

CCTV Drainage Survey Report

Sample property

Anonymised sample. Identifiers removed; videos are muted sample copies.

REPORT REFERENCE
SAMPLE-CCTV

CLIENT
Sample client

DATE OF SURVEY
23 September 2026

SURVEYOR

INSPECTION STANDARD
MSCC5 Domestic GB (DRB Scoring)

ISSUE / REVISION
September 2026 · Revision 1

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A. PROJECT OVERVIEW

Clever Works Ltd was commissioned by Sample client to carry out a CCTV inspection of the drainage at Sample property . The aim of the survey is to assess the structural condition and service function of the existing drainage sections against the standards set out in the WRc *Manual of Sewer Condition Classification, 5th Edition (MSCC5)*.

B. REFERENCES

B.1 Guidance & regulations referred to

British Standards Institution. (2003). BS EN 13508-2:2003+A1:2011. Investigation and assessment of drain and sewer systems outside buildings. Visual inspection coding system (+A1:2011).
British Standards Institution. (2010). BS EN 752:3 Drain and sewer systems outside buildings.
Building Regulations. Approved Document H – Drainage and Waste Disposal.
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Lane, S. (2020). The City and Guilds of London Institute, Plumbing Book 2. Hodder Education.
Maskrey, M. B. (2021). The City and Guilds of London Institute, Plumbing Book 1. Hodder Education.
NHBC. (2023). Standards and Technical Requirements.
Thames Water. (2023). Building near or over a public sewer.
Thames Water. (2023). Local practices to support Code for sewerage adoption – easements.
Thames Water. (2023). Local practices to support Code for sewerage adoption – pumping stations.
Thames Water. (2023). Specifications for approved build over agreements.
Water Research Centre Ltd (WRc plc). (2017). Manual of Drain and Sewer Cleaning, 1st Edition. Wiltshire: Water Research Centre Ltd (WRc plc).
Water Research Centre Ltd (WRc plc). (2017). Manual of Sewer Condition Classification, 5th Edition. Wiltshire: Water Research Centre Ltd (WRc plc).
Water Research Centre Ltd (WRc plc). (2017). The Drain Repair Book, 4th Edition. Wiltshire: WRc plc.
Water UK. (2021). Sewerage Sector Guidance (SSG).

C. SCOPE OF WORK & METHODOLOGY

Each drainage section was inspected using a self-propelled pan-and-tilt CCTV crawler (or a push-rod camera where chamber access prevented crawler deployment) and video-recorded continuously. Where necessary the line was pre-cleaned using jet-vac equipment to allow proper visibility of the pipe wall.

The camera was driven through each pipe and everything it found was written down: what it was, how far along the pipe it sits, and where around the pipe. Each finding is given a letter, A, B or C, from what that kind of finding has meant on the drains we have surveyed before; the surveyor can raise or lower it after looking at the picture again.

Interpretation

A pipe's grade is the worst letter on it. One C anywhere makes the pipe a C; a pipe with only As is an A. How many times a fault appears does not change the letter.

How well a pipe drains is judged separately, on the day, as **Serviceable** or **Not serviceable**. The two are independent: a sound pipe can still be blocked, and a cracked one can still flow. Where we could not grade a pipe the report says **Not assessed**, which is not a sign that it is fine. The findings describe the drain on the day of the survey; use afterwards can change them.

Observations were coded and graded in CleverWorks 1.0.107, which applies the MSCC5 and DRB rules identically to every section.

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C.1 GRADING KEY - MSCC5 DOMESTIC DRAIN CODES

C.1.1 Condition (A, B or C)

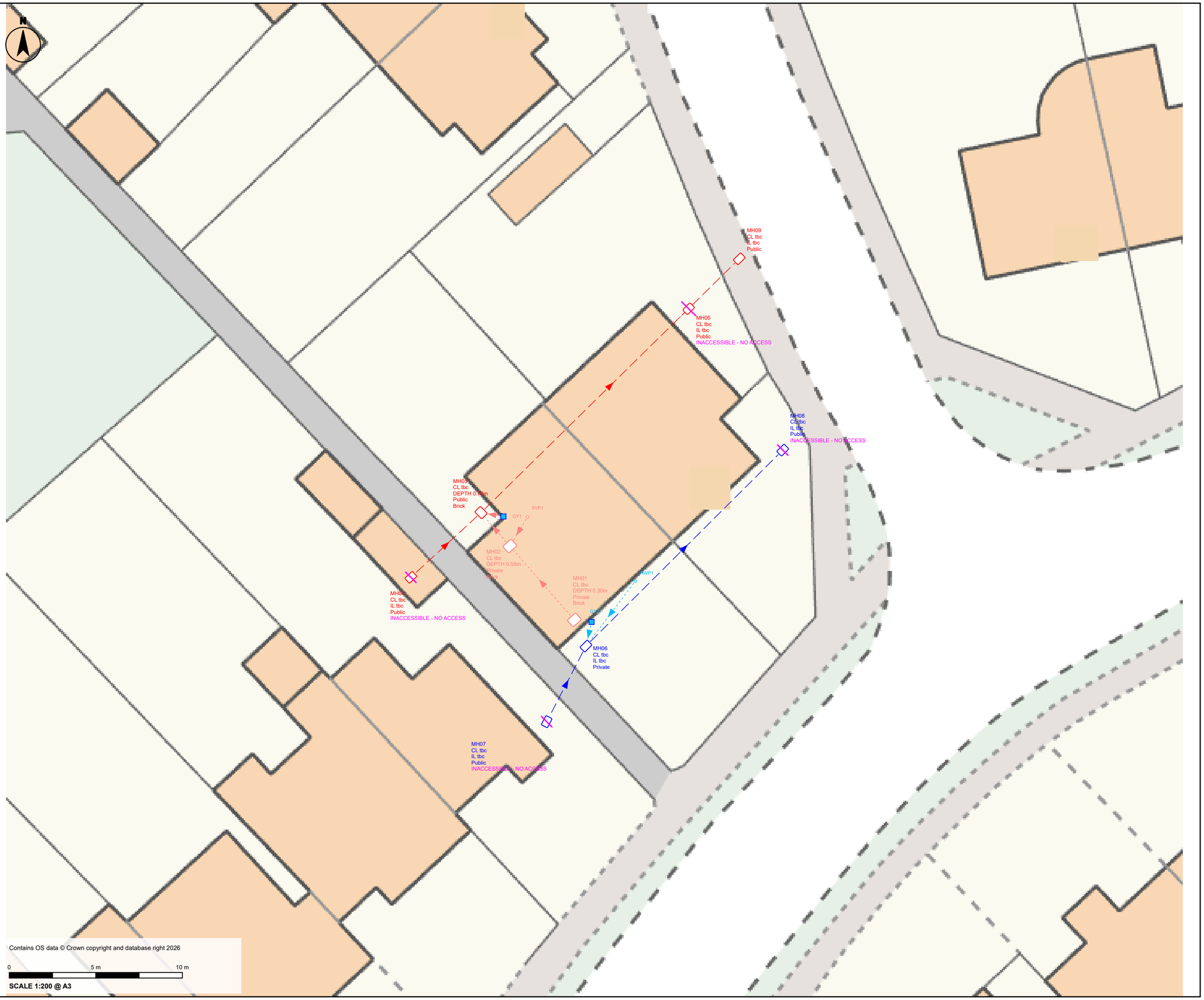
This system uses a traffic-light list to describe the condition of the pipe. The letter reported for a section is the worst letter carried by any observation on it.

