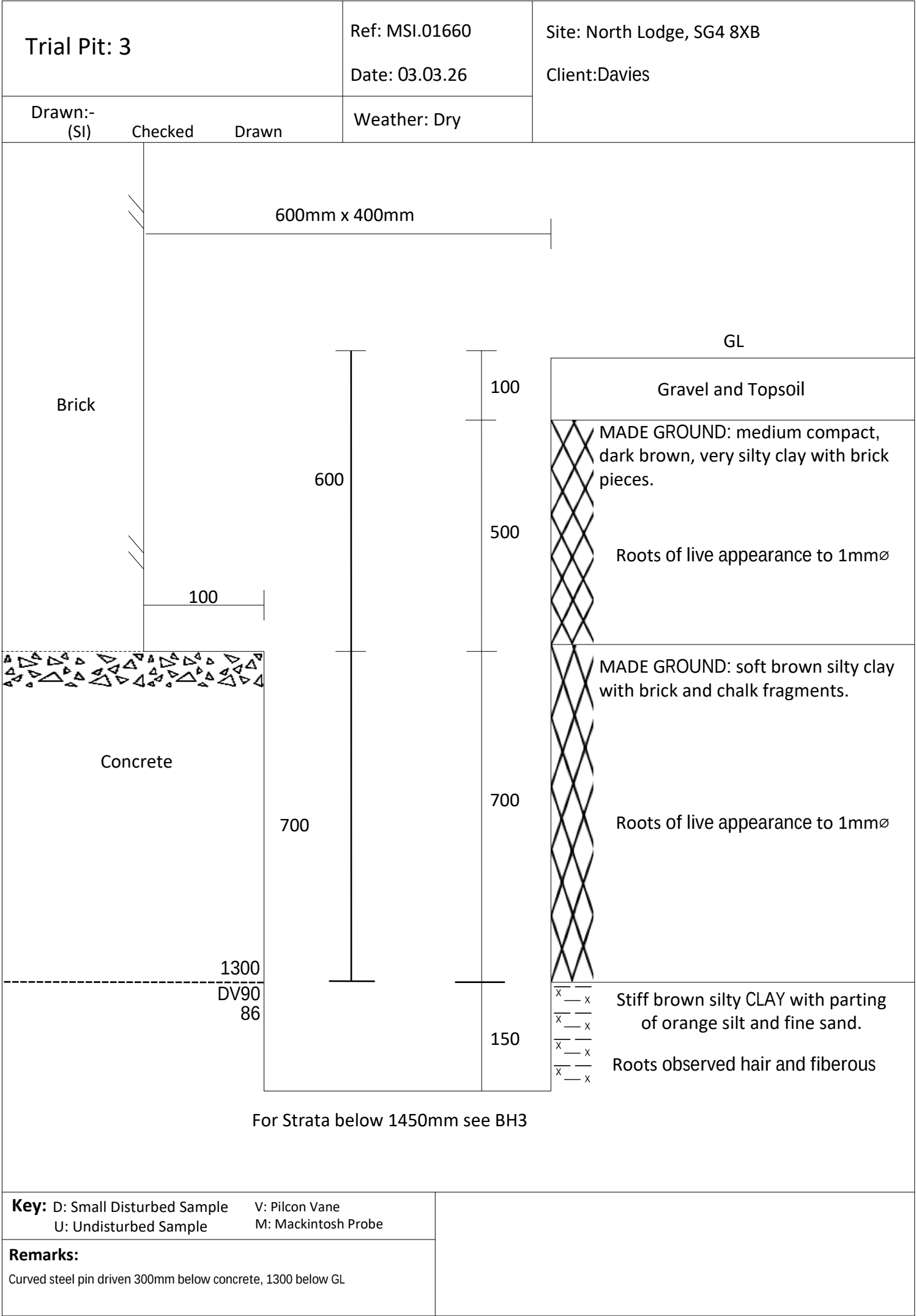




Borehole		1			Sheet:	1 of 1	Site:	North Lodge, SG4 8XB						
					Job No:	MSI.01660								
					Date:	03/03/2026								
Boring Method:		Rotary Auger			Ground Level:			Client:	Davies					
Diameter (mm):		100	Weather:	Dry										
Depth	Soil Description									Samples and Tests				
(m)								Thickness	Legend	Depth	Type	Result		
0.00	Grass over MADEGROUND							0.50						
0.50	Stiff brown silty gravelly CLAY with stone nodules							2.30	x q x	0.50	DV	102		
									x q x			106		
									x q x					
									x q x					
									x q x					
									x q x	1.00	DV	124		
									x q x			126		
									x q x					
									x q x					
									x q x					
									x q x	1.50	DV	108		
									x q x			112		
									x q x					
									x q x					
									x q x	2.00	DV	136		
									x q x			136		
									x q x					
									x q x					
									x q x	2.50	DV	104		
									x q x			108		
2.80	Stiff brown silty gravelly CLAY with partings of orange silt and fine sand							1.20	x q x					
									x q x					
									x q x	3.00	DV	94		
									x q x			96		
									x q x					
									x q x					
									x q x					
									x q x	3.50	DV	100		
									x q x			104		
									x q x					
4.00	End of BH									4.00	DV	110		
												112		
Remarks: BH ends at 4.0m. Datum installed at 5.0m BH dry & open on completion No roots observed below 1.8m					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample U - Undisturbed Sample V - Pilcon Shear Vane (kPa) M - Mackintosh Probe TDTD - Too Dense To Drive		To Max Depth Dia (m) (mm) 1.80 H & F H & F - Hair and Fibrous		Logged:		Checked:		N.T.S.	

Trial Pit: 2			Ref: MSI.01660		Site:North Lodge, SG4 8XB	
Date: 03.03.26			Client: Davies			
Drawn:- (SI) Checked Drawn			Weather: Dry			
Brick 600mm x 400mm 300 900 1200 Concrete MADE GROUND: medium compact dark brown very silty clay with brick and concrete pieces. No Roots Observed GL Slab Hardcore 50 250 900 Trial pit abandoned						
Key: D: Small Disturbed Sample V: Pilcon Vane U: Undisturbed Sample M: Mackintosh Probe						
Remarks: Trial pit excavated to 1.2m and abandoned due to made ground obstructions, see BH2 location						

[illegible]



Borehole		3		Sheet:	1 of 1	Site:	North Lodge, SG4 8XB												
				Job No:	MSI.01660														
				Date:	03/03/2026														
Boring Method:		Rotary Auger			Ground Level:		Client:	Davies											
Diameter (mm):		75	Weather:	Dry															
Depth	Soil Description							Samples and Tests											
(m)							Thickness	Legend	Depth	Type	Result								
0.00	See Trial Pit						1.40												
1.40	Stiff brown silty gravelly CLAY with partings of orange silt and fine sand						1.80	x q x											
								x q x	1.50	DV	104								
								x q x			106								
								x q x											
								x q x											
								x q x											
								x q x	2.00	DV	124								
								x q x			124								
								x q x											
								x q x											
								x q x											
								x q x	2.50	DV	134								
								x q x			136								
								x q x											
								x q x											
								x q x	3.00	DV	144								
								x q x			148								
								3.20	Stiff becoming very stiff brown silty gravelly CLAY with stone nodules						0.80	x q x			
																x q x			
x q x																			
x q x	3.50	DV	150+																
x q x			150+																
x q x																			
x q x																			
4.00	End of BH								4.00	DV	150+								
											150+								
Remarks: BH ends at 4.0m BH dry & open on completion No roots observed below 1.8m					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample U - Undisturbed Sample V - Pilcon Shear Vane (kPa) M - Mackintosh Probe TDTD - Too Dense To Drive Logged: Checked: To Max Depth (m) Dia (mm) Roots H & F Hair and Fibrous N.T.S.														



TEST REPORT
ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 13/04/2026



Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB		
Serial No.	49856_1		
Client: GTSSE Berkeley Townsend Hunter House, 150 Hutton Road, Shenfield, Essex, CM15 8NL		Soil Property Testing Ltd 15, 16, 18 Halcyon Court, St Margaret's Way, Stukeley Meadows, Huntingdon, Cambridgeshire, PE29 6DG Tel: 01480 455579 Email: enquiries@soilpropertytesting.com Website: www.soilpropertytesting.com	
Samples Submitted By: GTSSE Samples Labelled: North Lodge, High Street, Codicote, Hitchin, SG4 8XB		Approved Signatories: ☒ J.C. Garner B.Eng (Hons) FGS Technical Director & Quality Manager ☐ G. Ferguson Operations Manager ☐ M. Stevenson Site Services Manager 	
Date Received: 09/03/2026		Samples Tested Between: 09/03/2026 and 13/04/2026	
Remarks: For the attention of Steve Lumley Your Reference No: MSI.01660			
Notes: 1 All remaining samples or remnants from this contract will be disposed of after 21 days from today, unless we are notified to the contrary. 2 Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. 3 Tests marked "NOT UKAS ACCREDITED" in this test report are not included in the UKAS Accreditation Schedule for this testing laboratory. 4 This test report may not be reproduced other than in full except with the prior written approval of the issuing laboratory. 5 The results within this report only relate to the items tested or sampled.			



