ukdp | The UK Drainage Professionals

Home Buyer Drainage Survey Standard Report Prepared For:

A UKDP Customer

Property Address

Date of survey:
Engineer:



SAMPLE

UKDP is a trading name of UK Drainage Claims Ltd, which is authorised and regulated by the Financial Conduct Authority (FRN 581255) for insurance claims handling.

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Drainage Survey Standard Home Buyer

Weather conditions on the day of the survey:	Sunny
Type of property surveyed:	Detached
Property construction type:	Cottage
View of the front of the property:	
What is the year of build of the property:	Main Cottage - c.1857, fully extended and renovated in 2000.
Number of bedrooms:	4
Is the drainage system shared?	No
Type of drainage tank at the property:	Septic tank with clinker/filter bed
Is the system emptied/serviced regularly?	Yes.

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Photograph(s) of tank after the system was emptied:	
Tank empty photograph 2:	
Construction / design of the tank at the property:	A rectangle brick constructed tank with rendered internal surfaces
Number of zones in the existing tank:	1
Start of the drainage system:	The rear of the property
Location of tank:	The front left-hand side of the property
Age of the tank (if known):	Assumed to be constructed in the 1960's.
Maximum potential occupancy for the property:	6

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Dimensions of the tank:	Length - 1.8m Depth (to inlet) - 1.3m Width - 1.5m All internal measurements.
Depth (below ground level) of the inlet pipe into the tank:	0.4m
Depth (below ground level) of the outlet pipe from the tank (if applicable):	0.4m
Capacity of the tank (below the inlet pipe):	3,510 litres
Based on our calculations, is the tank adequately sized for the maximum potential occupancy of the property?	Yes
Is there a manhole chamber upstream of the tank?	Yes
Depth below ground level of the next upstream manhole chamber from the tank:	0.35m
Overall condition of the tank:	Good
On arrival was the effluent level within the tank at the expected operating level?	Yes
Was there any damage observed to the tank during the inspection?	No
When the tank was emptied, was there any water observed returning to the tank from the outlet?	No
Was the outlet pipework accessible from the tank in order to conduct a CCTV survey?	Yes
Was there confirmation of the discharge destination?	No
Were we able to confirm that the system discharges to the ground?	Yes
Have we confirmed the type and construction of the soakaway?	No

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Photograph of the general area of the tank:	
Are all parts of the drainage system within the boundary of the property?	Yes
Are there any wells at the property?	No
Are there any boreholes at the property?	No
Are there any watercourses or seasonal drainage ditches within the boundary of the property?	No
Are there any watercourses or seasonal drainage ditches in the local area?	No
Was a dye test carried out to the accessible upstream rainwater pipes?	Yes
Were there any cross connections found between the rainwater system and the foul system?	Yes
Where were the cross connections?	2 cross connections identified to the right hand elevation of the garage/office, 1 cross connection identified to the yard gully on the drive, 1 cross connection identified to the single storey outrigger at the rear of the property.
Guidance on cross connections from rainwater system to the foul drainage:	Cross connections from a rainwater system to a foul drainage system are not considered best practice and can hydraulically overload the system during periods of persistent or heavy rain fall. This can be a problem as it can raise the operating level within the tank, affecting the waste separation process which can ultimately lead to solid waste passing into the soakaway system. This can potentially cause it to fail prematurely.

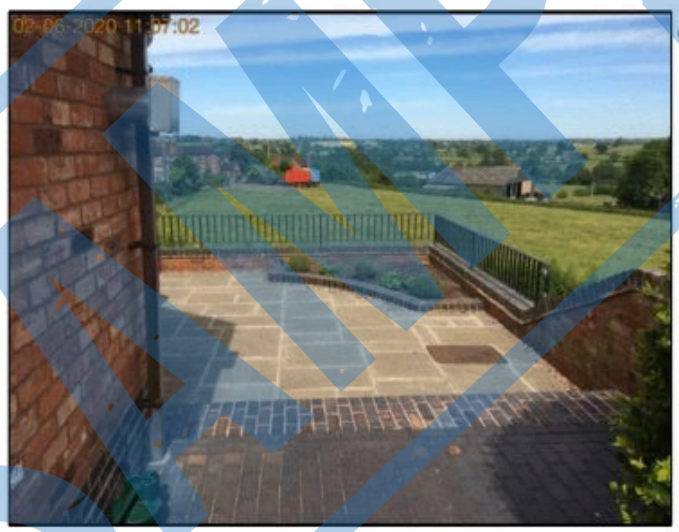
SAMPLE

Additional photograph for the report 2:



2 x cross connection to the garage and office,

Additional photograph for the report 3:



Cross connection at rear.

