

Drainage Investigation Report

For Subsidence Management Services

Client Reading Spiritualist Church

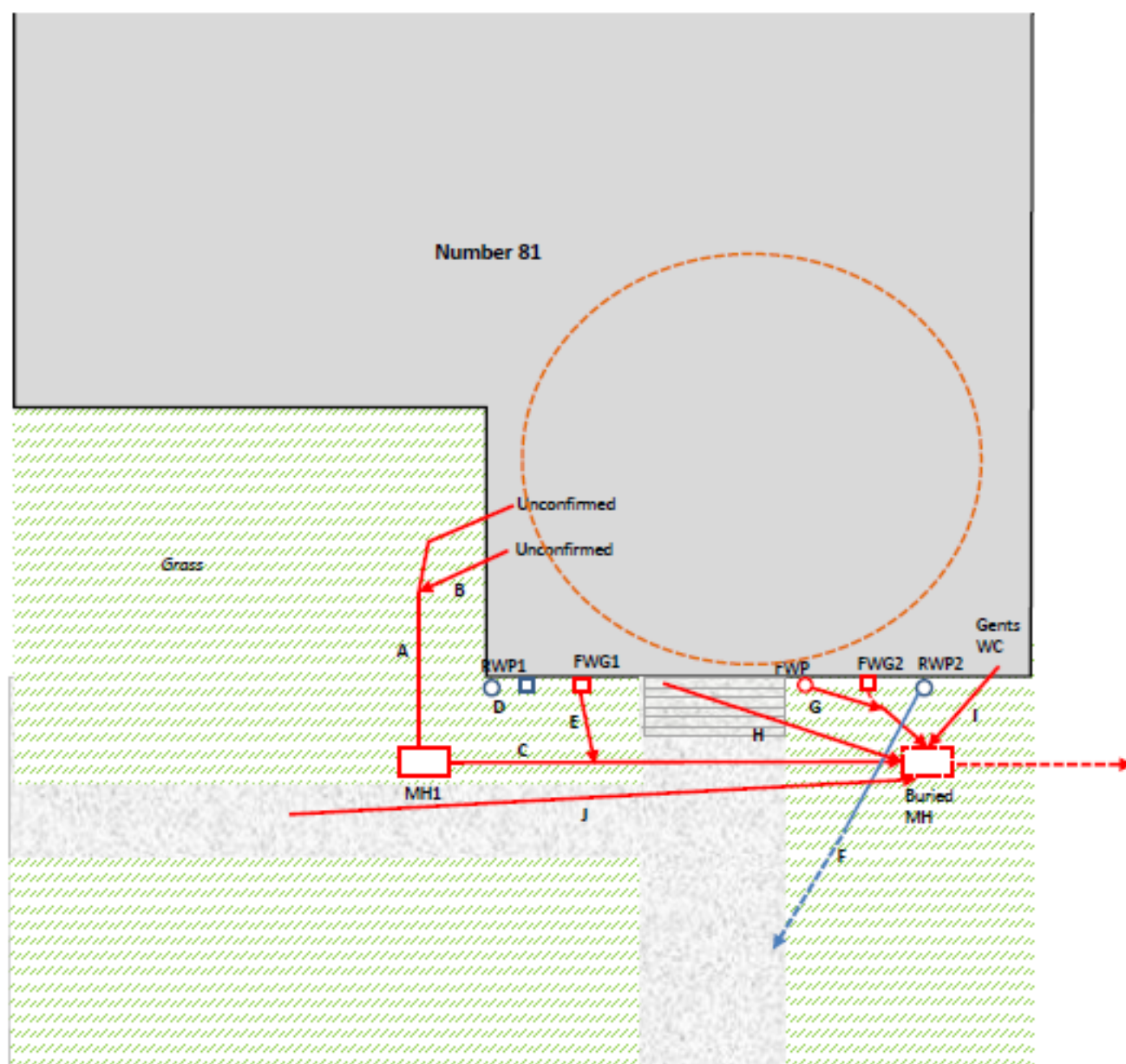
Risk Address: 81 Baker Street, Reading, RG1 7XY

Visit Date: 11th February 2022

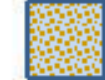
Client Reference: IFS-AVI-SUB-19-0084937

Our Reference: C53353 D22175

Report Date: 16th February 2022



Key

	Tree		Building		Combined Drains		Unsurveyed Drains
	Shrubs		Water Supply		Foul Drains		Excavation
	Bushes		Launch Pit		Storm Drains		Area of Concern
	Boundary		Stop Valve		WC		
			Soak-Away		Exploratory Hole		
					Bore Hole		

Notes:

