

Site Investigation Report

Auger Ref:

194668.1.USI



Job Information

Client	Sedgwick International UK
Client ref	10857916
Visit date	13/11/2025
Report date	24/12/2025

Job Summary

- ✓ CCTV survey undertaken. [Read more.](#)
- ✓ No drainage defects found. [Read more.](#)



Job Information

Overview

Brief

Auger were commissioned by Sedgwick International UK to undertake a site investigation and CCTV inspection of the underground drainage within the area of concern (AOC) at the property.

Findings

Trial Hole Findings

Trial Hole 1

TH1 was undertaken in the desired location, we were able to expose the footings and we collected the requested soil and root samples.

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 MH2

Our survey of line 1 revealed no significant defects to the pipework on this line which could be allowing an escape of water.

The rain water pipe in the area ran to a waterbutt and overflowed to ground.

Recommendations

No Further Action

We will now refer the claim back to the client to progress.

Photographs

Trial Hole 1

Fig 1.1: Trial Hole 1 Location

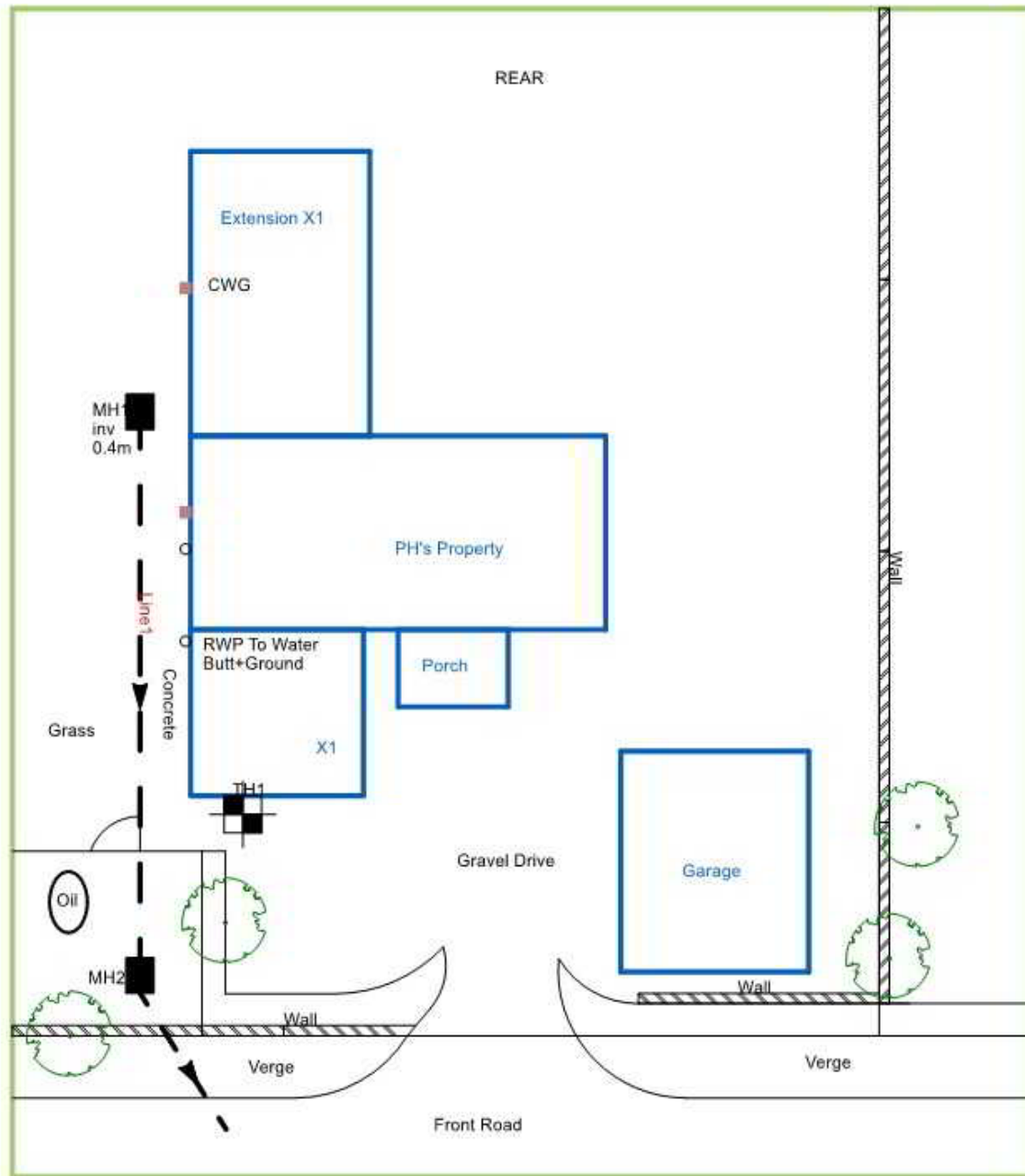


Fig 1.2: Trial Hole 1 Footing



CCTV Survey – Inspection Listings (WRc Guidelines Applied)

line1			
Direction	Downstream	From	mh1
Pipe Size (mm)	100	Depth (m)	down
Pipe Material	VC	To	
19.3m	Manhole		
19.9m	Finish of Survey Length		



FRONT OF PROPERTY