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Additional photograph for the report 4:



Rear boundary.

Additional photograph for the report 5:



Rear garden.

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UKDP
24 Stonelaw Road,, Rutherglen
Tel. 016280788600
info@ukdpsolutions.co.uk

Section Inspection - 20/01/2025 - MH1X

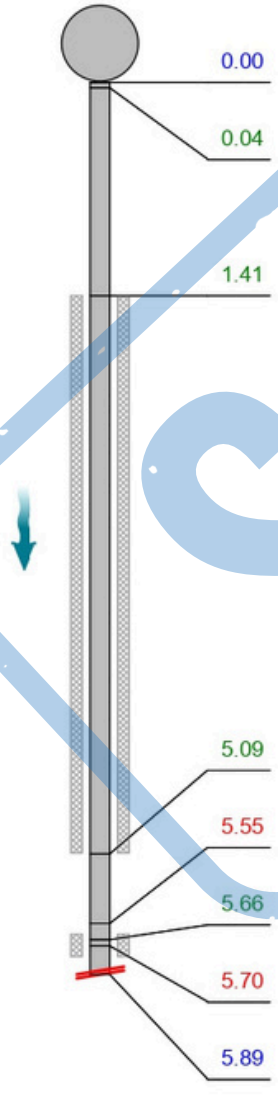
Item No.	Insp. No.	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
1	1	20/01/25	0:00	INS7068	Dry	0	MH1X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
Not Specified	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:		**Inspection Direction:**	Downstream	**Upstream Node:**	MH1
Road:		**Inspected Length:**	5.89 m	**Upstream Pipe Depth:**	0.500 m
Location:		**Total Length:**	5.89 m	**Downstream Node:**	MH2
Surface Type:		**Joint Length:**		**Downstream Pipe Depth:**	

Use:	Foul	**Pipe Shape:**	Circular
Type of Pipe:		**Dia/Height:**	100 mm
Flow Control:		**Pipe Material:**	Polyvinyl chloride
Year Constructed:	Not Specified	**Lining:**	No Lining
Inspection Purpose:		**Lining Material:**	

Comments:
Recommendations:



Scale: 1:51	Position [m]	Code	Observation	MPEG	Photo	Grade
	0.00	ST	Start of survey	00:00:00	MH1X_cb29c6ac-d7e1-4b53-bf7	
	0.04	LR	Line of sewer deviates right	00:00:01	MH1X_b8dcafda-5f8a-4f10-9be	
	1.41	S01 DEG	Debris, grease from 11 o'clock to 1 o'clock, 10% cross-sectional area loss, start	00:00:15	MH1X_56058701-330a-4e09-9	3
	5.09	C01 DEG	Debris, grease from 11 o'clock to 1 o'clock, 5% cross-sectional area loss, change	00:00:28	MH1X_c3427ae5-0be0-45a8-a0	
	5.55	D	Deformed sewer, 15% of original diameter/height: From 6 to 12 O'clock	00:00:30	MH1X_7896ce19-51e1-4bd7-9f	3
	5.66	WL	Water level, 10% of sewer height	00:00:32		
	5.70	S02 D	Deformed sewer, 15% of original diameter/height, start: 12 O'clock	00:00:32	MH1X_72b9f780-b977-4ce6-a	3
	5.89	SA	Survey abandoned: Unable to push camera	00:00:51	MH1X_10093812-9238-453a-9	

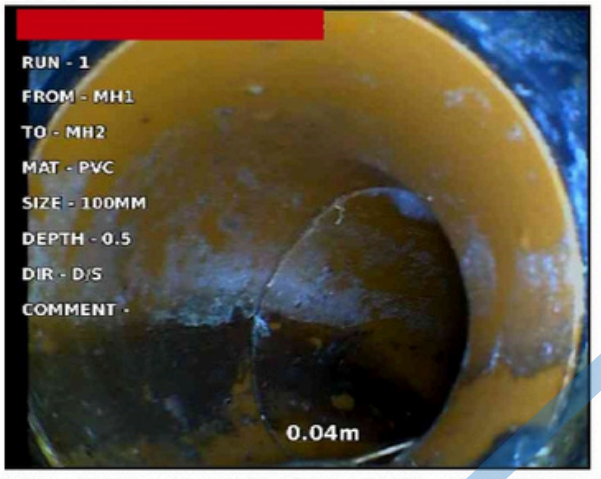
Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	40.0	13.6	80.0	3.0	1	0.0	0.3	2.0	1.0