GRADE	MEANING	TYPICAL REMEDIAL URGENCY
A	Pipe is in an acceptable service condition.	No action required.
B	Consideration should be given to repairs in the medium term.	Plan repairs in the medium term.
C	Pipe is at risk of collapse at any time. Urgent repairs should be considered to avoid total failure.	Urgent remedial action required.
-	**Not assessed.** We could not give this pipe a letter: either it shows something we do not grade, or nothing was recorded on it.	Ask us before relying on this pipe.

C.1.2 Hydraulic condition (Serviceable / Not Serviceable)

A separate assessment of whether the section discharges freely, recorded by the surveyor on site. It is independent of the condition letter above and is not derived from it - a pipe in sound condition may still be blocked, and a defective one may still flow.

RATING	MEANING
Serviceable	Flowing adequately.
Not serviceable	Not flowing adequately - flow impeded or leaking.
Not recorded	The hydraulic condition of this section was not rated on the day.



NOTES:

1. THIS DRAWING IS NOT A STAND-ALONE DOCUMENT BUT PART OF A MSSC5 DRAINAGE SURVEY REPORT. SUPPLEMENTARY INFORMATION MAY BE FOUND ON THE COMPLETE MSSC5 DRAINAGE REPORT UNDER PROJECT INFORMATION AND PROJECT SUMMARY.
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LEGEND:

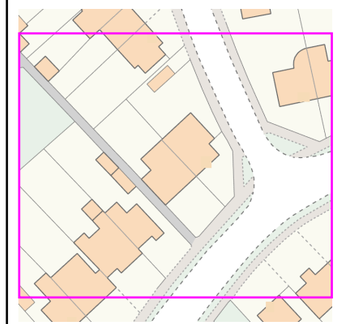
AAV	AIR ADMITTANCE VALVE
BH	BOREHOLE
BL	BLIND LATERAL (INCOMING PIPE, NOT SOURCED)
CO	CLEAR OPENING
CL	COVER LEVEL
CI	CAST IRON PIPE
CP	CATCH PIT
EOT	END OF TRACE
FWD	FOUL WATER DRAIN
FW	FOUL WATER
(F)GY	(FOUL) GULLY
HL	HIGH LEVEL
HOR	HEAD OF RUN
HPWJ	HIGH PRESSURE WATER JETTING
MH	MANHOLE
IC	INSPECTION CHAMBER
IL	INVERT LEVEL
PF	PITCH FIBRE
PPIC	POLY PROPYLENE INSPECTION CHAMBER
PLD	PUBLIC LATERAL DRAIN (PUBLIC INFRASTRUCTURE)
RE	RODDING EYE
RT	RUNNING TRAP
RWP	RAIN WATER PIPE (discharging onto ground)
RWPG	RAIN WATER PIPE (discharging into) GULLY
RWDP	RAIN WATER DOWN PIPE (discharging into ground)
SA	SURVEY ABANDONED
SK	SOAKAWAY
SP	SEPTIC TANK
TP	TRIAL PIT
TFR	TAKEN FROM RECORDS
UTL	UNABLE TO LIFT
UTS	UNABLE TO SURVEY (usually beyond traps)
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
SVP	SOIL VENT PIPE
SS	STUB STACK
SW	SURFACE WATER
VP	VENT PIPE
VC	VITRIFIED CLAYWARE
- - -	PIPE FROM STC25 CARD, NOT SURVEYED BY CAMERA

SYMBOL KEY

- INACCESSIBLE / NOT SURVEYED
- WINSER TRAP IN MANHOLE
- RAT BLOCKER IN MANHOLE
- NON-RETURN VALVE IN MH
- RUNNING TRAP IN SEWER
- RAINWATER PIPE
- SOIL VENT PIPE
- ROAD GULLY (RGY)
- SURFACE GULLY
- FOUL GULLY
- BOREHOLE (HAND AUGURED)
- TRIAL PIT (HAND DUG)

COLOUR KEY

- PUBLIC FOUL WATER SEWER
- PUBLIC STORM WATER SEWER
- PUBLIC COMBINED WATER SEWER
- PRIVATE FOUL WATER DRAIN
- PRIVATE STORM WATER DRAIN
- PRIVATE COMBINED WATER DRAIN
- FAULTY DRAIN / INFORMATIONAL
- PROPOSED DRAIN
- SITE BOUNDARY



SHEET LOCATION

REVISION HISTORY

REVISION	DATE	DESCRIPTION
A	23.09.26	INDICATIVE ISSUE

Sample property
Sample property

EXISTING DRAINAGE LAYOUT

CLIENT NAME	Sample client				
DRAWING NUMBER	SAMPLE-EX01				
SURVEYED	C	DRAWN	C	SCALE	1:200
DATE	23.09.26	DATE	25.09.26	SHEET	01 of 01

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E. SECTION SUMMARY

The following drainage sections were inspected during this survey. The condition letter is the worst letter carried by any observation on the section; the hydraulic condition is the surveyor's separate assessment of whether it discharges freely.

NO.	SECTION	PIPE LENGTH	PIPE SIZE	MATERIAL	CONDITION	HYDRAULIC	WORST OBSERVATION
1	**Section 1**	6.9 m	DN100	Polyvinyl chloride	A	Serviceable	WL at 0.28 m
2	**Section 2**	1.5 m	DN100	Vitrified clay	A	Serviceable	WL at 0.67 m
3	**Section 3**	2.6 m	DN100	Vitrified clay	C	Serviceable	JDL at 1.44 m
4	**Section 4**	5.3 m	DN100	Vitrified clay	B	Serviceable	DES at 0.10 m
5	**Section 5**	22.0 m	DN100	Vitrified clay	B	Not serviceable	DEG at 0.67 m
6	**Section 6**	2.9 m	DN100	Polyethylene	C	Serviceable	B at 2.40 m
7	**Section 7**	0.9 m	DN100	Vitrified clay	C	Serviceable	JDL at 0.86 m
8	**Section 8**	7.3 m	DN150	Vitrified clay	B	Serviceable	DES at 0.38 m Assessment incomplete: DEEJ ungraded
9	**Section 9**	15.8 m	DN150	Vitrified clay	B	Serviceable	DES at 0.38 m

Overall

9 pipes were inspected; each has its own letter in the table above. Of these, 8 are serviceable and 1 is not serviceable.