This drawing should be used for diagrammatic purposes only. Auger are not responsible or liable for any 3rd party works undertaken using the details outlined in this drawing. Confirmation of the drainage configuration can only be confirmed by excavation or detailed technical survey.

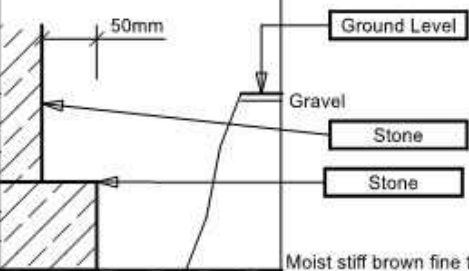
LEGEND			
	= Manhole (MH)		= Blockage / Collapse
	= Inspection Chamber (IC)		= Soil Vent Pipe (SVP) / WC
	= Inspection Point (IP)		= Combined Waste Gully (CWG) / Foul Waste Gully (FWG)
			= Rainwater Gully (RWG)
			= Rainwater Pipe (RWP)
			= Lines not camera surveyed
			= Lines camera surveyed
			=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



Trial Hole Log No.1

Location: Front left corner

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Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0		Ground Level				
		Gravel				
		Stone				
		Stone				
0.5		Moist stiff brown fine to medium gravelly silty CLAY	70kpa		Soil @ 0.6m	Root @ 0.6m
1.0		Moist stiff brown silty CLAY	75kpa		Soil @ 1.1m	Root @ 1.1m
1.5			125kpa		Soil @ 1.6m	
2.0		Moist stiff brown fine to medium gravelly silty CLAY	125kpa		Soil @ 2.1m	
2.5		Moist stiff brown silty CLAY	135kpa		Soil @ 2.6m	
3.0		TRIAL HOLE TERMINATED	150kpa			
3.5						

Unit 3 & 4,
 Heol Aur,
 Dafen Ind Estate,
 Dafen
 Llanelli,
 Carmarthenshire,
 SA14 8QN

***The testing results contained within this report have been performed by GSTL a UKAS accredited laboratory on behalf of Auger.**