TEST REPORT

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Contract		North Lodge, High Street, Codicote, Hitchin, SG4 8XB																				
Serial No.		49856_1										Target Date		27/03/2026								
Scheduled By		GTSSE																				
Schedule Remarks																						
Bore Hole No.	Type	Sample Ref.	Top Depth	Water Content (BS EN) Liquid/Plastic Limits Wet Sieve Preparation																		Sample Remarks
BH1	D	1	1.00	1	1	1																
BH1	D	1.5	1.50	1																		
BH1	D	2	2.00	1	1	1																
BH1	D	2.5	2.50	1																		
BH1	D	3	3.00	1	1	1																
BH1	D	3.5	3.50	1																		
BH1	D	4	4.00	1	1	1																
BH2	D	1	1.00	1	1	1																
BH2	D	1.5	1.50	1																		
BH2	D	2	2.00	1	1	1																
BH2	D	2.5	2.50	1																		
BH2	D	3	3.00	1	1	1																
BH2	D	3.5	3.50	1																		
BH2	D	4	4.00	1	1	1																
TP3	D	USF	1.30	1	1	1																
BH3	D	1.5	1.50	1																		
BH3	D	2	2.00	1																		
BH3	D	2.5	2.50	1	1	1																
BH3	D	3	3.00	1																		
BH3	D	3.5	3.50	1	1	1																
BH3	D	4	4.00	1																		
Totals				21	11	11													End of Schedule			



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Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

SUMMARY OF WATER CONTENT

Borehole /Pit No.	Depth (m)	Type	Ref.	Water Content (%)	Description	Remarks
BH1	1.00	D	1	20.8	Firm yellowish brown slightly sandy gravelly silty CLAY. Gravel is fine to coarse angular to rounded chert	
BH1	1.50	D	1.5	24.4	Firm orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH1	2.00	D	2	21.4	Firm yellowish brown slightly gravelly slightly sandy silty CLAY with rare bluish grey mottling. Gravel is fine and medium angular to subrounded chert	
BH1	2.50	D	2.5	20.3	Firm orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to rounded chert	
BH1	3.00	D	3	19.6	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH1	3.50	D	3.5	19.4	Stiff dark yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH1	4.00	D	4	20.7	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to rounded chert	
BH2	1.00	D	1	31.5	Firm yellowish brown slightly gravelly slightly sandy silty CLAY with rare recently active roots. Gravel is fine and medium angular to subrounded chert	
BH2	1.50	D	1.5	31.7	Firm mottled light bluish grey and yellowish brown slightly gravelly slightly sandy silty CLAY with rare recently active roots. Gravel is fine and medium angular to subrounded chert	
BH2	2.00	D	2	20.8	Stiff orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to coarse angular to rounded chert	
BH2	2.50	D	2.5	23.0	Stiff orangish brown slightly sandy gravelly silty CLAY. Gravel is fine to coarse angular to rounded chert	
BH2	3.00	D	3	18.6	Stiff yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to coarse angular to subrounded chert	
BH2	3.50	D	3.5	17.4	Stiff dark yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH2	4.00	D	4	16.9	Stiff dark yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to rounded chert	

Method Of Preparation: BS EN ISO: 17892-1: 2014+A1:2022
Method of Test: BS EN ISO: 17892-1: 2014+A1:2022
Type of Sample Key: U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter
Comments:

Remarks to Include: Sample disturbance, loss of moisture, variation from test procedure, location and origin of test specimen within original sample, oven drying temperature if not 105-110C



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Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

SUMMARY OF WATER CONTENT

Borehole /Pit No.	Depth (m)	Type	Ref.	Water Content (%)	Description	Remarks
BH3	1.30	D	USF	19.2	Stiff dark yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH3	1.50	D	1.5	21.0	Stiff orangish brown slightly gravelly slightly sandy silty CLAY with rare bluish grey mottling. Gravel is fine and medium angular to rounded chert	
BH3	2.00	D	2	19.0	Very stiff yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH3	2.50	D	2.5	20.1	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH3	3.00	D	3	18.7	Stiff orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH3	3.50	D	3.5	19.8	Stiff yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	
BH3	4.00	D	4	23.6	Stiff mottled bluish grey and orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to rounded chert	

Method Of Preparation: BS EN ISO: 17892-1: 2014+A1:2022
Method of Test: BS EN ISO: 17892-1: 2014+A1:2022
Type of Sample Key: U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter
Comments:

Remarks to Include: Sample disturbance, loss of moisture, variation from test procedure, location and origin of test specimen within original sample, oven drying temperature if not 105-110C



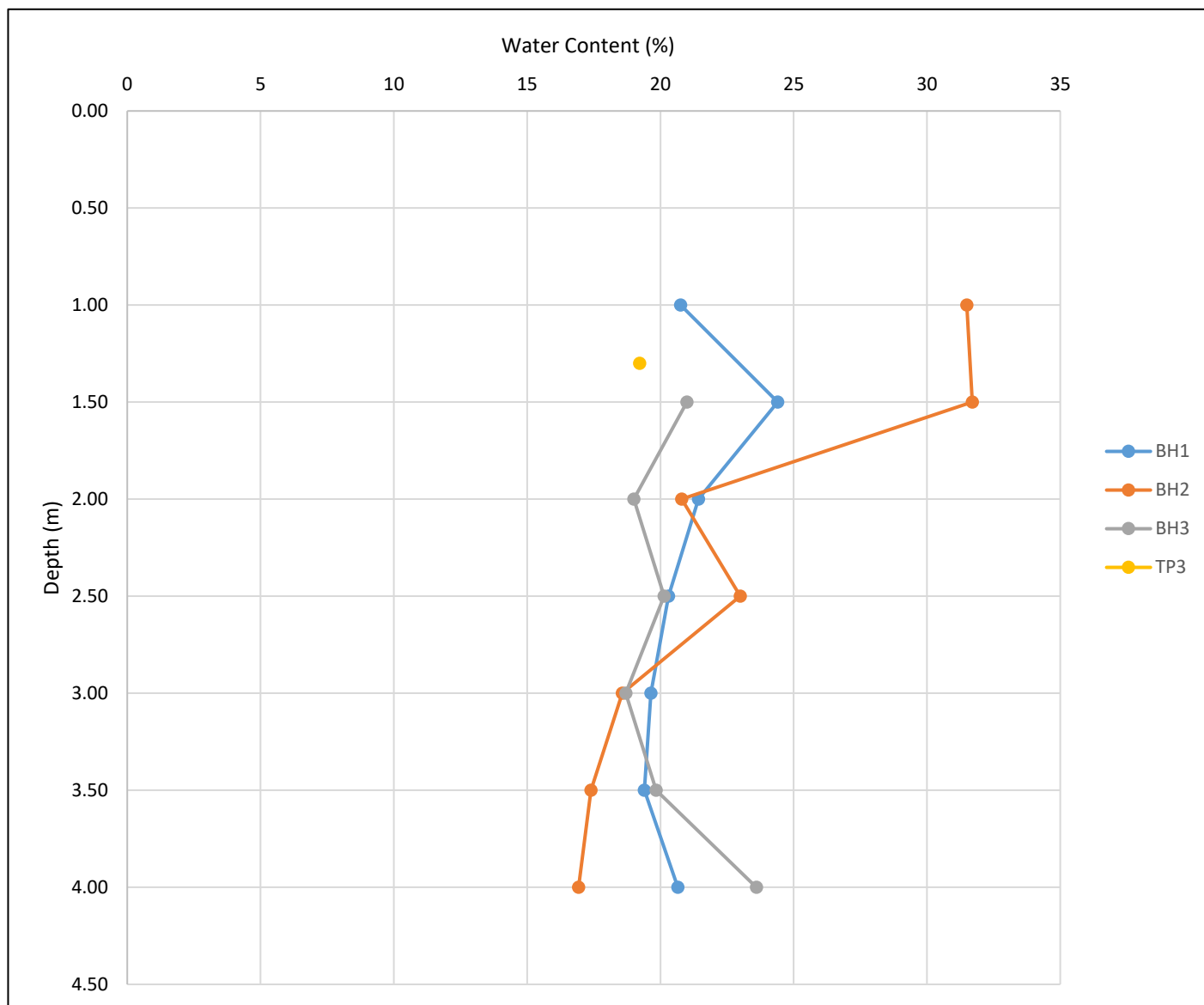
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Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

WATER CONTENT VS DEPTH BELOW GROUND LEVEL



Method of Preparation:	BSEN ISO 17892-1: 2014+A1:2022
Method of Test:	BSEN ISO 17892-1: 2014+A1:2022
Type of Sample Key:	U - Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter
Comments:	
Remarks to Include:	Sample disturbance, loss of moisture, variation from test procedure, location and origin of test specimen within original sample, oven drying temperature if not 105-110°C