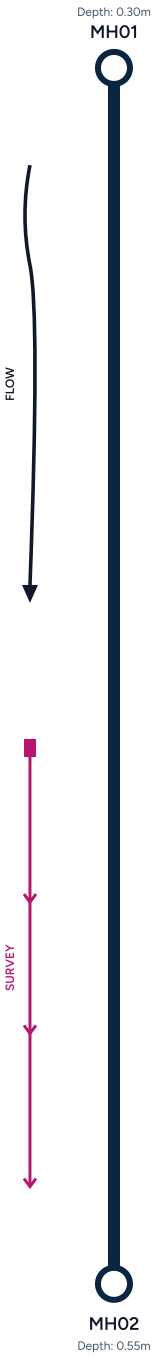
F.1 · Section 1 · MH01 → MH02

A ACCEPTABLE
SECTION VERDICT

Hydraulic **Serviceable** - the pipe is flowing fine

SECTION NO.	SECTION 1	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	MH01	DOWNSTREAM NODE	MH02	SURVEY DIRECTION	DOWNSTREAM	USE TYPE	FOUL
PIPE MATERIAL	POLYVINYL CHLORIDE	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	6.9 M
DEPTH US	0.30 M	DEPTH DS	0.55 M	YEAR LAID	-	LINING	NONE
OWNERSHIP	PRIVATE	LOCATION	Sample property				

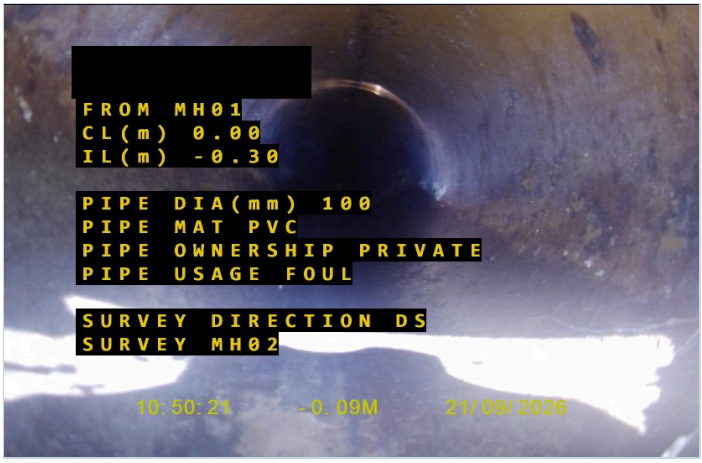
▶ Play video of Section 1 · MH01 → MH02



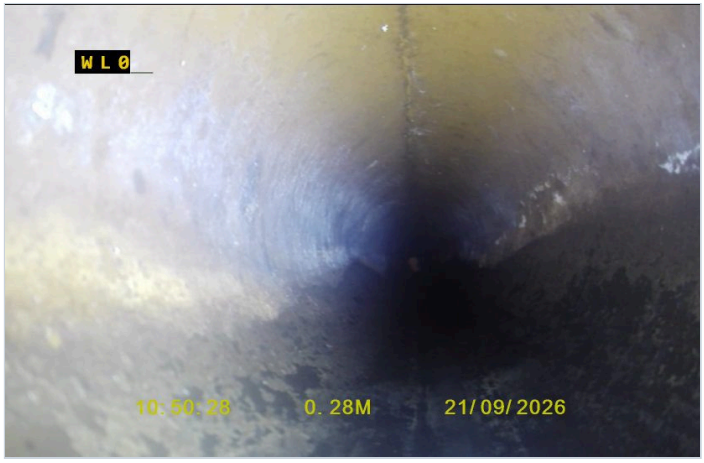
POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH01	00:00		-	-	-
0.28	-	WL	Water level (0%)	00:07		-	A	-
6.91	-	MHF	Manhole (finish) · Survey finished at MH02	00:34		-	-	-

F.1 · Section 1: Captured Frames

▶ Play video of Section 1 · MH01 → MH02



0.00 m · MH: Manhole (start) · 00:00



0.28 m · WL: Water level · 00:07



6.91 m · MHF: Manhole (finish) · 00:34

F.2 · Section 2 · SVP1 → MH02

A ACCEPTABLE
SECTION VERDICT

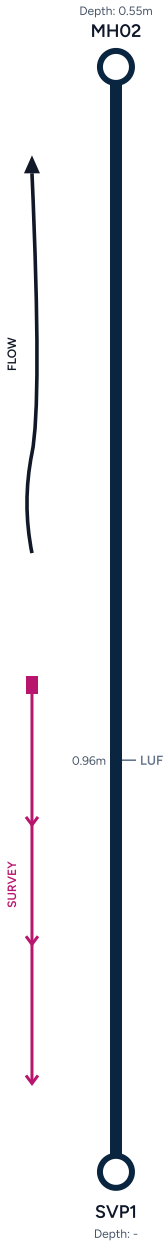
Hydraulic Serviceable - the pipe is flowing fine

SECTION NO.	SECTION 2	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	SVP1	DOWNSTREAM NODE	MH02	SURVEY DIRECTION	UPSTREAM	USE TYPE	FOUL
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	1.5 M
DEPTH US	-	DEPTH DS	0.55 M	YEAR LAID	-	LINING	NONE
OWNERSHIP	PRIVATE	LOCATION	Sample property				

Home owner advised this line would be replaced as part of new extension.

RECOMMENDED FURTHER ACTION Monitor: re-survey at next inspection cycle.

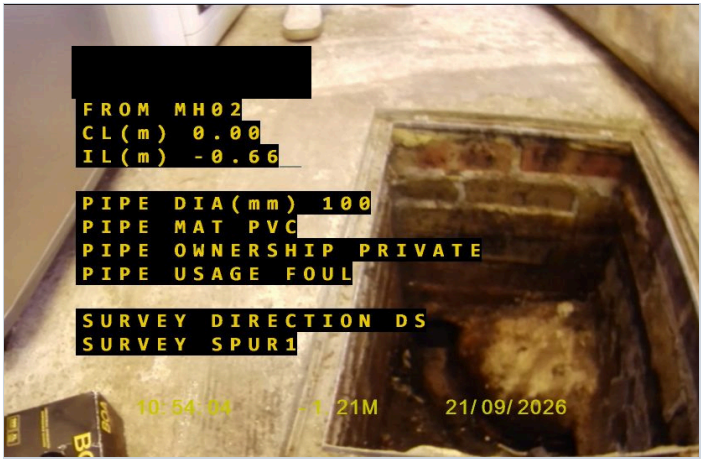
▶ Play video of Section 2 · SVP1 → MH02



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH02	00:00		-	-	-
0.67	-	WL	Water level (0%)	00:14		-	A	-
0.96	-	LUF	Line of drain deviates up, full	00:43		-	-	-
1.53	-	BRF	Major connection without a manhole (finish) · Survey finished at SVP1	01:00		-	-	-

