



DRAIN DETECTIVES

CCTV SURVEY REPORT

INFORMATION

Frontier Properties C/O Rebecca Elliott

Re:

1 – 3 Market Street

Eastleigh

SO50 5RL

Ref: JSD7105

Re: CCTV survey carried out at above site address.

The foul drainage system is entered via Manhole 1. It is circular in shape and 100mm in diameter. The construction is vitrified clay.

The sections identified as private are for the sole use of this property and therefore the responsibility of the landowner to maintain.

The sections identified as shared are connected to multiple properties and are therefore the responsibility of Southern Water to maintain.

The survey was carried out to confirm the condition and direction of flows of the underground drainage.

The defects are fully noted in the attached report.

The location of defects in the line are described literally as if you are looking at a clockface. A crack on the top is 12 O' clock, a crack on the bottom is 6 O' clock.

RECOMMENDATIONS

REPAIR 1) – To high-pressure water jet the line in preparation for patch repair or lining works to ensure there is no debris in the line prior to the installation. **Free Of Charge**

REPAIR 2) – To carry out pre and post installation CCTV checks. **Free Of Charge**

REPAIR 3) – Section 1 – To concrete/cap off the redundant line from Manhole 1 to prevent rodents entering and nesting in this section. **Cost for works £75 + VAT.**

REPAIR 4) – Section 2 – To carry out a descaling program to clean and clear the line restoring full flows.

Cost for works £125 + VAT.

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REPAIR 5) – Section 3 – To carry out a high-pressure water jetting program to clean and clear the line restoring full flows, prior to the insertion of 1 x 600mm long x 100mm diameter silicate resin flexi patch @ 1.38M upstream between Manhole 1 and Rainwater Downpipe 2, in order to remedy the open joint and seal the pipe. **Cost for works £520 + VAT.**

REPAIR 6) – Section 4 – To insert approx. 4 meters of 100mm diameter flexi resin blow in liner upstream from Manhole 1, in order to remedy the hole, broken pipe & open joint, thereby sealing the pipe. **Cost for works £925 + VAT.**

REPAIR 7) – Section 5 – To carry out a high-pressure water jetting program to clean and clear the line to be able to re CCTV to assess condition and provide a quotation for any remedial works required if necessary, prior to the insertion of 2 x 600mm long x 100mm diameter silicate resin flexi patches @ 0.39M & 5.56M downstream between Manhole 1 and Manhole 2, in order to remedy the open joints and seal the pipe. **Cost for works £1185 + VAT.**

REPAIR 8) – Section 12 – To insert 1 x 600mm long x 100mm diameter silicate resin flexi patch @ 1.49M upstream between Manhole 23 and Soil Vent Pipe 2, in order to remedy the open joint and seal the pipe. **Cost for works £495 + VAT.**

REPAIR 9) – Section 14 – To carry out a descaling program to clean and clear the line restoring full flows, prior to excavating down at approximately 1.59M upstream between Manhole 3 and Gully 1 and remove the broken junction. To insert 1 x 600mm long x 100mm diameter silicate resin flexi patch @ 3.87M upstream between Manhole 3 and Gully To install a new 100mm UPVC junction and connect up to the existing line. To backfill and make good bringing up to ground level.

Cost for works £1915 + VAT.

REPAIR 10) – Section 15 – To carry out a descaling program to clean and clear the line restoring full flows.

Cost for works £125 + VAT.

Please note: Due to Manholes 2, 4, 5, 6, 7, 8, 9 & 10 being external to the building, our engineer has advised it would best to consult Southern Water as to what extent they will assume responsibility for the drains, as any drainage confirmed to be shared would be considered the responsibility of Southern Water to maintain. We have assumed the lines connecting to these manholes to be shared though a number of defects are present which will require attention by either the property owners or Southern Water.

(In Section 5, the pipe becomes shared from approx. 10.03M downstream between Manhole 1 and Manhole 2.)

In Section 6, we found a metal object intruding into the pipe, and several severely open joints.

In Section 7, we found an open joint.

In Section 8, we found several open joints.

In Section 9 we found a build up of silt in parts of the line, and a buried manhole connecting to Section 10/Rainwater Downpipe 6.

In Section 10, we found a crack in the pipe.

In Section 11, we found an open joint, and a higher than usual holding water level with a partial loss of camera feed.

In Section 17, we found a severely displaced joint, and two open joints.

In Section 18, we found a minor amount of debris in the line.

In Section 19, we found a mass build up of debris in the line.

In Section 20, we found the line to be redundant.