SAMPLE

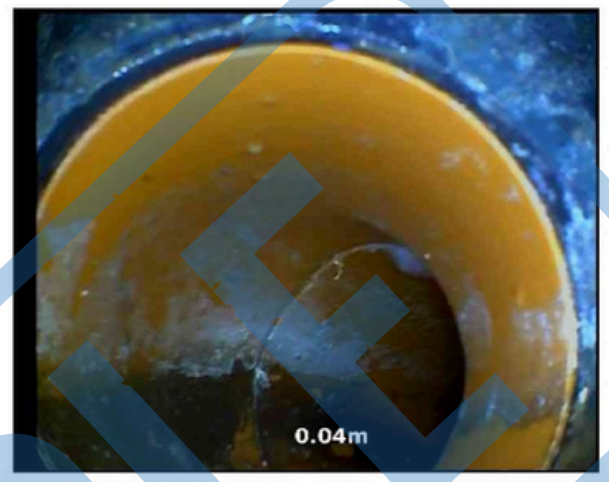
UKDP
24 Stonelaw Road,, Rutherglen
Tel. 016280788600
info@ukdpsolutions.co.uk

Section Pictures - 20/01/2025 - MH1X

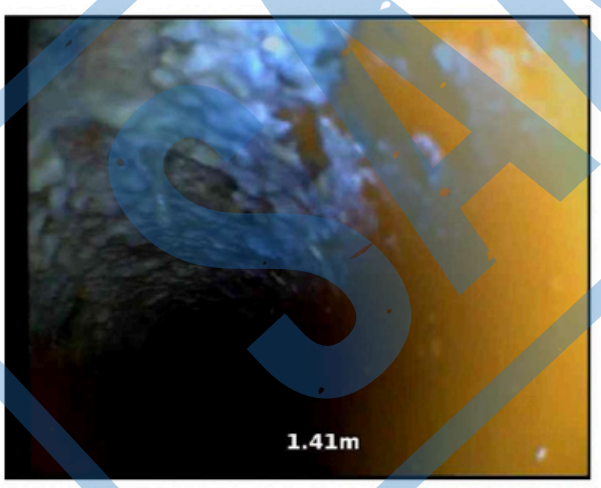
Item No.	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
1	Downstream	MH1X	INS7068	



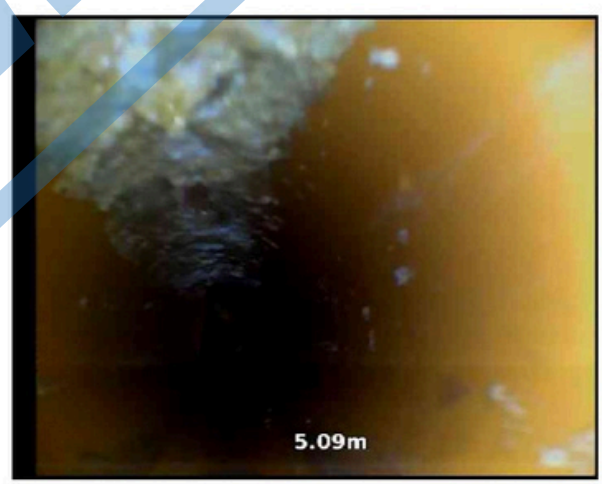
MH1X_cb29c6ac-d7e1-4b53-bf72-bab27975cc62_20250120_133304_317.jpg, 00:00:00, 0.00 m
Start of survey



MH1X_b8dcafda-5f8a-4f10-9bec-bf7dca9b7672_20250120_133350_587.jpg, 00:00:01, 0.04 m
Line of sewer deviates right



MH1X_56058701-330a-4e09-9a0f-4ca356bca2fe_20250120_133433_013.jpg, 00:00:15, 1.41 m
Debris, grease from 11 o'clock to 1 o'clock, 10% cross-sectional area loss, start