F.2 · Section 2: Captured Frames

▶ Play video of Section 2 · SVP1 → MH02



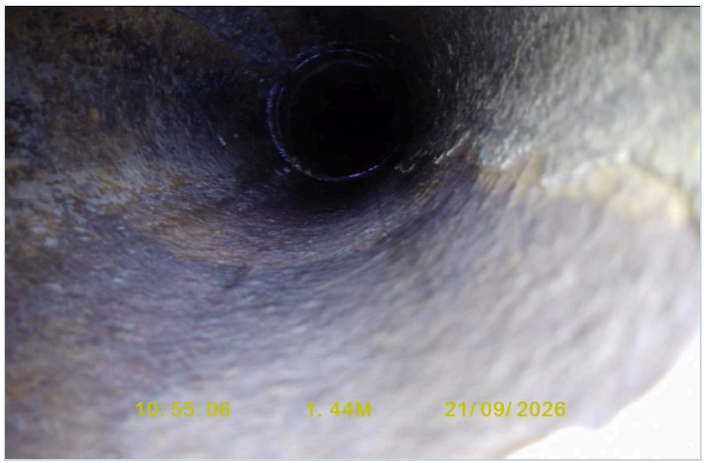
0.00 m · MH: Manhole (start) · 00:00



0.67 m · WL: Water level · 00:14



0.96 m · LUF: Line of drain deviates up, full · 00:43



1.53 m · BRF: Major connection without a manhole (finish) · 01:00

F.3 · Section 3 · MH02 → MH03

C **URGENT REPAIRS**
SECTION VERDICT

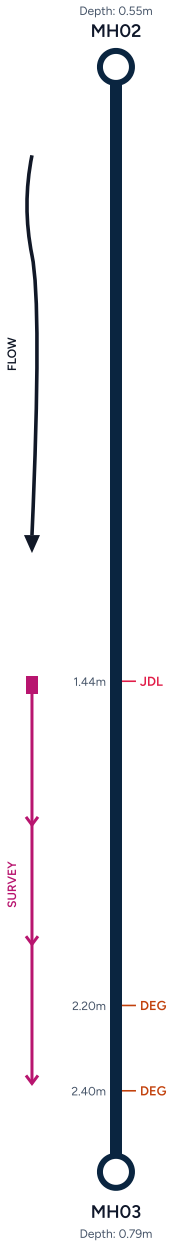
Hydraulic **Serviceable** - the pipe is flowing fine

SECTION NO.	SECTION 3	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	MH02	DOWNSTREAM NODE	MH03	SURVEY DIRECTION	DOWNSTREAM	USE TYPE	FOUL
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	2.6 M
DEPTH US	0.55 M	DEPTH DS	0.79 M	YEAR LAID	-	LINING	NONE
OWNERSHIP	PRIVATE	LOCATION	Sample property				

Home owner advised this line would be replaced as part of new extension.

RECOMMENDED FURTHER ACTION Monitor: re-survey at next inspection cycle.

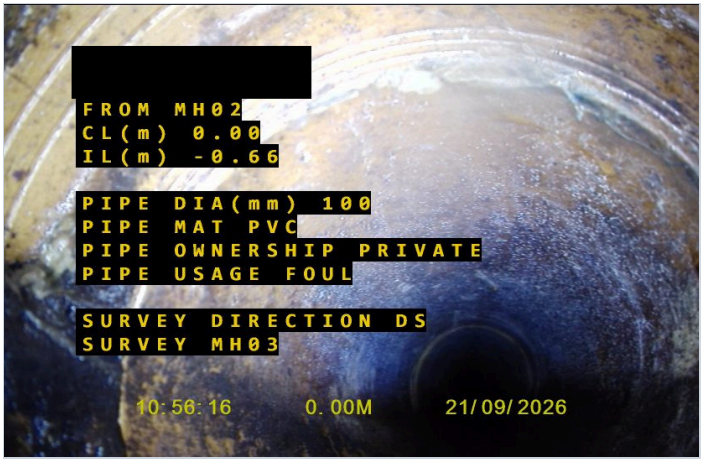
▶ Play video of Section 3 · MH02 → MH03



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH02	00:00		-	-	-
0.00	-	WL	Water level (0%)	00:12		-	A	-
1.44	-	JDL	Joint displaced, large · Deposits around displacement	00:26		-	C	CIPP Point Repair 100mm x 1000mm
2.20	6–8	DEG	Attached deposits, grease	00:48		-	B	Jet vac to clear; investigate upstream source of debris.
2.40	7–10	DEG	Attached deposits, grease	00:54		-	B	Jet vac to clear; investigate upstream source of debris.
2.59	-	MHF	Manhole (finish) · Survey finished at MH03	01:04		-	-	-

F.3 · Section 3: Captured Frames

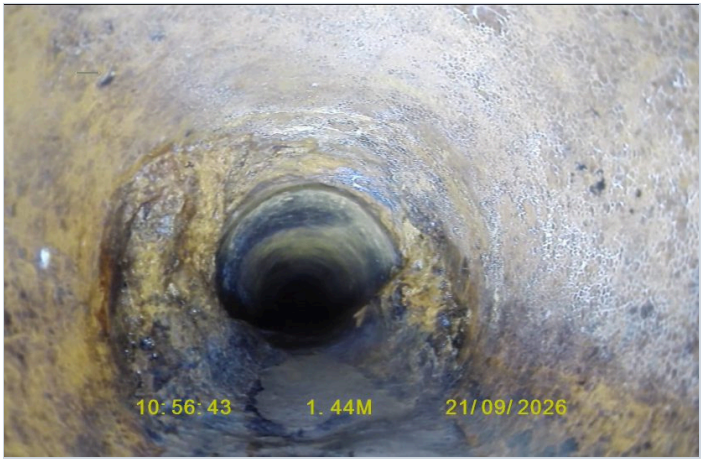
▶ Play video of Section 3 · MH02 → MH03



0.00 m · MH: Manhole (start) · 00:00



0.00 m · WL: Water level · 00:12



1.44 m · JDL: Joint displaced, large · 00:26



2.20 m · DEG: Attached deposits, grease · 00:48



2.40 m · DEG: Attached deposits, grease · 00:54



2.59 m · MHF: Manhole (finish) · 01:04

F.4 · Section 4 · MH03 → MH04

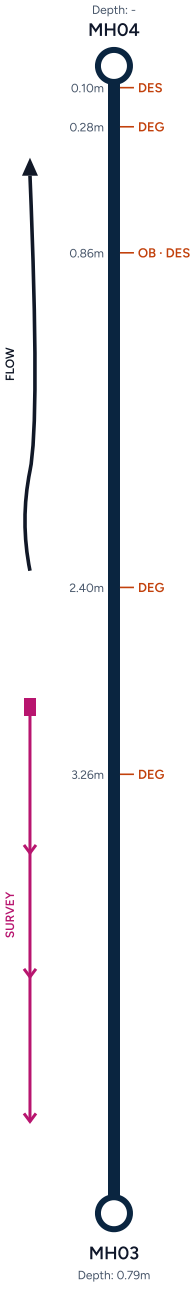
B **REPAIRS IN THE MEDIUM TERM**
SECTION VERDICT

Hydraulic **Serviceable** - the pipe is flowing fine

SECTION NO.	SECTION 4	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	MH03	DOWNSTREAM NODE	MH04	SURVEY DIRECTION	UPSTREAM	USE TYPE	FOUL
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	5.3 M
DEPTH US	0.79 M	DEPTH DS	-	YEAR LAID	-	LINING	NONE
OWNERSHIP	SHARED	LOCATION	Sample property				

RECOMMENDED FURTHER ACTION Shared line. Repairs are the responsibility of the local water authority (LWA).