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Contract		North Lodge, High Street, Codicote, Hitchin, SG4 8XB												
Serial No.		49856_1												
SUMMARY OF WATER CONTENT, LIQUID LIMIT, PLASTIC LIMIT, PLASTICITY INDEX AND LIQUIDITY INDEX														
Borehole /Pit No.	Depth (m)	Type	Ref.	Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasti- city Index (%)	Liquid- ity Index	Sample Preparation				Description	Class
									Method	Ret'd 0.425mm (%)	Corr'd W/C <0.425mm	Curing Time (hrs)		
BH1	1.00	D	1	20.8	71	30	41	-0.23	Wet Sieved	52 (M)	43.3*	28	Firm yellowish brown slightly sandy gravelly silty CLAY. Gravel is fine to coarse angular to rounded chert	CV
BH1	2.00	D	2	21.4	49	19	30	0.08	Wet Sieved	13 (M)	24.6*	28	Firm yellowish brown slightly gravelly slightly sandy silty CLAY with rare bluish grey mottling. Gravel is fine and medium angular to subrounded chert	CI
BH1	3.00	D	3	19.6	47	17	30	0.09	Wet Sieved	11 (M)	22.1*	26	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	CI
BH1	4.00	D	4	20.7	55	19	36	0.05	Wet Sieved	10 (M)	22.9*	27	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to rounded chert	CH
BH2	1.00	D	1	31.5	64	25	39	0.17	Wet Sieved	8 (M)	34.2*	26	Firm yellowish brown slightly gravelly slightly sandy silty CLAY with rare recently active roots. Gravel is fine and medium angular to subrounded chert	CH
BH2	2.00	D	2	20.8	62	24	38	-0.08	Wet Sieved	18 (M)	25.4*	25	Stiff orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to coarse angular to rounded chert	CH
BH2	3.00	D	3	18.6	53	21	32	-0.08	Wet Sieved	19 (M)	22.9*	26	Stiff yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to coarse angular to subrounded chert	CH
BH2	4.00	D	4	16.9	52	17	35	0.00	Wet Sieved	14 (M)	19.7*	25	Stiff dark yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to rounded chert	CH
Method Of Preparation: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:4.2														
Method of Test: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:3.2, 4.4, 5.3, 5.4														
Type of Sample Key: U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter														
Comments: *Corrected water content assume material greater than 0.425mm is non-porous. See BS1377: Part 2: 1990 Clause 3 Note 1.														
Table Notation: Ret'd 0.425mm: (A) = Assumed, (M) = Measured														



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Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

SUMMARY OF WATER CONTENT, LIQUID LIMIT, PLASTIC LIMIT, PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole /Pit No.	Depth (m)	Type	Ref.	Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Liquid-ity Index	Sample Preparation				Description	Class
									Method	Ret'd 0.425mm (%)	Corr'd W/C <0.425mm	Curing Time (hrs)		
BH3	1.30	D	USF	19.2	54	19	35	0.01	Wet Sieved	9 (M)	21.1*	25	Stiff dark yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	CH
BH3	2.50	D	2.5	20.1	54	20	34	0.00	Wet Sieved	13 (M)	23.1*	29	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	CH
BH3	3.50	D	3.5	19.8	56	20	36	0.00	Wet Sieved	12 (M)	22.5*	24	Stiff yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	CH

Method Of Preparation: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:4.2
Method of Test: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:3.2, 4.4, 5.3, 5.4
Type of Sample Key: U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter
Comments: *Corrected water content assume material greater than 0.425mm is non-porous. See BS1377: Part 2: 1990 Clause 3 Note 1.
Table Notation: Ret'd 0.425mm: (A) = Assumed, (M) = Measured



TEST REPORT

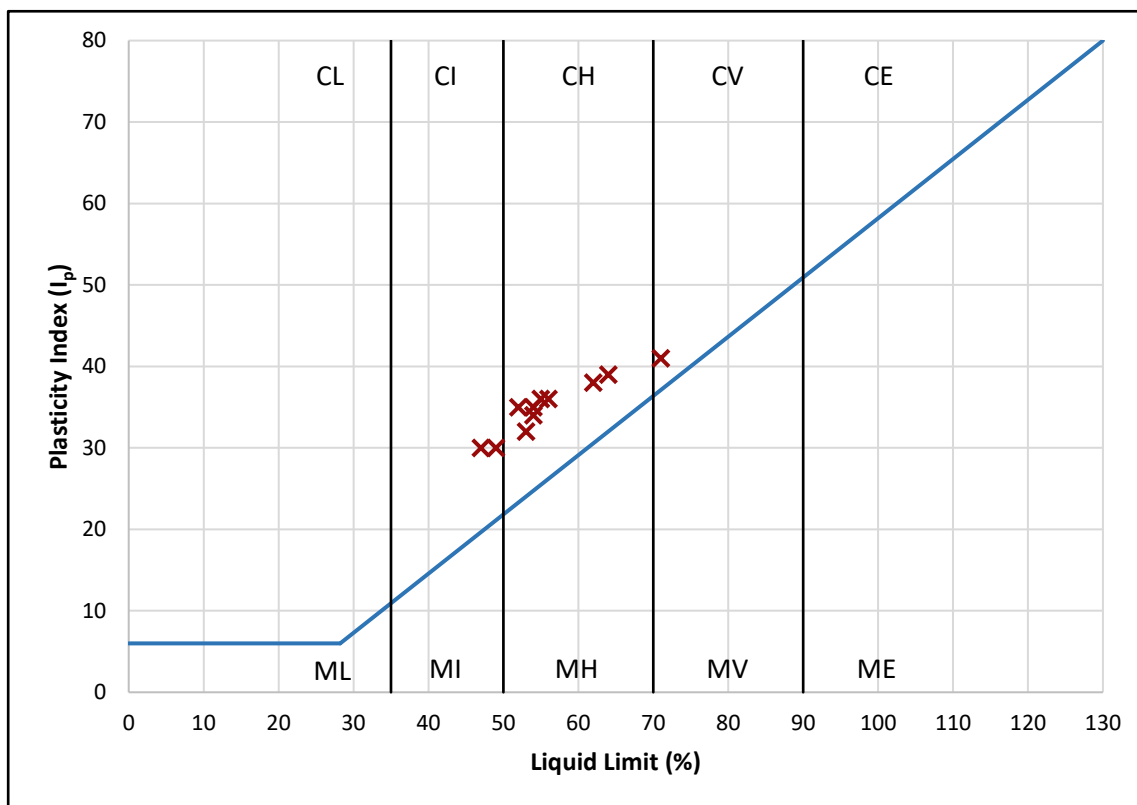
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DATE ISSUED: 13/04/2026



Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

PLOT OF PLASTICITY INDEX AGAINST LIQUID LIMIT USING CASAGRANDE CLASSIFICATION CHART

Plasticity				
Low	Medium	High	Very High	Extremely High



Plasticity Chart BS5930: 2015: Figure 8

High	NHBC Volume Change Potential
Medium	
Low	

Method of Preparation:	BS 1377: Part 2: 1990: 4.2
Method of Test:	BS1377: Part 2: 3.2, 4.4, 5.3, 5.4
Type of Sample Key:	U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter
Comments:	Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index



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Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB							
Serial No.	49856_1							
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX								
Borehole / Pit No.	Depth m	Sample Type	Reference	Water Content (W) %	Description	Remarks		
BH1	1.00	D	1	20.8	Firm yellowish brown slightly sandy gravelly silty CLAY. Gravel is fine to coarse angular to rounded chert			
PREPARATION					Liquid Limit	71 %		
Method of preparation					Wet sieved over 0.425mm sieve	Plastic Limit	30 %	
Sample retained 0.425mm sieve (Measured)					52 %	Plasticity Index	41 %	
Corrected water content for material passing 0.425mm					43.3 %	Liquidity Index	-0.23	
Sample retained 2mm sieve (Measured)					42 %	NHBC Modified (I'p)	20 %	
Curing time				28 hrs	Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (Ip) High Medium Low NHBC Volume Change Potential Liquid Limit %								

Plasticity Chart BS5930: 2015: Figure 8



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Serial No.	49856_1							
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX								
Borehole / Pit No.	Depth m	Sample Type	Reference	Water Content (W) %	Description	Remarks		
BH1	2.00	D	2	21.4	Firm yellowish brown slightly gravelly slightly sandy silty CLAY with rare bluish grey mottling. Gravel is fine and medium angular to subrounded chert			
PREPARATION					Liquid Limit	49 %		
Method of preparation					Wet sieved over 0.425mm sieve	Plastic Limit	19 %	
Sample retained 0.425mm sieve (Measured)					13 %	Plasticity Index	30 %	
Corrected water content for material passing 0.425mm					24.6 %	Liquidity Index	0.08	
Sample retained 2mm sieve (Measured)					7 %	NHBC Modified (I'p)	26 %	
Curing time				28 hrs	Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (Ip) High Medium Low NHBC Volume Change Potential Liquid Limit %								