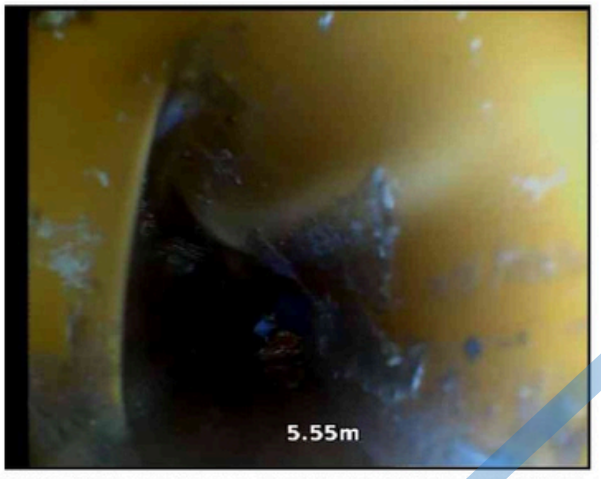
MH1X_c3427ae5-0be0-45a8-a0ab-e60ed2c62379_20250120_133507_718.jpg, 00:00:28, 5.09 m
Debris, grease from 11 o'clock to 1 o'clock, 5% cross-sectional area loss, change

SAMPLE

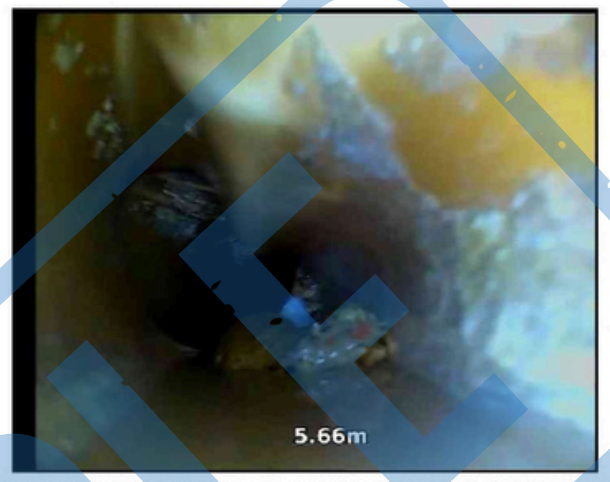
UKDP
24 Stonelaw Road,, Rutherglen
Tel. 016280788600
info@ukdpsolutions.co.uk

Section Pictures - 20/01/2025 - MH1X

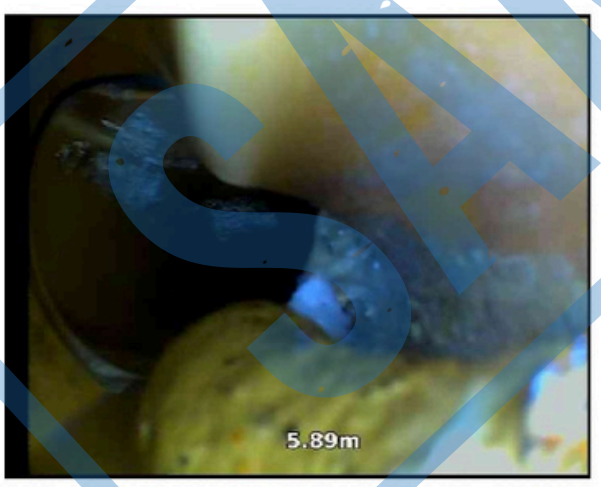
Item No.	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
1	Downstream	MH1X	INS7068	



MH1X_7896ce19-51e1-4bd7-9fb7-358c01b626eb_20250120_133553_482.jpg, 00:00:30, 5.55 m
Deformed sewer, 15% of original diameter/height, From 6 to 12 O'clock



MH1X_72b9f780-b977-4ce6-aac6-30e32f2909a7_20250120_133632_377.jpg, 00:00:32, 5.70 m
Deformed sewer, 15% of original diameter/height, start, 12 O'clock



MH1X_10093812-9238-453a-99a7-651d7dc8d95c_20250120_133800_238.jpg, 00:00:51, 5.89 m
Survey abandoned, Unable to push camera

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UKDP
24 Stonelaw Road,, Rutherglen
Tel. 016280788600
info@ukdpsolutions.co.uk

Section Inspection - 20/01/2025 - MH1X

Item No.	Insp. No.	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
2	1	20/01/25	0:00	INS7068	Dry	0	MH1X