▶ Play video of Section 4 · MH03 → MH04



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH04	00:00		-	-	-
0.00	-	WL	Water level	00:06		-	A	-
0.10	-	DES	Settled deposits, fine	00:09		-	B	Jet vac to clear; investigate upstream source of debris.
0.28	6–8	DEG	Attached deposits, grease (25%)	00:13		-	B	Jet vac to clear; investigate upstream source of debris.
0.86	-	OB	Obstruction	00:24		-	B	Remove obstruction; investigate cause if intruding object.
0.86	-	DES	Settled deposits, fine	00:24		-	B	Jet vac to clear; investigate upstream source of debris.
1.53	-	WL	Water level (10%)	00:51		-	A	-
2.30	-	WL	Water level (15%)	00:56		-	A	-
2.40	5–7	DEG	Attached deposits, grease	00:56		-	B	Jet vac to clear; investigate upstream source of debris.
3.26	6–4	DEG	Attached deposits, grease (25%)	01:01		-	B	Jet vac to clear; investigate upstream source of debris.
5.28	-	MHF	Manhole (finish) · Survey finished at MH03	01:18		-	-	-

F.4 · Section 4: Captured Frames (1 of 2)

▶ Play video of Section 4 · MH03 → MH04



0.00 m · MH: Manhole (start) · 00:00



0.00 m · WL: Water level · 00:06



0.10 m · DES: Settled deposits, fine · 00:09



0.28 m · DEG: Attached deposits, grease · 00:13



0.86 m · OB: Obstruction · 00:24



0.86 m · DES: Settled deposits, fine · 00:24

F.4 · Section 4: Captured Frames (2 of 2)

▶ Play video of Section 4 · MH03 → MH04



1.53 m · WL: Water level · 00:51



2.30 m · WL: Water level · 00:56



2.40 m · DEG: Attached deposits, grease · 00:56



3.26 m · DEG: Attached deposits, grease · 01:01



5.28 m · MHF: Manhole (finish) · 01:18

F.5 · Section 5 · MH03 → MH09

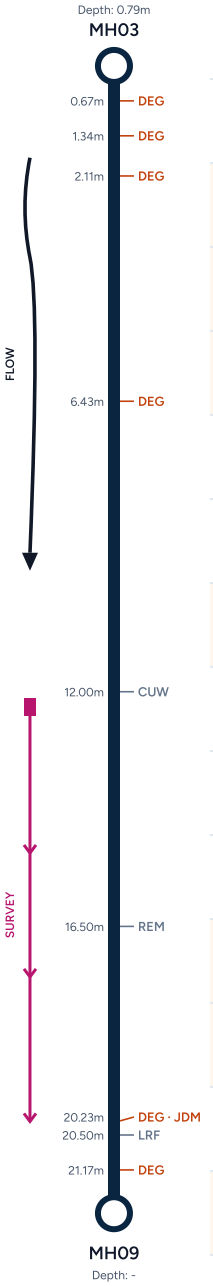
B **REPAIRS IN THE MEDIUM TERM**
SECTION VERDICT

Hydraulic **Not serviceable** - the pipe is failing to discharge

SECTION NO.	SECTION 5	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	MH03	DOWNSTREAM NODE	MH09	SURVEY DIRECTION	DOWNSTREAM	USE TYPE	FOUL
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	22.0 M
DEPTH US	0.79 M	DEPTH DS	-	YEAR LAID	-	LINING	NONE
OWNERSHIP	SHARED	LOCATION	Sample property				

RECOMMENDED FURTHER ACTION Shared line. Repairs are the responsibility of the local water authority (LWA).

▶ Play video of Section 5 · MH03 → MH09



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH03	00:00		-	-	-
0.00	-	WL	Water level	00:06		-	A	-
0.67	-	DEG	Attached deposits, grease (40%)	00:20		-	B	Jet vac to clear; investigate upstream source of debris.
1.34	3–6	DEG	Attached deposits, grease (35%)	02:26		-	B	Jet vac to clear; investigate upstream source of debris.
2.11	12–5	DEG	Attached deposits, grease (40%)	05:14		-	B	Jet vac to clear; investigate upstream source of debris.
4.80	-	WL	Water level (45%)	05:42		-	A	-
6.43	-	WL	Water level (50%)	05:50		-	A	-
6.43	2–10	DEG	Attached deposits, grease (20%)	05:50		-	B	Jet vac to clear; investigate upstream source of debris.
9.88	-	WL	Water level (55%)	06:21		-	A	-
12.00	-	CUW	Camera under water	07:03		-	-	-
16.50	-	REM	General remark · Reached Intermediate Manhole MH05 (on neighbour's property)	08:15		-	-	-
20.23	-	DEG	Attached deposits, grease (10%)	08:30		-	B	Jet vac to clear; investigate upstream source of debris.
20.23	-	JDM	Joint displaced, medium	08:30		-	B	CIPP Point Repair 100mm x 1000mm
20.50	-	LRF	Line of drain deviates right, full	08:30		-	-	-
21.17	-	DEG	Attached deposits, grease	08:34		-	B	Jet vac to clear; investigate upstream source of debris.

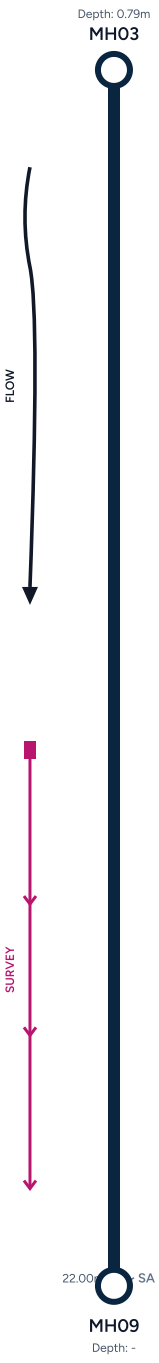
F.5 · Section 5 · Observations 16–16 of 16

B REPAIRS IN THE MEDIUM TERM
SECTION VERDICT

Hydraulic Not serviceable - the pipe is failing to discharge

SECTION NO.	SECTION 5	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	MH03	DOWNSTREAM NODE	MH09	SURVEY DIRECTION	DOWNSTREAM	USE TYPE	FOUL
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	22.0 M
DEPTH US	0.79 M	DEPTH DS	-	YEAR LAID	-	LINING	NONE
OWNERSHIP	SHARED	LOCATION	Sample property				