**Auger House,
 Cross Lane,
 Wallasey,
 Wirral,
 CH45 8RH**

Summary Of Claim Details

Policy Holder

GSTL Job Reference

82596

SI Date

13/11/2025

Issue Date

13/11/2025

Report Date

26/11/2025

Auger Reference

194668.1.2.RSS

Insurance Company

NFU Mutual

LA Claim Reference

10857916

LA Co. Reference

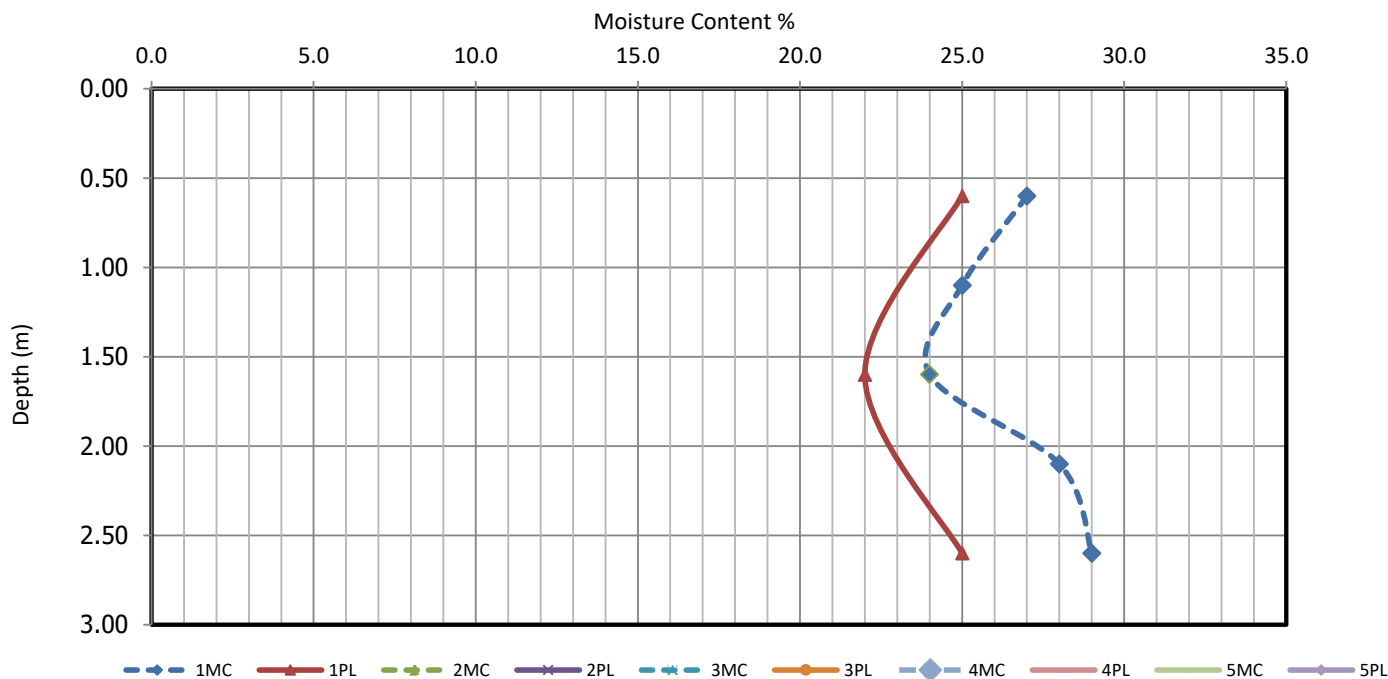
Sedgwick International UK

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

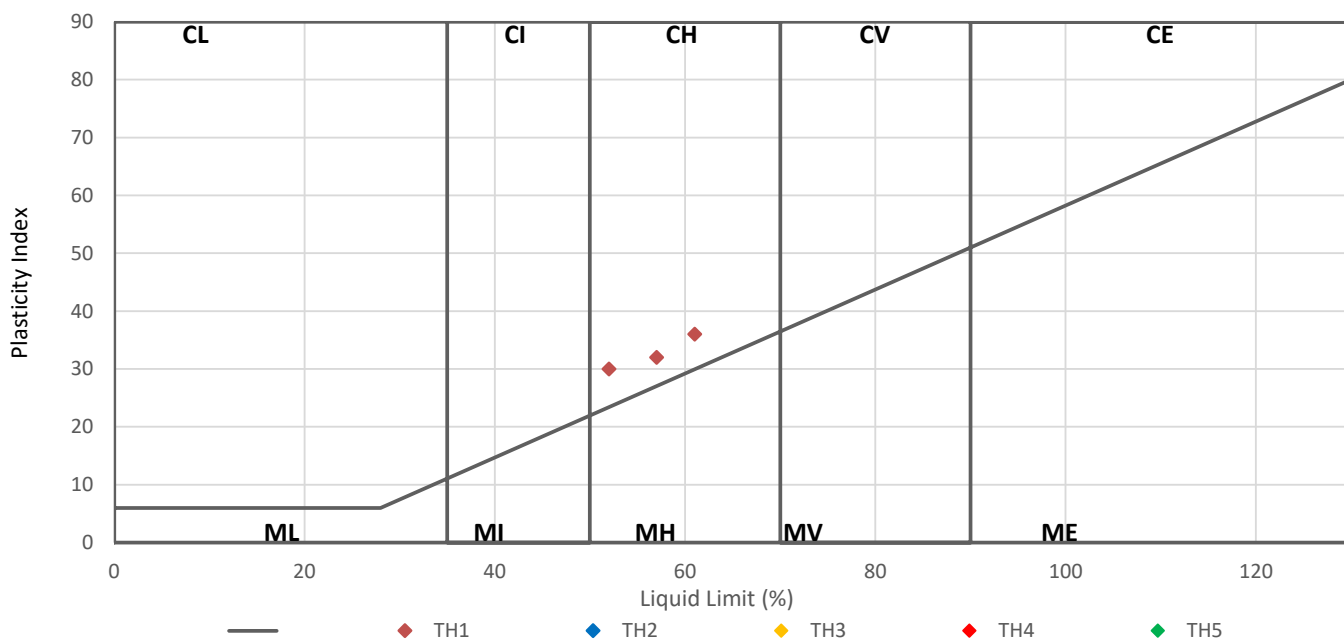
Checked and approved

26/11/2025

R.John



PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION
BS 5930:1999+A2:2010



Modified Plasticity Index (PI) <10 : Non Classified