Plasticity Chart BS5930: 2015: Figure 8



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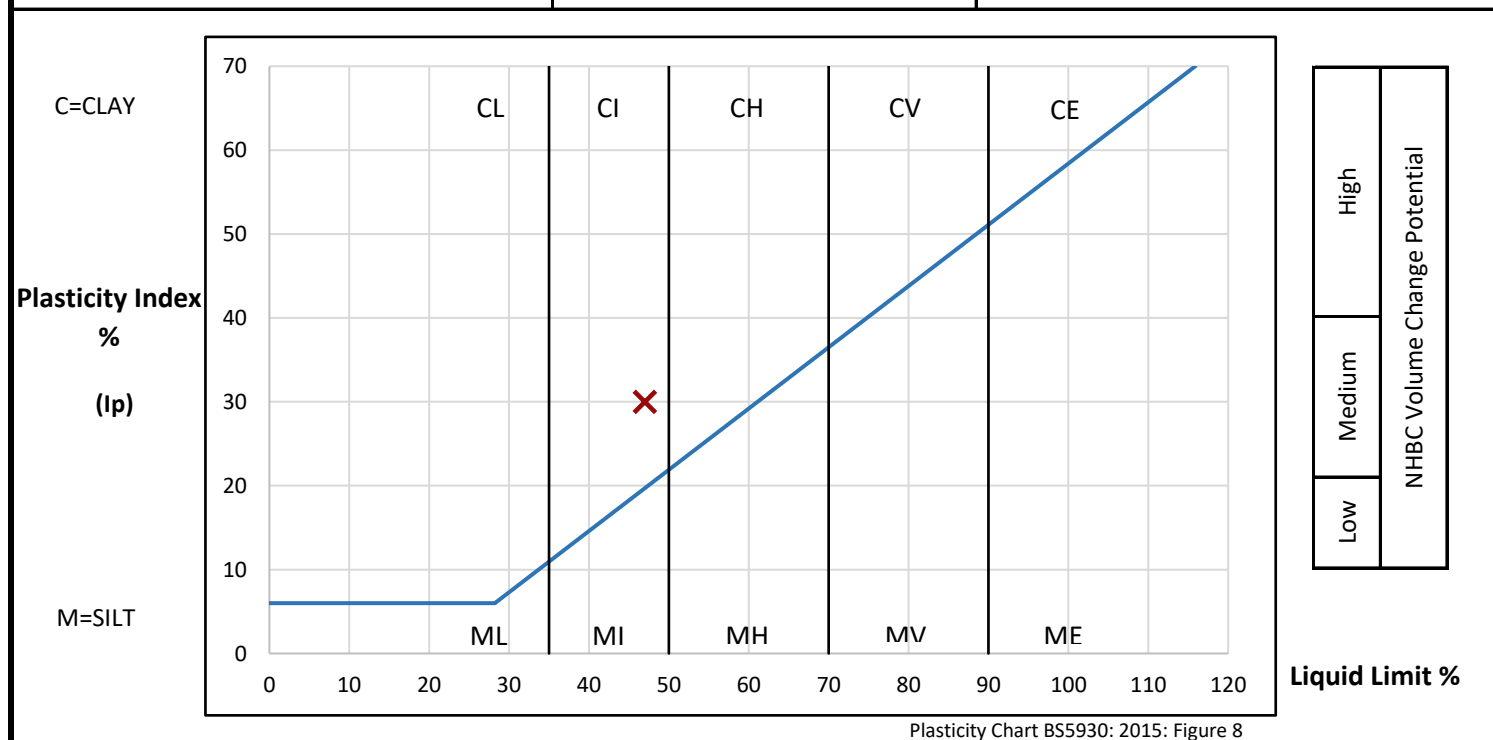


Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
BH1	3.00	D	3	19.6	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert	

PREPARATION			Liquid Limit	47 %		
Method of preparation			Wet sieved over 0.425mm sieve	Plastic Limit	17 %	
Sample retained 0.425mm sieve		(Measured)	11 %	Plasticity Index	30 %	
Corrected water content for material passing 0.425mm			22.1 %	Liquidity Index	0.09	
Sample retained 2mm sieve		(Measured)	8 %	NHBC Modified (I'p)	27 %	
Curing time		26 hrs	Clay Content	Not analysed	Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter
Comments: Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1
Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index
Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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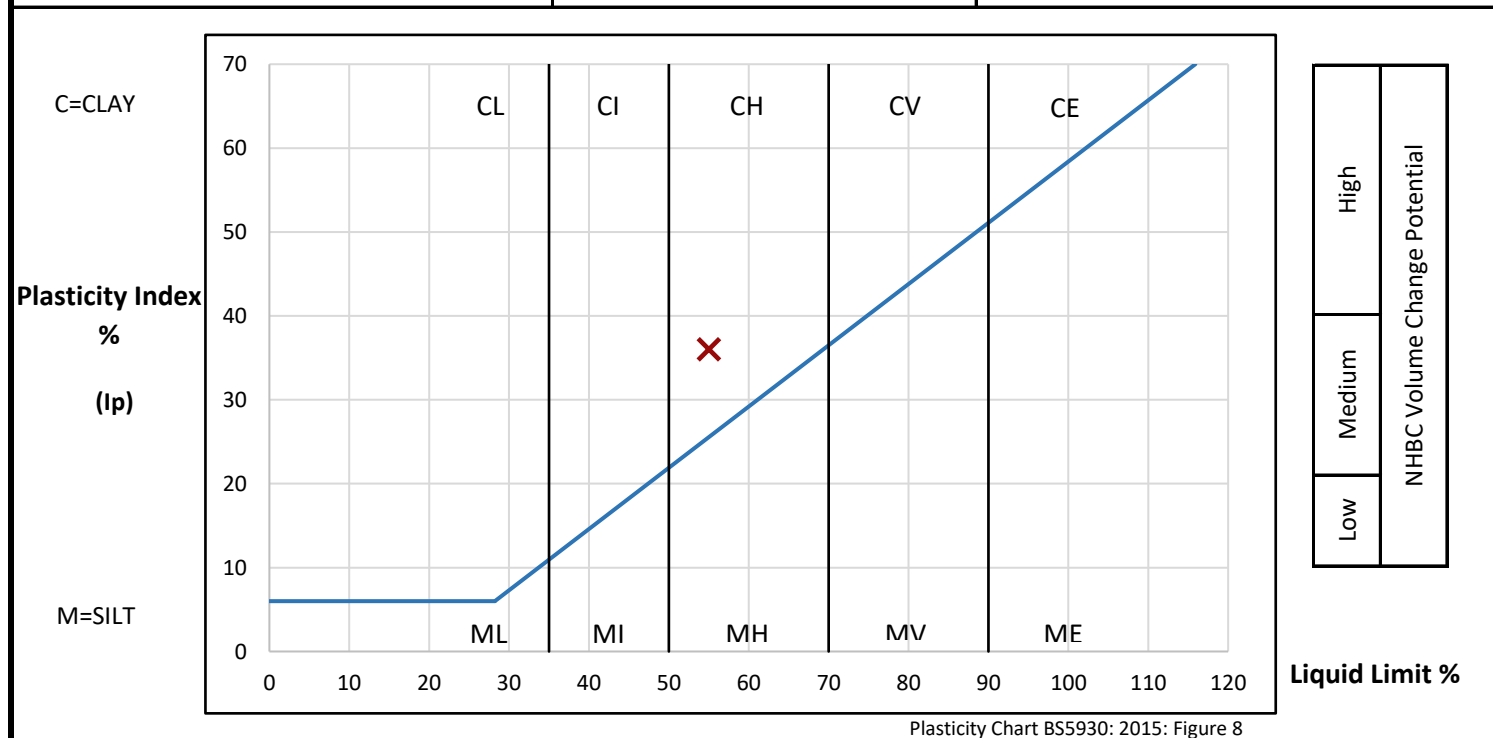


Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
BH1	4.00	D	4	20.7	Firm yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to rounded chert	

PREPARATION				Liquid Limit	55 %
Method of preparation				Wet sieved over 0.425mm sieve	Plastic Limit 19 %
Sample retained 0.425mm sieve (Measured)				10 %	Plasticity Index 36 %
Corrected water content for material passing 0.425mm				22.9 %	Liquidity Index 0.05
Sample retained 2mm sieve (Measured)				8 %	NHBC Modified (I'p) 32 %
Curing time		27 hrs		Clay Content	Not analysed
				Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter
Comments: Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1
Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index
Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 13/04/2026