▶ Play video of Section 5 · MH03 → MH09



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
22.00	-	SA	Survey abandoned · Abandoned before reaching MH09.	09:07		-	-	-

F.5 · Section 5: Captured Frames (1 of 3)

▶ Play video of Section 5 · MH03 → MH09



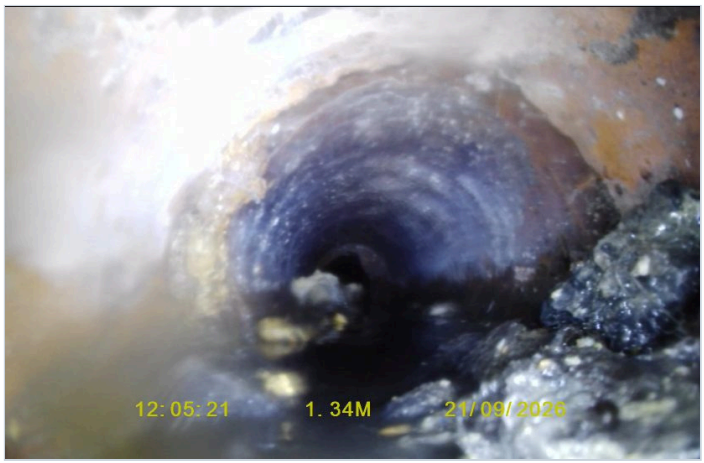
0.00 m · MH: Manhole (start) · 00:00



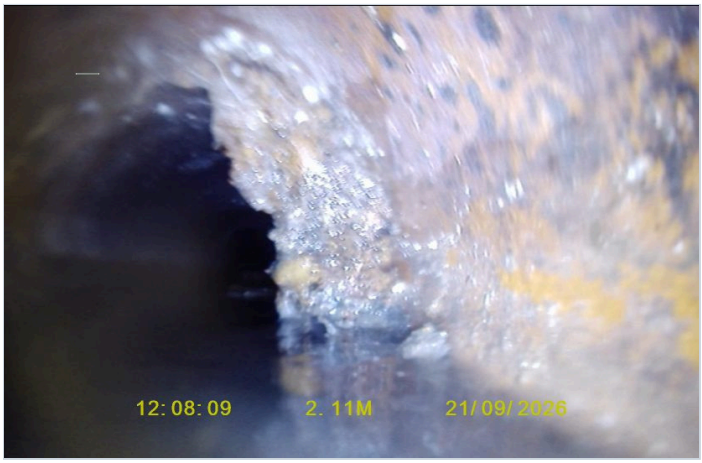
0.00 m · WL: Water level · 00:06



0.67 m · DEG: Attached deposits, grease · 00:20



1.34 m · DEG: Attached deposits, grease · 02:26



2.11 m · DEG: Attached deposits, grease · 05:14



4.80 m · WL: Water level · 05:42

F.5 · Section 5: Captured Frames (2 of 3)

▶ Play video of Section 5 · MH03 → MH09



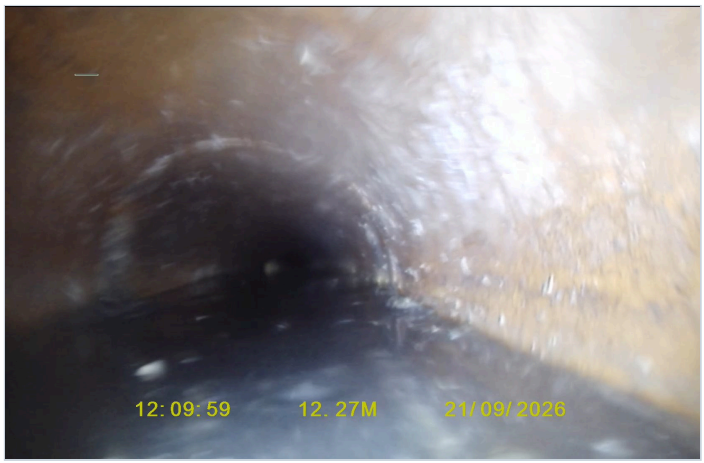
6.43 m · WL: Water level · 05:50



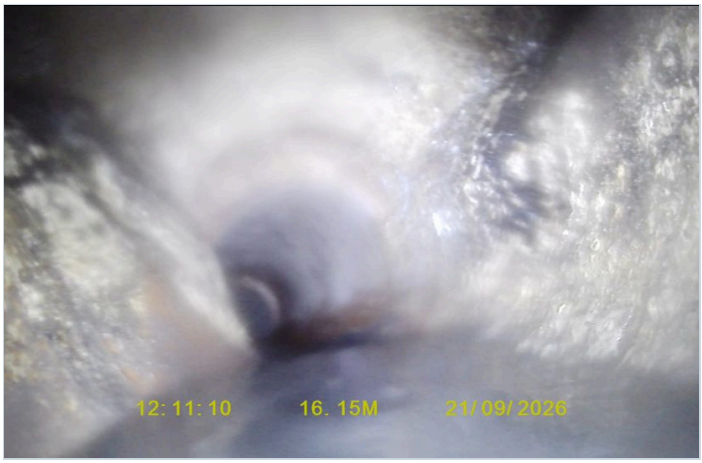
6.43 m · DEG: Attached deposits, grease · 05:50



9.88 m · WL: Water level · 06:21



12.00 m · CUW: Camera under water · 07:03



16.50 m · REM: General remark · 08:15



20.23 m · DEG: Attached deposits, grease · 08:30

F.5 · Section 5: Captured Frames (3 of 3)