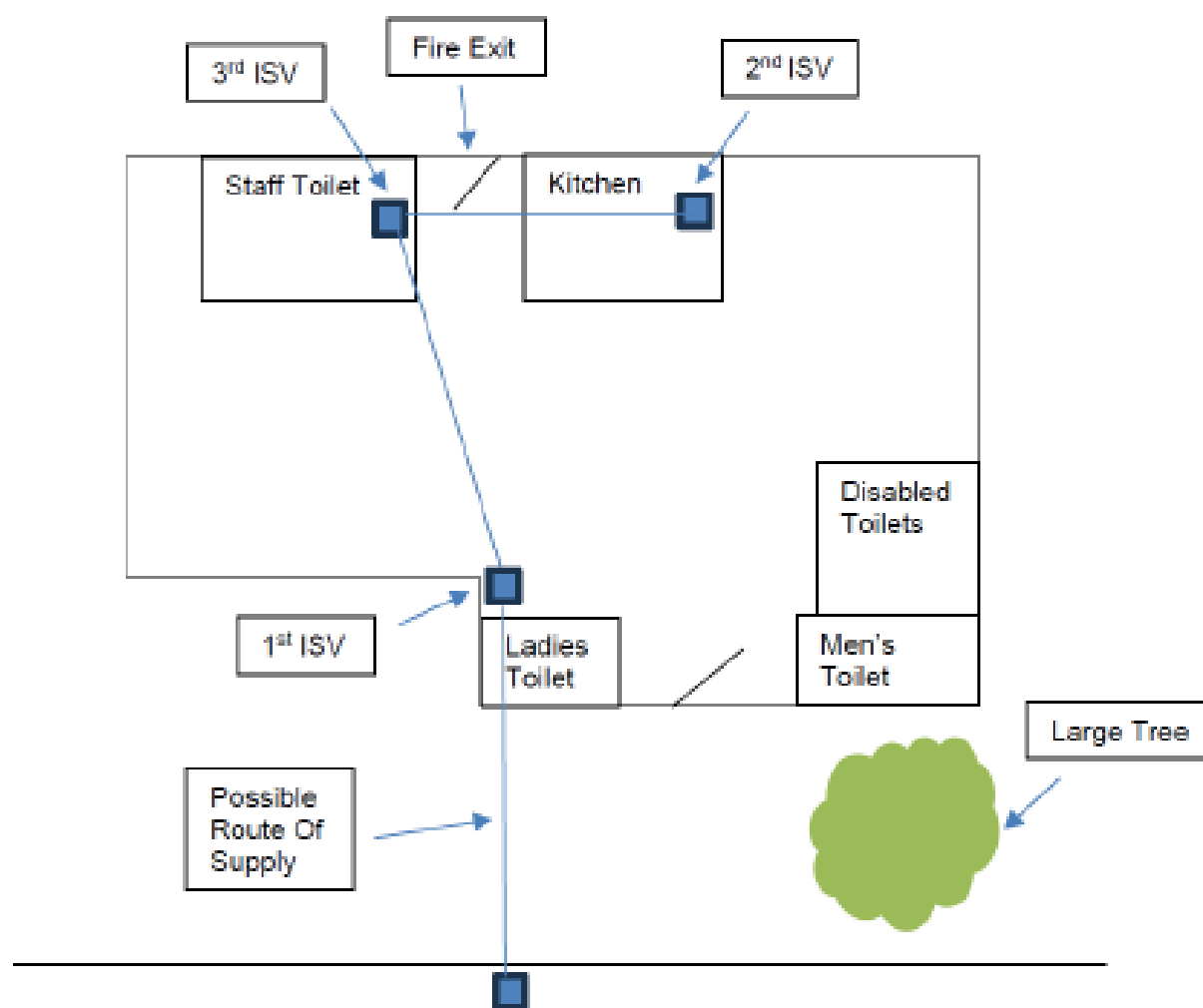
Address:

81 Baker Street, Reading, RG1 7XY

Following your instruction we attended site attended site to carry out investigations into the water supply at the property and confirm the condition.

The following presents a summary of the findings with recommendations to repair and/ or return the supply to a serviceable state, where necessary.

Engineers attended site and met with surveyor, property is old church with flat above, property has cracks at front of property in walls indicating possible subsidence. Drainage engineers where on site and carried out CCTV survey and found no issues with drains. Engineers discovered that property has 3 x separate risers(ISV's). First ISV is in storage area near front of property next to ladies toilets. Second ISV is in main kitchen in cupboard next to sink (this ISV controls flat upstairs). Third ISV is in staff toilets just off of kitchen area. Engineers shut off all internal stop taps and made sure water was completely off. Engineers then tested meter, meter isn't moving proving no leaks between OSV and ISV's. Engineers then opened each ISV in turn checking meter, but meter showing no sign of external or internal leaks. All pipework after ISV's is above ground level so internal leaks would be easy to spot.



Following your instruction we attended site to carry out investigations into the drains at the property.

The following presents a summary of the findings with recommendations to repair and/ or return the drains to a serviceable state, where necessary.

on arrival to site engineers spoke with SMS surveyor who wanted to know where Run A and B run to. carried out a look see with the camera to show surveyor the drainage runs out from womens toilet, dye testing proved both toilets were dispersing into the drainage system