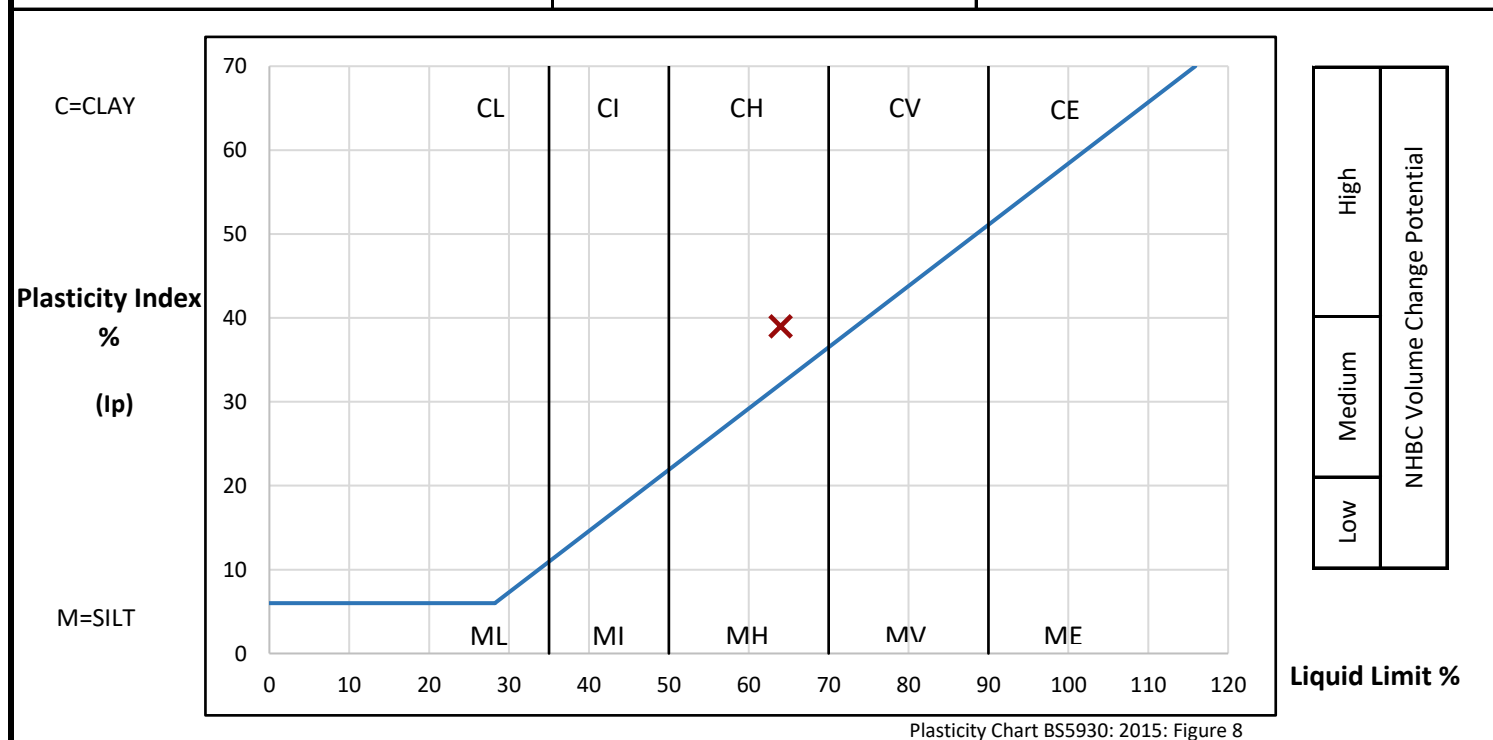


Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
BH2	1.00	D	1	31.5	Firm yellowish brown slightly gravelly slightly sandy silty CLAY with rare recently active roots. Gravel is fine and medium angular to subrounded chert	

PREPARATION				Liquid Limit	64 %
Method of preparation				Wet sieved over 0.425mm sieve	Plastic Limit 25 %
Sample retained 0.425mm sieve (Measured)				8 %	Plasticity Index 39 %
Corrected water content for material passing 0.425mm				34.2 %	Liquidity Index 0.17
Sample retained 2mm sieve (Measured)				4 %	NHBC Modified (I'p) 36 %
Curing time		26 hrs		Clay Content	Not analysed
				Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter
Comments: Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1
Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index
Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



TEST REPORT

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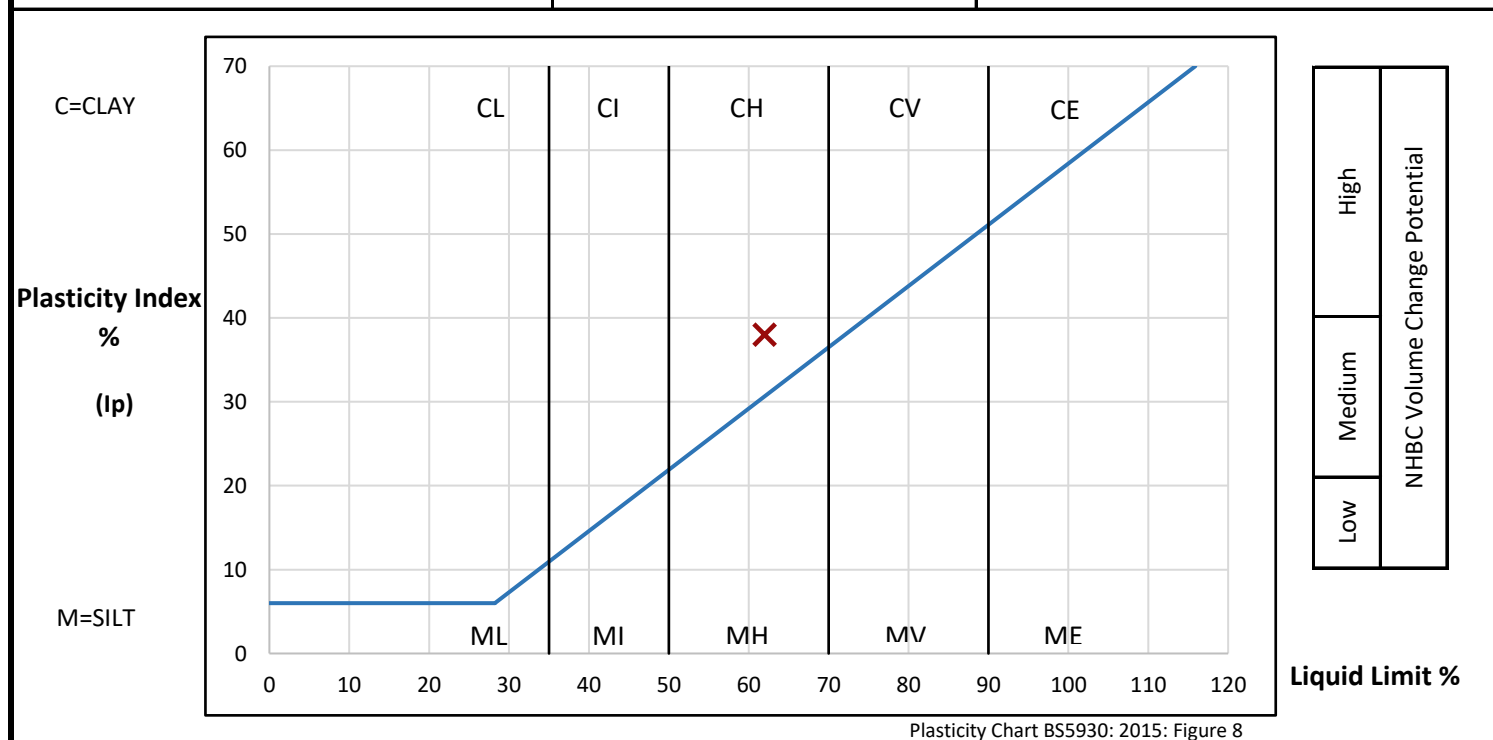


Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
BH2	2.00	D	2	20.8	Stiff orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to coarse angular to rounded chert	

PREPARATION				Liquid Limit	62 %
Method of preparation				Wet sieved over 0.425mm sieve	Plastic Limit 24 %
Sample retained 0.425mm sieve (Measured)				18 %	Plasticity Index 38 %
Corrected water content for material passing 0.425mm				25.4 %	Liquidity Index -0.08
Sample retained 2mm sieve (Measured)				11 %	NHBC Modified (I'p) 31 %
Curing time		25 hrs		Clay Content	Not analysed
				Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter
Comments: Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1
Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index
Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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DATE ISSUED: 13/04/2026



Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB						
Serial No.	49856_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type	Reference	Water Content (W) %	Description	Remarks	
BH2	3.00	D	3	18.6	Stiff yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to coarse angular to subrounded chert		
PREPARATION					Liquid Limit	53 %	
Method of preparation					Wet sieved over 0.425mm sieve	Plastic Limit	21 %
Sample retained 0.425mm sieve (Measured)					19 %	Plasticity Index	32 %
Corrected water content for material passing 0.425mm					22.9 %	Liquidity Index	-0.08
Sample retained 2mm sieve (Measured)					10 %	NHBC Modified (I'p)	26 %
Curing time			26 hrs	Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (Ip) High Medium Low NHBC Volume Change Potential Liquid Limit %							