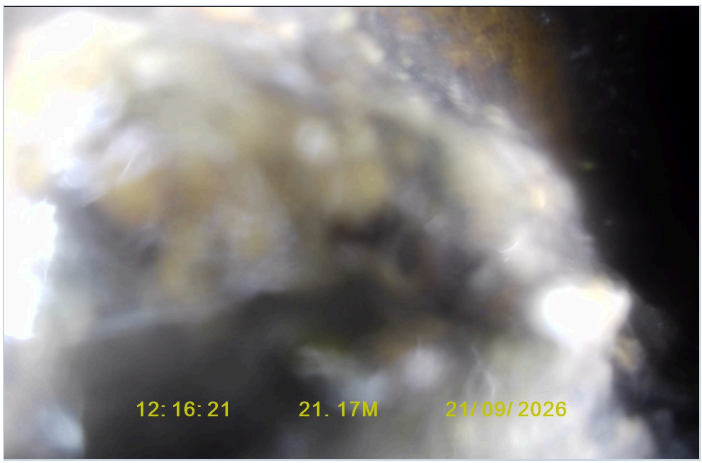
▶ Play video of Section 5 · MH03 → MH09



20.23 m · JDM: Joint displaced, medium · 08:30



20.50 m · LRF: Line of drain deviates right, full · 08:30



21.17 m · DEG: Attached deposits, grease · 08:34



22.00 m · SA: Survey abandoned · 09:07

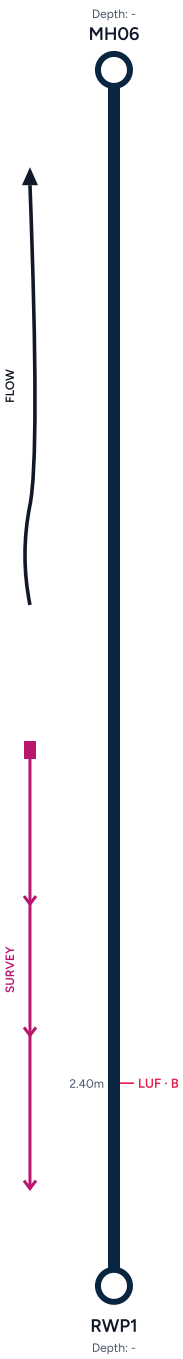
F.6 · Section 6 · RWP1 → MH06

C **URGENT REPAIRS**
SECTION VERDICT

Hydraulic **Serviceable** - the pipe is flowing fine

SECTION NO.	SECTION 6	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	RWP1	DOWNSTREAM NODE	MH06	SURVEY DIRECTION	UPSTREAM	USE TYPE	SURFACE_WATER
PIPE MATERIAL	POLYETHYLENE	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	2.9 M
DEPTH US	-	DEPTH DS	-	YEAR LAID	-	LINING	NONE
OWNERSHIP	PRIVATE	LOCATION	Sample property				

▶ Play video of Section 6 · RWP1 → MH06



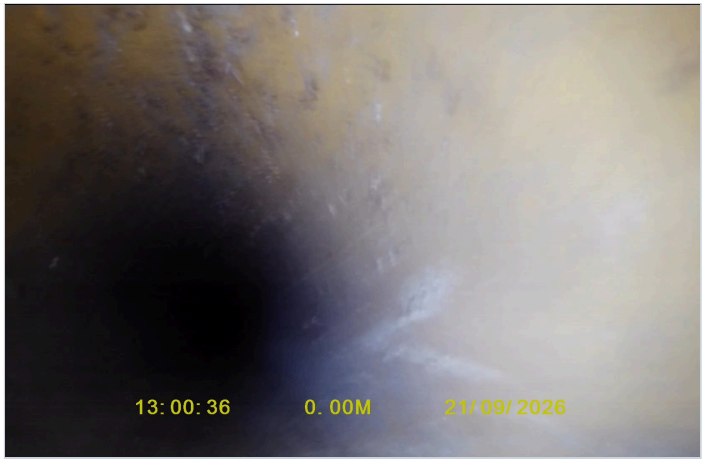
POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH06	00:00		-	-	-
0.00	-	WL	Water level (0%)	00:14		-	A	-
2.40	-	LUF	Line of drain deviates up, full	00:28		-	-	-
2.40	-	B	Broken - pieces of pipe wall visibly displaced	00:28		-	C	Excavate and replace damaged section.
2.88	-	BRF	Major connection without a manhole (finish) · Reached RWP1	01:06		-	-	-

F.6 · Section 6: Captured Frames

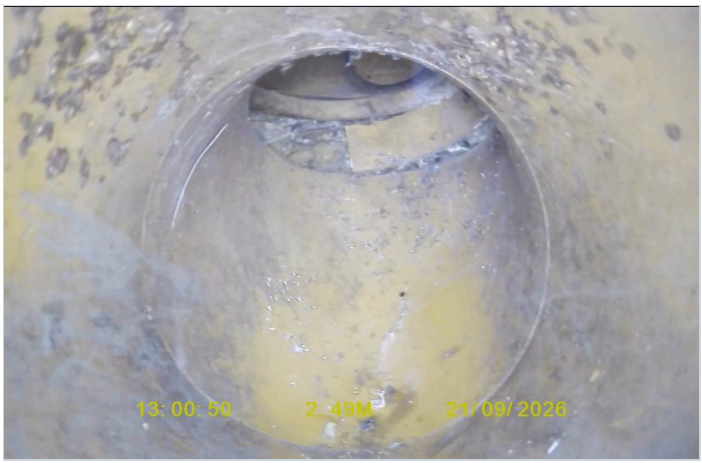
▶ Play video of Section 6 · RWP1 → MH06



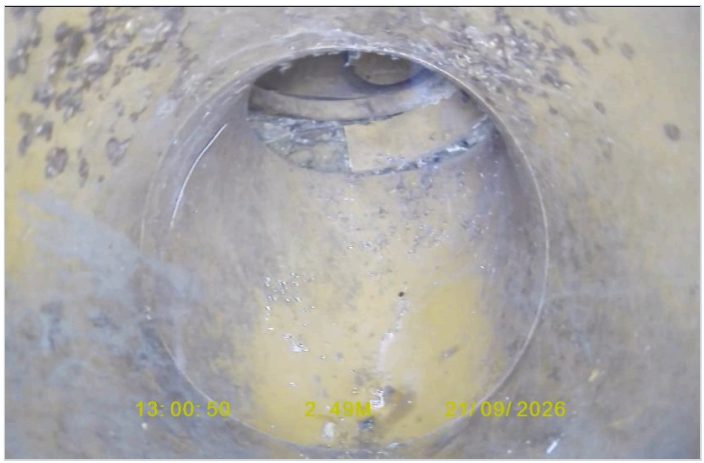
0.00 m · MH: Manhole (start) · 00:00



0.00 m · WL: Water level · 00:14



2.40 m · LUF: Line of drain deviates up, full · 00:28



2.40 m · B: Broken - pieces of pipe wall visibly displaced · 00:28



2.88 m · BRF: Major connection without a manhole (finish) · 01:06

F.7 · Section 7 · GY2 → MH06

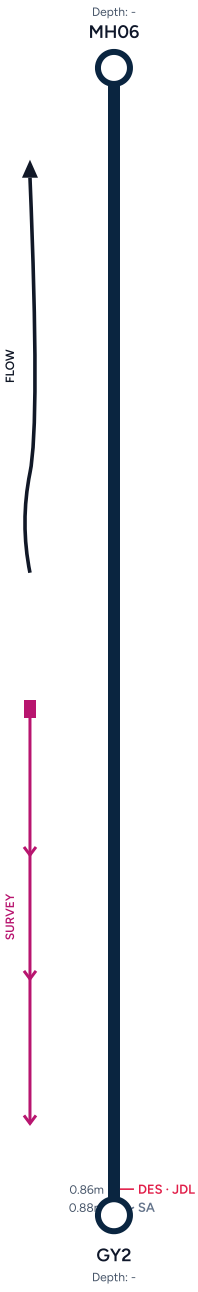
C **URGENT REPAIRS**
SECTION VERDICT

Hydraulic **Serviceable** - the pipe is flowing fine

SECTION NO.	SECTION 7	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	GY2	DOWNSTREAM NODE	MH06	SURVEY DIRECTION	UPSTREAM	USE TYPE	SURFACE_WATER
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN100	PIPE LENGTH	0.9 M
DEPTH US	-	DEPTH DS	-	YEAR LAID	-	LINING	NONE
OWNERSHIP	PRIVATE	LOCATION	Sample property				

RECOMMENDED FURTHER ACTION Redundant. Capped.