In Section 21, we found the interceptor to be cracked, and a large build up of debris in the line going out to the main sewer.

In Section 22, we found a severely displaced joint and some debris in the line.

In Section 24, we found a significant collapsed section with a large void visible around the pipe.

In Section 25, we found two open joints in the pipe and some debris/silt in the pipe.

In Section 26, we found the line to be redundant.

In Section 27, we found debris throughout the pipe.

In Section 28, we found debris throughout the pipe, and a severely open joint.

In Section 29, we found some debris in the line heading out to the main sewer.

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In Section 30, we found a severely displaced joint and a fractured section though this pipe was found to be a disused rainwater downpipe.

In Section 31, we found the line to be redundant.

In Section 32, we found the line to be redundant.

In Section 33, we found the line to be redundant.

In Section 34, we found an open joint and a significant build up of scale/encrustation which prevented further progress of the camera towards the main sewer.

We would recommend contacting Southern Water regarding the points raised above. who will be able to decide on appropriate action/repair and confirm whether the defects are the responsibility of the property owner. Following confirmation, we can then provide a further quote as required.

PRICING

We will be pleased to carry out the above works for the total sum of £5365 Plus VAT

The proposed repair methods have been specifically selected as the most cost-effective method and expedient to rectify the defects noted.

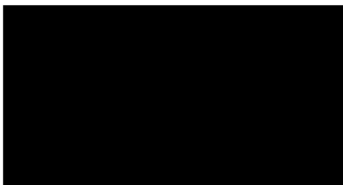
PROCEEDING WITH THE WORKS

Due to the nature of working underground it is not possible to state conclusively that there will be no further damage discovered once the repairs are commenced, if this occurs, we will make all efforts to mitigate the costs and seek the authority through the proper channels before carrying out additional repairs.

Please ensure that appropriate access to water and electricity are provided on site to complete the repair (the engineer will confirm these details with you) If you require more information or wish to discuss this matter please contact us.

The engineers will endeavour to be as careful as they can when lifting manhole covers.

However, we cannot be held responsible for any damage caused to the cover or the surrounding work area when lifting or replacing manhole covers. This will include lifting manhole covers that have not been lifted for access in a long time.



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TERMINOLOGY

Manhole- A point in the drainage large enough for a person to access. Noticeable by the manhole covers on the surface.

Waste- Waste and water that has been used. Toilets, showers, sinks, washing machines, baths etc.

Surface Water- Unspoiled water, rainwater etc.

Gully- A bend where water is **permanently** held to prevent smells in the property and garden.

Rest Bend- A sloping piece of pipe, usually connecting a utility (Toilet, sink etc.) to the drainage.

Blind Junction- The point where one-line joins into another line.

Upstream/Downstream- The direction of the camera in relation to the direction of flow. Against the stream (Upstream) or with the stream (Downstream)

Private Line / Shared Line- A private line is used only by one property; a shared line is taking drainage from multiple properties. We are only able to carry out remedial works on private lines.

Displaced Joint – The point at which a connection (joint) is coming loose and beginning to disconnect.

Open Joint- When a displaced joint is so bad, you can completely see outside of the pipe.

SVP- A soil vent pipe. These release smells out of the roof (far above the point they would be noticed) while sucking in an air vacuum to keep the line flowing.

Main Line- The main sewer. All the surrounding properties likely flow into this line somehow.

Off Boundary- The point in a survey where our camera passes from one property onto the next.

Interceptor- Interceptors separate contaminants from the water before it reaches the main sewer system.

Soakaway- If the property struggles to keep up with draining away surface water, a soakaway can be installed via a hole in the garden. This allows a destination for water to soak into the earth.

Rodent Valve / Rat Valve– A non-return valve with serrated teeth, it allows water to flow as normal, but prevents rodents from pushing through.

Drain Bung- A cap installed on the entrance/end of a redundant line to seal it off, preventing anything from entering.

Access Point / Rodding Eye- An external access for rods/CCTV equipment to enter the line without the use of a manhole.

Picote Cutting Machine- An extraordinarily powerful specialist cutting machine with serrated/abrasive edges. The drill-type machine is pushed into the drain to break up and obliterate any potential blockage.

Descale / High Pressure Water Jet- An extremely fast, extremely powerful water jet that blasts the line.

Resin Patch- Somewhat of a permanent plaster for the drain. This is installed over a defect to seal and rectify the line, while retaining the original circumferential shape of the drain.

Flexi Patch- This flexible patch is required to rectify a bend in the line.

Liner- A liner is run through manhole to manhole to patch the entire line at once, a whole new drain within the drain.