Plasticity Chart BS5930: 2015: Figure 8



TEST REPORT

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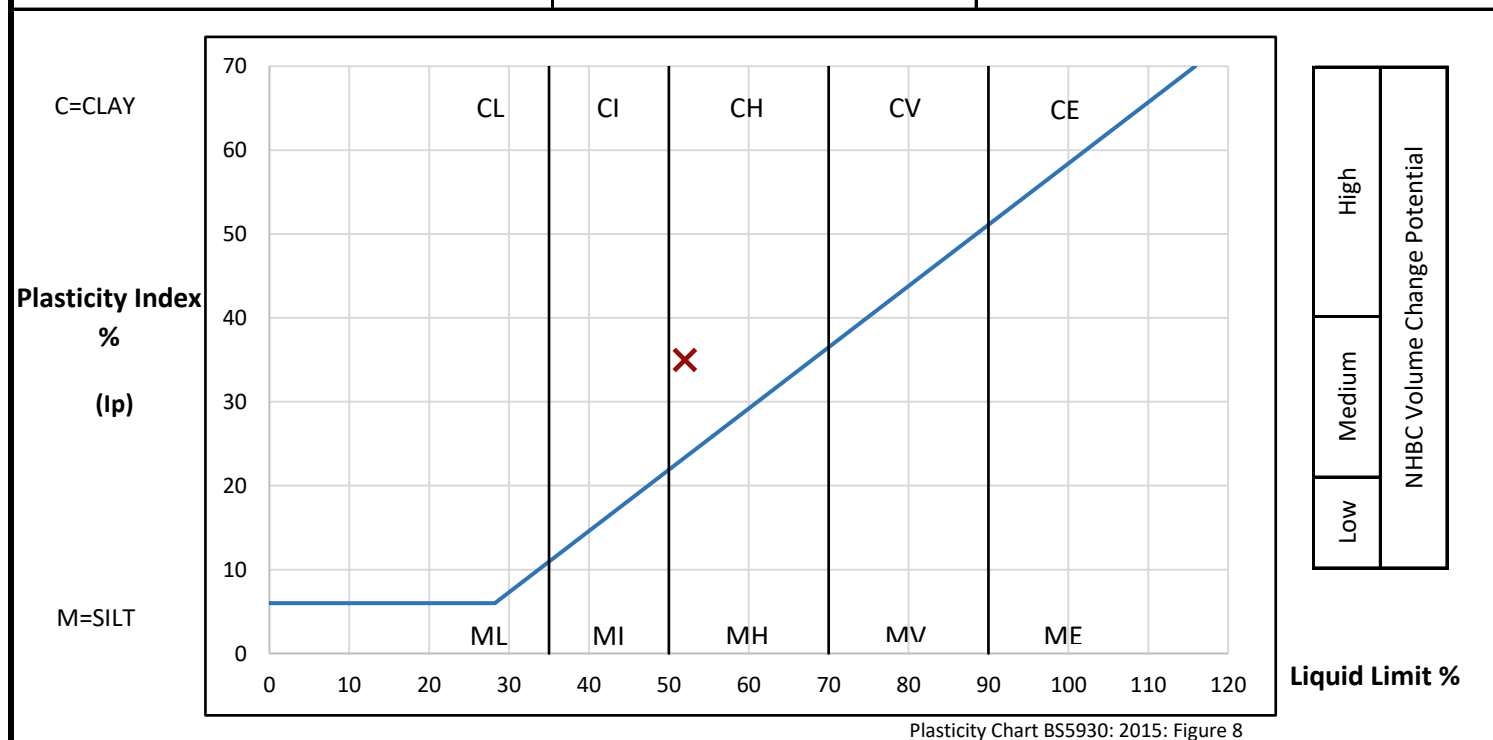


Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
BH2	4.00	D	4	16.9	Stiff dark yellowish brown slightly gravelly slightly silty CLAY. Gravel is fine and medium angular to rounded chert	

PREPARATION				Liquid Limit	52 %
Method of preparation				Wet sieved over 0.425mm sieve	Plastic Limit 17 %
Sample retained 0.425mm sieve (Measured)				14 %	Plasticity Index 35 %
Corrected water content for material passing 0.425mm				19.7 %	Liquidity Index 0.00
Sample retained 2mm sieve (Measured)				9 %	NHBC Modified (I'p) 30 %
Curing time		25 hrs		Clay Content	Not analysed
				Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter
Comments: Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1
Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index
Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB						
Serial No.	49856_1						
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX							
Borehole / Pit No.	Depth m	Sample Type	Reference	Water Content (W) %	Description	Remarks	
BH3	1.30	D	USF	19.2	Stiff dark yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert		
PREPARATION					Liquid Limit	54 %	
Method of preparation					Wet sieved over 0.425mm sieve	Plastic Limit	19 %
Sample retained 0.425mm sieve (Measured)					9 %	Plasticity Index	35 %
Corrected water content for material passing 0.425mm					21.1 %	Liquidity Index	0.01
Sample retained 2mm sieve (Measured)					4 %	NHBC Modified (I'p)	32 %
Curing time			25 hrs	Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (Ip) High Medium Low NHBC Volume Change Potential Liquid Limit %							

Plasticity Chart BS5930: 2015: Figure 8



TEST REPORT

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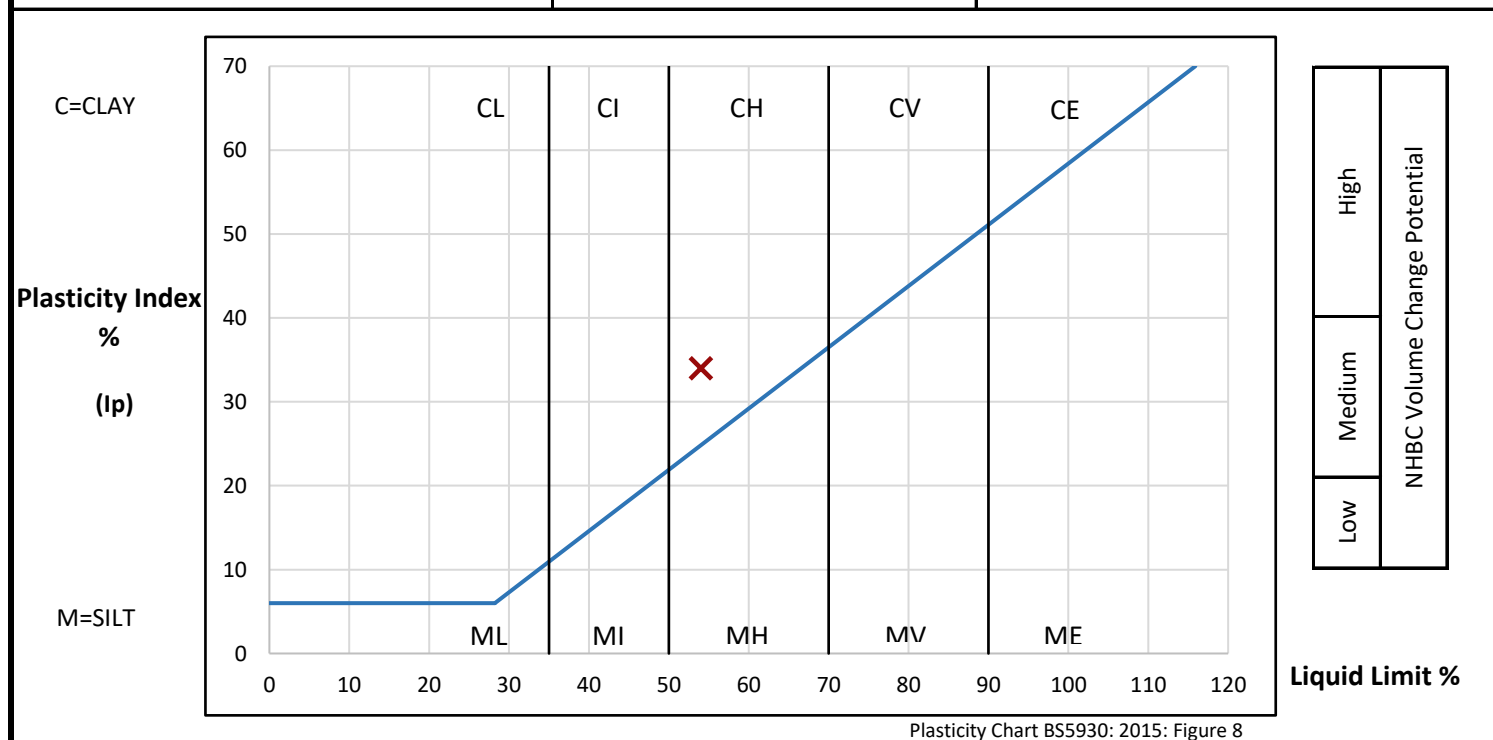


Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB
Serial No.	49856_1

DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
BH3	2.50	D	2.5	20.1	Firm yellowish brown slightly gravelly slightly silty CLAY. Gravel is fine and medium angular to subrounded chert	