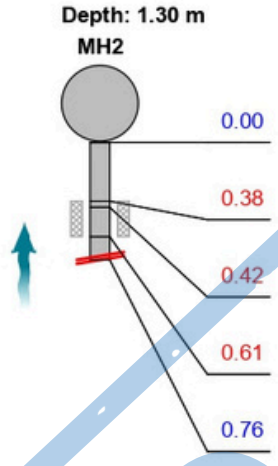
Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
Not Specified	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:		**Inspection Direction:**	Upstream	**Upstream Node:**	MH1
Road:		**Inspected Length:**	0.76 m	**Upstream Pipe Depth:**	0.500 m
Location:		**Total Length:**	0.76 m	**Downstream Node:**	MH2
Surface Type:		**Joint Length:**		**Downstream Pipe Depth:**	1.300 m

Use:	Foul	**Pipe Shape:**	Circular
Type of Pipe:		**Dia/Height:**	100 mm
Flow Control:		**Pipe Material:**	Polyvinyl chloride
Year Constructed:	Not Specified	**Lining:**	No Lining
Inspection Purpose:		**Lining Material:**	

Comments:
Recommendations:

Scale: 1:50



Position [m]	Code		Observation	MPEG	Photo	Grade
0.00		ST	Start of survey	00:00:00	MH1X_b53e8da0-8edf-416d-ad	
0.38	S01	D	Deformed sewer, 10% of original diameter/height, start: at 10 O'clock	00:00:08	MH1X_2aef634b-99ce-4329-8	2
0.42	C01	D	Deformed sewer, 20% of original diameter/height, change: at 10 O'clock	00:00:08	MH1X_31cd0bca-9743-4b55-bd	
0.61	C01	D	Deformed sewer, 20% of original diameter/height, change: From 8 to 12 O'clock	00:00:09	MH1X_0ead1eea-6abd-4097-b	
0.76		SA	Survey abandoned: Unable to push camera past	00:00:11	MH1X_a2c45cb7-d2ab-4a43-b4	

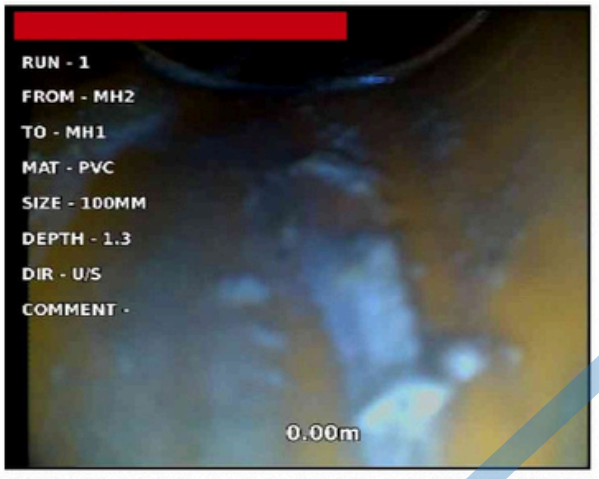
Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	0.0	26.3	20.0	2.0	0	0.0	0.0	0.0	1.0

SAMPLE

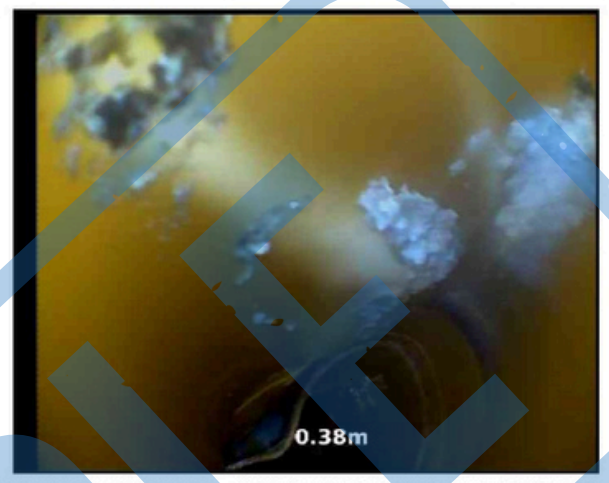
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24 Stonelaw Road,, Rutherglen
Tel. 016280788600
info@ukdpsolutions.co.uk