 Modified PI = 10 to <20 : Low volume change potential (LOW VCP)
 Modified PI = 20 to <40 : Medium volume change potential (Med VCP)
 Modified PI = 40 or greater : High volume change potential (HIGH VCP)

The Atterberg Limits May also be used to classify the volume change potential of fine soils using the National House building system, as given in the NHBC's Standards Chapter 4.2 (2003) "Building Near Trees"

Test Operator

Jason Smith

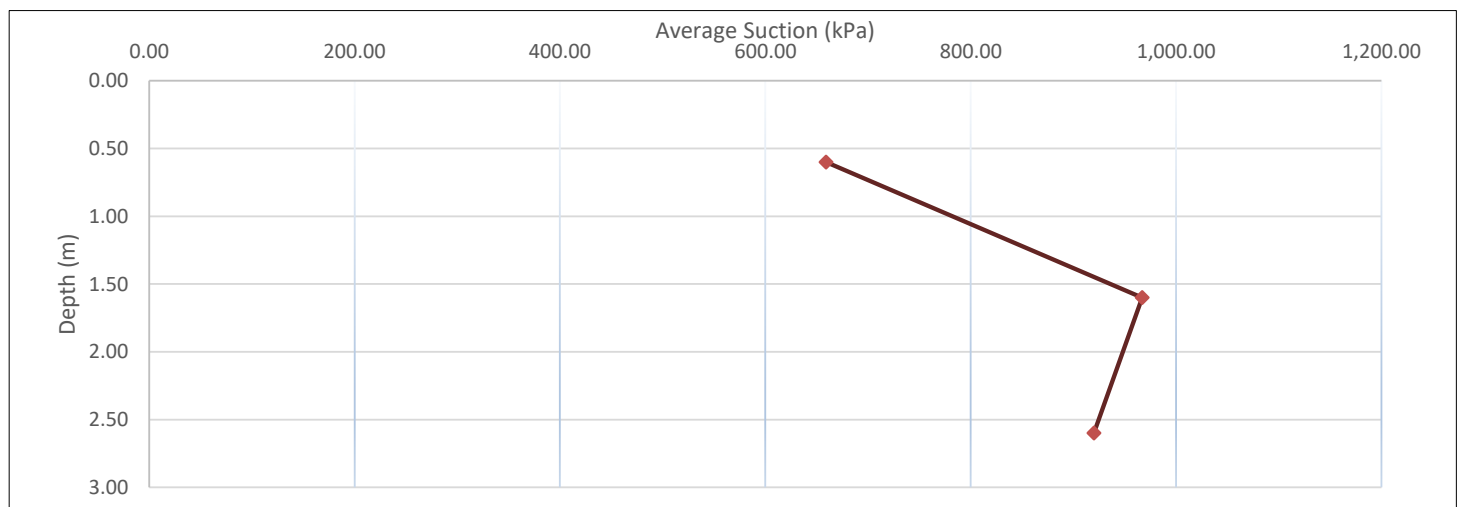
GSTL Contract Number	82596	
Report Date	26/11/2025	
Auger Reference	194668.1.2.RSS	
Remarks	D - Disturbed (Recompacted 2.5kg Rammer), U - Undisturbed Sample	