PREPARATION			Liquid Limit	54 %	
Method of preparation		Wet sieved over 0.425mm sieve	Plastic Limit	20 %	
Sample retained 0.425mm sieve	(Measured)	13 %	Plasticity Index	34 %	
Corrected water content for material passing 0.425mm			Liquidity Index	0.00	
Sample retained 2mm sieve	(Measured)	6 %	NHBC Modified (I'p)	30 %	
Curing time	29 hrs	Clay Content	Not analysed	Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2
Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4
Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter
Comments: Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1
Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index
Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



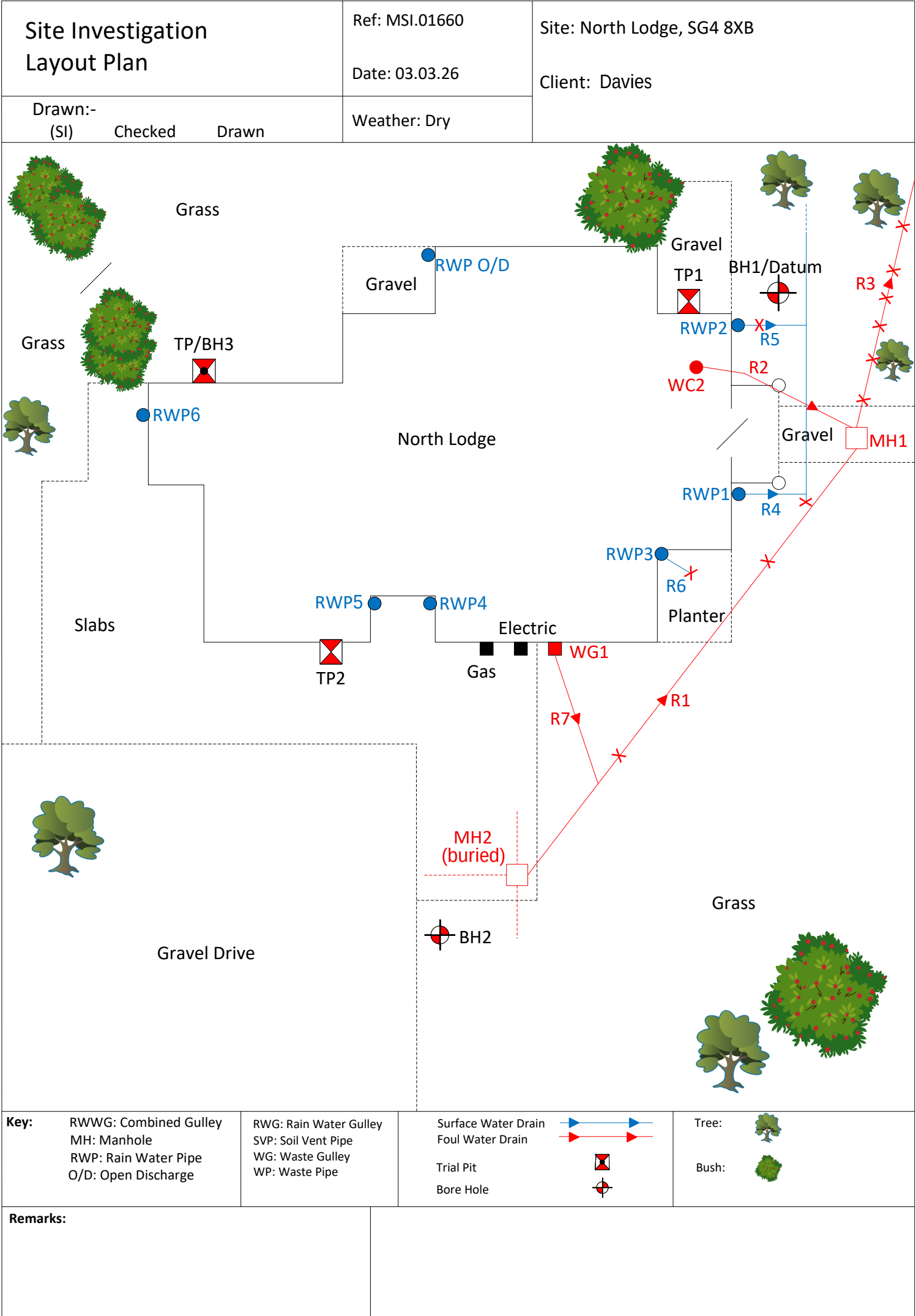
TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 13/04/2026



Contract	North Lodge, High Street, Codicote, Hitchin, SG4 8XB							
Serial No.	49856_1							
DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX								
Borehole / Pit No.	Depth m	Sample Type	Reference	Water Content (W) %	Description	Remarks		
BH3	3.50	D	3.5	19.8	Stiff yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine and medium angular to subrounded chert			
PREPARATION					Liquid Limit	56 %		
Method of preparation					Wet sieved over 0.425mm sieve	Plastic Limit	20 %	
Sample retained 0.425mm sieve (Measured)					12 %	Plasticity Index	36 %	
Corrected water content for material passing 0.425mm					22.5 %	Liquidity Index	0.00	
Sample retained 2mm sieve (Measured)					5 %	NHBC Modified (I'p)	32 %	
Curing time				24 hrs	Clay Content	Not analysed	Derived Activity	Not analysed
C=CLAY M=SILT Plasticity Index % (Ip) High Medium Low NHBC Volume Change Potential Liquid Limit %								

Plasticity Chart BS5930: 2015: Figure 8



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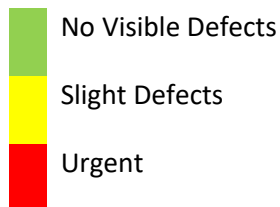
[illegible]

[illegible]

[illegible]

[illegible]

Defect Grade Descriptions



1: Occurrences without damage. For example, laterals, joints, and so on.

THE RUN IS SERVICEABLE WITH NO VISUAL DEFECTS

2: Slight constructional deficiencies: Eg, cracks, minor drainage obstructions such as calcite build-ups, protruding laterals, minor damages to pipe walls, individual root penetrations, corroded pipe walls, and slightly deformed pitch.

3: Urgent constructional damage. Eg: Large joint displacements, open joints, collapsed pipe, deeply rooted pipe, severely deformed pipework, other drainage obstructions

General Summary

There is a buried MH that would require tracing to expose and survey any runs in the area of concern. Scaffolding prevented some surveying of several RWG's. Once the scaffolding has been removed, the survey of the RWG's can be carried out.

Run 1 – This run was surveyed upstream from MH1 to MH2. The run is PVC and unlikely to have structural defects. The survey was inconclusive due to high water levels.



Water Level



Water Level

Run 2 – This run was surveyed upstream from MH1 to WC1. No structural or operational defects were found on this drain.

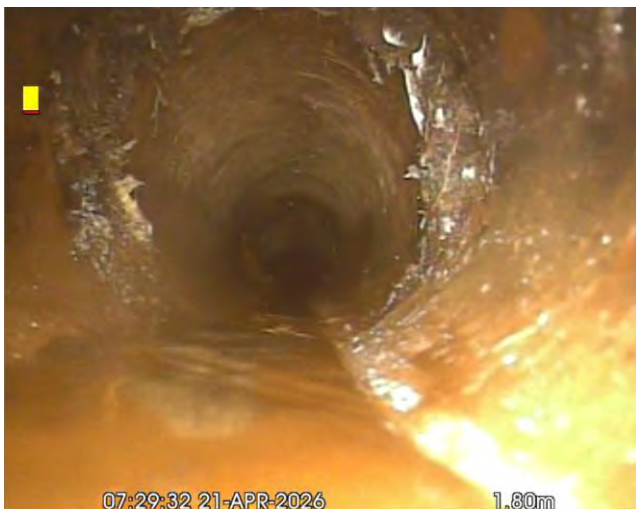
Run 3 – This run was surveyed downstream from MH1 to a Main. There are multiple root masses on the run.