Section Pictures - 20/01/2025 - MH1X

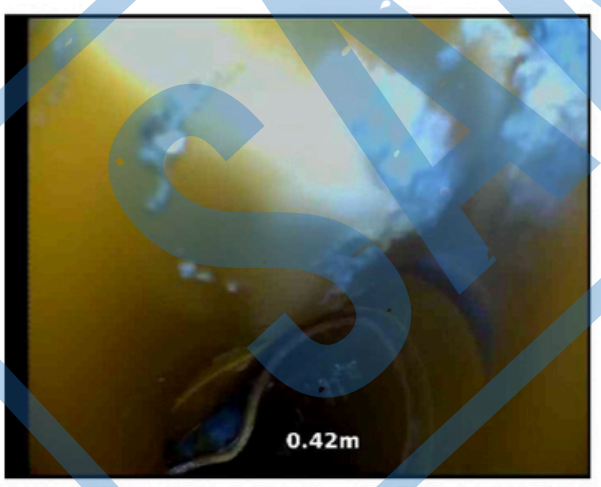
Item No.	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
2	Upstream	MH1X	INS7068	



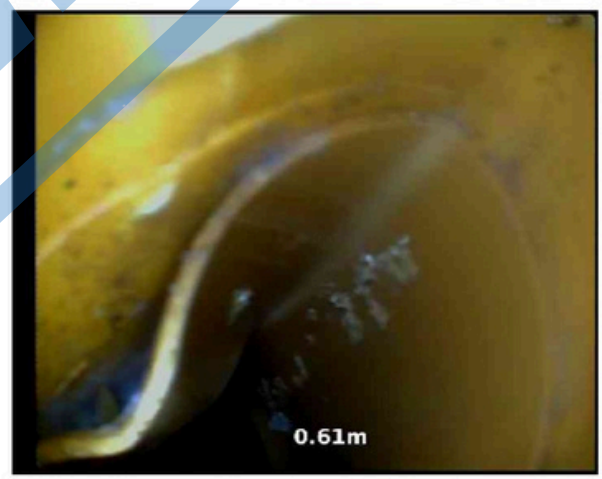
MH1X_b53e8da0-8edf-416d-adb7-521aec5a8525_20250120_133913_873.jpg, 00:00:00, 0.00 m
Start of survey



MH1X_2aef634b-99ce-4329-8ae6-b0b68861c6e4_20250120_134027_186.jpg, 00:00:08, 0.38 m
Deformed sewer, 10% of original diameter/height, start, at 10 O'clock



MH1X_31cd0bca-9743-4b55-bd9b-c455b6255c9d_20250120_134102_101.jpg, 00:00:08, 0.42 m
Deformed sewer, 20% of original diameter/height, change, at 10 O'clock



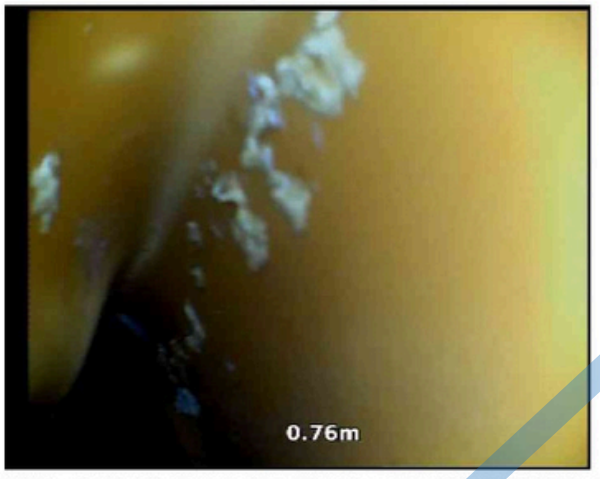
MH1X_0ead1eea-6abd-4097-b27f-b7b020615ea3_20250120_134214_214.jpg, 00:00:09, 0.61 m
Deformed sewer, 20% of original diameter/height, change, From 8 to 12 O'clock

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UKDP
24 Stonelaw Road,, Rutherglen
Tel. 016280788600
info@ukdpsolutions.co.uk

Section Pictures - 20/01/2025 - MH1X

Item No.	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
2	Upstream	MH1X	INS7068	



MH1X_a2c45cb7-d2ab-4a43-b42d-48ccef41a087_20250120_134255_553.jpg, 00:00:11, 0.76 m
Survey abandoned, Unable to push camera past

SAMPLE