TH Trial Hole	Depth (m)	Filter Paper Location	Filter Paper	Sample Prep Method	Test Duration (Days)	Water Content (%)	Soil Suction Pk (kPa)	Average Soil Suction Pk (kPa)	Cumulative Heave Potential (mm) from bottom of the hole
TH1	0.60	Top	I	D	5	32.6	649	659	26
TH1		Middle	II	D	5	32.5	661		
TH1		Bottom	III	D	5	32.4	668		
TH1	1.10								
TH1									
TH1									
TH1	1.60	Top	I	D	5	30.0	942	967	16
TH1		Middle	II	D	5	29.8	976		
TH1		Bottom	III	D	5	29.7	983		
TH1	2.10								
TH1									
TH1									
TH1	2.60	Top	I	D	5	30.3	902	920	9
TH1		Middle	II	D	5	30.2	917		
TH1		Bottom	III	D	5	30.0	942		

Heave potential is calculated from the bottom of the hole and heaves above the bottom of the hole are reported as a cumulative value.

The values reported for heave above only apply to the strata the suction and plasticity have been performed on. The shallowest depth reported is assumed to be a strata thickness to GL and Heave is calculated based on that layer thickness, if the next sample is in 0.5m increments the heave is calculated based on the layer thickness of 0.5m and depths 1m from the sample above will include heave over 1m.

Consideration should be made for other stratas where values are not reported and when working out the heave potential over the entire trial hole.



Test Operator
Jason Smith



Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

Richardson's Botanical Identifications

Dr Ian B K Richardson
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James Richardson
BSc (Hons. Biology)

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Auger Solutions

Auger House

Cross Lane

WALLASEY

Wirral CH45 8RH

26/11/2025

Your ref: 194668-1-1

Our ref: 90/2710

Dear Sirs

Root ID

The samples you sent in relation to the above on 13/11/2025 have been examined. Their structures were referable as follows:

TH1, 0.6m		
1 no.	Examined root: most referable to the family Rosaceae, subfamily ROSOIDEAE (shrubs including Roses, Brambles, Raspberries, Kerria and Potentilla).	Alive, recently*.
2 no.	Examined root: HEDERA (Ivy) - or the related FATSIA (a robust shrub with fig-like leaves).	Alive, recently*.
1 no.	Examined root: an herbaceous (non-woody) plant. Only 0.4mm in diameter.	Inconclusive Iodine test*.
4 no.	Unfortunately all with insufficient cells for identification.	
TH1, 1.1m		
2 no.	Both samples revealed too few cells for microscopic identification.	

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

Yours faithfully

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.

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