Root Mass



Root Mass



Root Mass



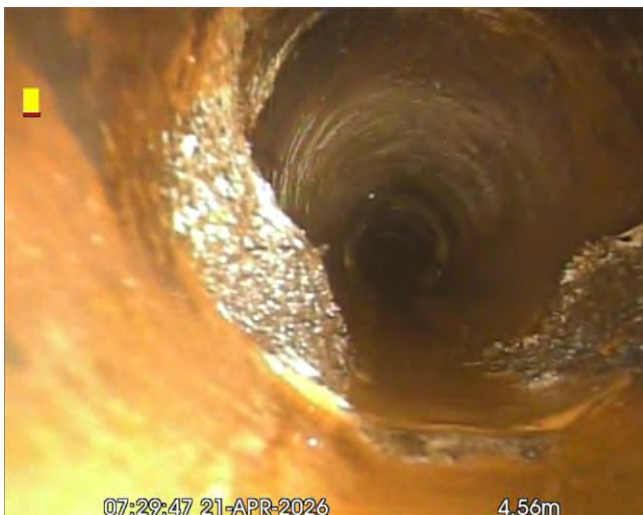
Root Mass



Root Mass



Root Mass



Root Mass



Root Mass

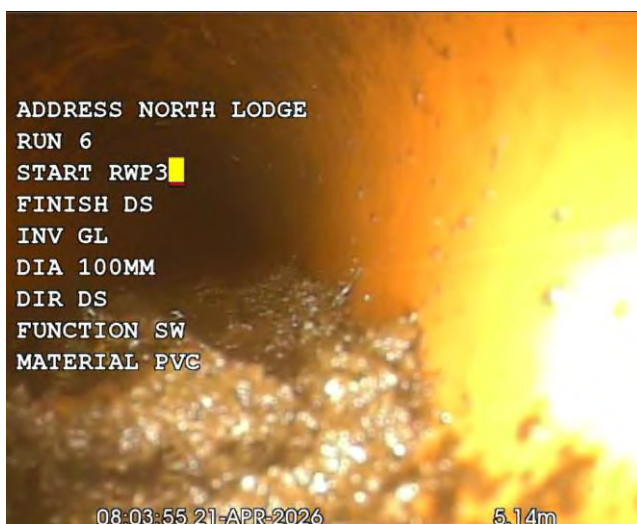
Run 4 – This run was surveyed downstream from RWP1 to a Main. No structural or operational defects were found on this drain.

Run 5 – This run was surveyed downstream from RWP2. There is a displaced joint on the run.



Joint Displaced Large

Run 6 – This run was surveyed downstream from RWP3. The survey was abandoned at high debris levels.



Debris Level



Survey Abandoned

Run 7 – This run was surveyed downstream from WG1 to MH2. No structural or operational defects were found on this drain.

SML Group Subsidence Investigations Drainage Repair Estimate
Head Office 0116 497 4560, Email siteinvestigations@sml-group.co.uk



Date: 03.03.2026

Client Ref: 0908526
SML Ref MSI.01660
Claim No:

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

Run	Location	Shared System	Work Spec
3	MH1 Downstream Run 3	No	Carry out root cutting, HPWJ and install an 8m, 100mm dia. Liner downstream. Record post lining survey
5	RWP2 Downstream Run 5	No	Excavate and replace up to 1m of pipework to cover the noted defect at 1.01m downstream of RWP2.
6	RWP3 Downstream Run 6	No	Carry out HPWJ and CCTV survey. Report findings.
	RWP4, 5 & 6	No	Once scaffolding has been removed, carry out localised excavations and cut out a access point for survey. Carry out HPWJ & CCTV survey. Report findings.
	Buried MH2	No	Trace, locate, excavate to expose buried MH chamber. Carry out HPWJ & CCTV survey of any drainage within the area of concern.
	Scaffolding to be removed prior to works on RWP4, 5 & 6		

[illegible]

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE						Client Ref		0908526	
Site:-		North Lodge, High Street				Job No.		MSL01660	
Client :-		Davies				Claim No			
						Date		03.03.2026	
						Recommendation		1	
		Description							
Rate Code		MH1 Downstream Run 3				Unit	Qty	Rate	Amount
SN0561		Mechanical Root Cutting				m	8	£4.14	£33.12
SN0025		Protection Temporary works to floors, 1000 gauge polythene.				m2	8	£1.83	£14.64
SN2050005		Disposal by hand excavated contaminated/saturated material off site.				m3	1	£49.04	£49.04
SN006		1 Litre of disinfectant.				nr	1	£3.03	£3.03
SN1133		Van pack HPWJ & CCTV in preparation of lining				nr	1	£148.08	£148.08
SN1135		Drain Lining - Initial Set-Up Fee (0-3.0m)				nr	1	£336.94	£336.94
SN1140		Drain Lining - 100mm. Install Structural liner into existing 100mm underground drain. 3mm Wall thickness.				m	5	£62.71	£313.55
		Epoxy resin				nr	1	£24.49	£24.49
Total subject to VAT @ 20%						1		£922.89	
Note: Subject to the attached Terms and Conditions Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus 25% KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour									

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE					
Site:- North Lodge, High Street		Client :- Davies		Client Ref	0908526
				Job No.	MSL01660
				Claim No	
				Date	03.03.2026
				Recommendation	2
	Description				
Rate Code	RWP2 Downstream Run 5	Unit	Qty	Rate	Amount
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£139.70	£139.70
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	4	£1.83	£7.32
SN8120300	Hardcore Filling to excavations over 250 mm average thick.	m	1	£44.47	£44.47
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	1	£49.04	£49.04
SN006	1 Litre of disinfectant.	nr	1	£3.03	£3.03
Total subject to VAT @ 20%			2		£243.56
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour					

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE		Client Ref	0908526		
Site:-	North Lodge, High Street	Job No.	MSL01660		
Client :-	Davies	Claim No			
		Date	03.03.2026		
		Recommendation	3		
	Description				
Rate Code	RWP3 Downstream Run 6	Unit	Qty	Rate	Amount
TITLE	Survey				
SN0530	High Pressure Water Jetting - Additional 1/2 hours on site.	1/2hr	2.00	£26.55	£53.10
Total subject to VAT @ 20%			3		£53.10
Note: Subject to the attached Terms and Conditions					
Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus 25%					
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour					

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE		Client Ref	0908526		
Site:- North Lodge, High Street		Job No.	MSL01660		
Client :- Davies		Claim No			
		Date			
		Recommendation	4		
Rate Code	Description	Unit	Qty	Rate	Amount
	RWP4, 5 & 6				
TITLE	Survey				
SN0510	CCTV survey of underground drainage & report.	nr	1.00	£155.82	£155.82
SN0530	High Pressure Water Jetting - Additional 1/2 hours on site.	1/2hr	2.00	£26.55	£53.10
SN8120300	Hardcore Filling to excavations over 250 mm average thick.	m	1.00	£44.47	£44.47
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	1.00	£49.04	£49.04
SN006	1 Litre of disinfectant.	nr	1.00	£3.03	£3.03
SN11000	Hourly Rate per operative - already on site - Technician	hr	4.00	£58.48	£233.92
Total subject to VAT @ 20%			4		£539.38
Note: Subject to the attached Terms and Conditions Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus 25% KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour					

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE		Client Ref	0908526		
Site:-	North Lodge, High Street	Job No.	MSL01660		
Client :-	Davies	Claim No			
		Date	03.03.2026		
		Recommendation	5		
	Description				
Rate Code	Buried MH2	Unit	Qty	Rate	Amount
SN0530	High Pressure Water Jetting - Additional 1/2 hours on site.	1/2hr	1.00	£26.55	£26.55
SN10051	Drain Tracing - Electronic, with report plotting location & depth	nr	1.00	£99.49	£99.49
Total subject to VAT @ 20%			5		£126.04
Note: Subject to the attached Terms and Conditions					
Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus 25%					
KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour					



To: Davies
Ftiao:
Site: North Lodge, High Street

Client Ref: 0908526
Job No: MSI01660
Claim No:
Date: 03.03.2026

ESTIMATE

Item			Amount
1.0	Location	MH1 Downstream Run 3	
	Shared System	No	£922.89
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Carry out root cutting, HPWJ and install an 8m, 100mm dia. Liner downstream. Record post lining survey	
2.0	Location	RWP2 Downstream Run 5	£243.56
	Shared System	No	
	Condition Grade	B	
	Drain Serviceability	Unserviceable	
	Work Spec	Excavate and replace up to 1m of pipework to cover the noted defect at 1.01m downstream of RWP2.	
3.0	Location	RWP3 Downstream Run 6	£53.10
	Shared System	No	
	Condition Grade		0
	Drain Serviceability		0
	Work Spec	Carry out HPWJ and CCTV survey. Report findings.	
4.0	Location	RWP4, 5 & 6	£539.38
	Shared System	No	
	Condition Grade		0
	Drain Serviceability		0
	Work Spec	Once scaffolding has been removed, carry out localised excavations and cut out a access point for survey. Carry out HPWJ & CCTV survey. Report findings.	
5.0	Location	Buried MH2	£126.04
	Shared System	No	
	Condition Grade		0
	Drain Serviceability		0
	Work Spec	Trace, locate, excavate to expose buried MH chamber. Carry out HPWJ & CCTV survey of any drainage within the area of concern.	
6.0	Location	Scaffolding to be removed prior to works on RWP4, 5 & 6	
	Shared System	0	
	Condition Grade	0	
	Drain Serviceability		0
	Work Spec	0	

Notes

Repairs to shared runs and off boundary pipe-work may be the responsibility of the local authority.
Written conformation will be required from engineer before works commence

Total £1,884.97

Condition Grade

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

plus VAT @20% £376.99

Total + VAT £2,261.96

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.
The SubsNet 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.

CETSAFEHOUSE TERMS AND CONDITIONS

Site:- North Lodge, High Street

Client Ref:- 0908526

Client :- Davies

Job No.:- MSI.01660

Attention of:-

Claim No:-

Date:- 03.03.2026

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