▶ Play video of Section 7 · GY2 → MH06



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH06	00:00		-	-	-
0.00	-	WL	Water level (0%)	00:02	-	-	A	-
0.86	-	DES	Settled deposits, fine	00:25		-	B	Jet vac to clear; investigate upstream source of debris.
0.86	-	JDL	Joint displaced, large	00:31		-	C	CIPP Point Repair 100mm x 1000mm
0.88	-	SA	Survey abandoned · Redundant.	00:30		-	-	-

F.7 · Section 7: Captured Frames

▶ Play video of Section 7 · GY2 → MH06



0.00 m · MH: Manhole (start) · 00:00



0.86 m · DES: Settled deposits, fine · 00:25



0.86 m · JDL: Joint displaced, large · 00:31



0.88 m · SA: Survey abandoned · 00:30

F.8 · Section 8 · MH06 → MH07

B **REPAIRS IN THE MEDIUM TERM**
SECTION VERDICT

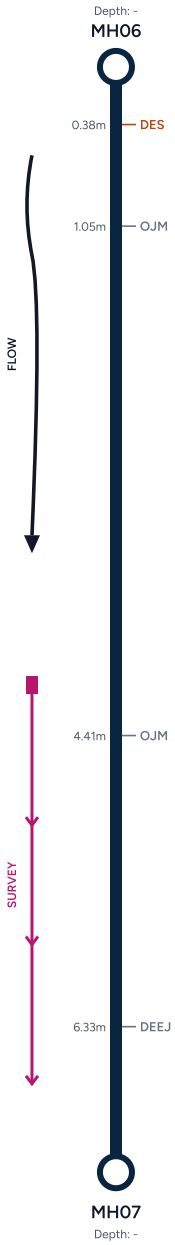
Hydraulic **Serviceable** - the pipe is flowing fine

SECTION NO.	SECTION 8	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	MH06	DOWNSTREAM NODE	MH07	SURVEY DIRECTION	DOWNSTREAM	USE TYPE	SURFACE_WATER
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN150	PIPE LENGTH	7.3 M
DEPTH US	-	DEPTH DS	-	YEAR LAID	-	LINING	NONE
OWNERSHIP	SHARED	LOCATION	Sample property				

Assessment incomplete: no domestic grade is recorded for DEEJ; the letter covers the graded observations only.

RECOMMENDED FURTHER ACTION — Shared line. Repairs are the responsibility of the local water authority (LWA).

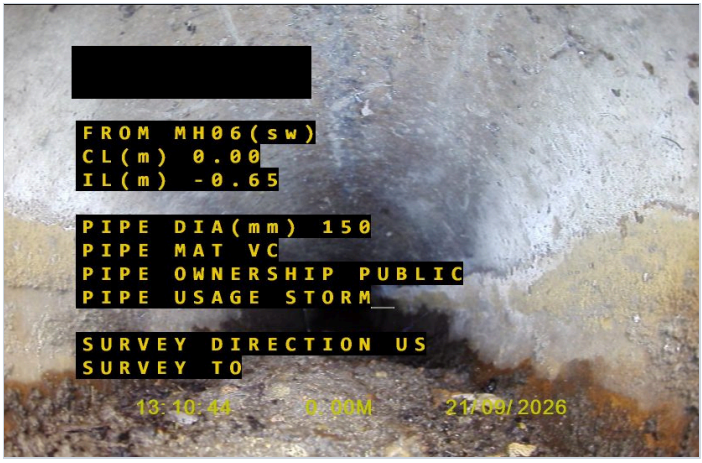
▶ Play video of Section 8 · MH06 → MH07



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH06	00:01		-	-	-
0.00	-	WL	Water level (0%)	00:04		-	A	-
0.38	-	DES	Settled deposits, fine	00:11		-	B	Jet vac to clear; investigate upstream source of debris.
1.05	-	OJM	Open joint, medium	00:25		-	-	Monitor: re-survey at next inspection cycle.
4.41	-	OJM	Open joint, medium	01:17		-	-	Monitor: re-survey at next inspection cycle.
6.33	12–4	DEEJ	Attached deposits, encrustation, at joint	01:31		-	?	Jet vac to clear; routine maintenance.
7.29	-	MHF	Manhole (finish) · Survey finished at MH07	01:43		-	-	-

F.8 · Section 8: Captured Frames (1 of 2)

▶ Play video of Section 8 · MH06 → MH07



0.00 m · MH: Manhole (start) · 00:01



0.00 m · WL: Water level · 00:04



0.38 m · DES: Settled deposits, fine · 00:11



1.05 m · OJM: Open joint, medium · 00:25



4.41 m · OJM: Open joint, medium · 01:17



6.33 m · DEEJ: Attached deposits, encrustation, at joint · 01:31

F.8 · Section 8: Captured Frames (2 of 2)

▶ Play video of Section 8 · MH06 → MH07



7.29 m · MHF: Manhole (finish) · 01:43

F.9 · Section 9 · MH06 → MH08

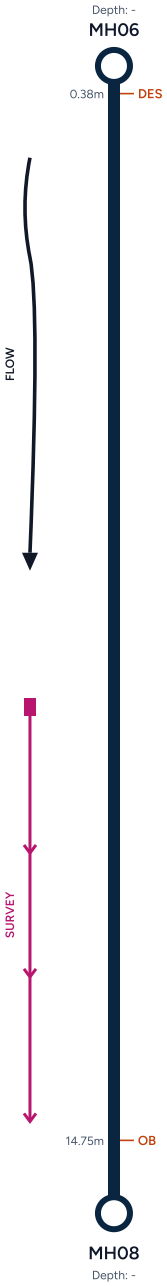
B **REPAIRS IN THE MEDIUM TERM**
SECTION VERDICT

Hydraulic **Serviceable** - the pipe is flowing fine

SECTION NO.	SECTION 9	OPERATOR		DATE	23 SEPTEMBER 2026	PROJECT NO.	SAMPLE
UID		SCORING	MSCC5 DRB	WEATHER	DRY	PRE-CLEANED	NO
UPSTREAM NODE	MH06	DOWNSTREAM NODE	MH08	SURVEY DIRECTION	DOWNSTREAM	USE TYPE	SURFACE_WATER
PIPE MATERIAL	VITRIFIED CLAY	PIPE SHAPE	CIRCULAR	PIPE SIZE	DN150	PIPE LENGTH	15.8 M
DEPTH US	-	DEPTH DS	-	YEAR LAID	-	LINING	NONE
OWNERSHIP	SHARED	LOCATION	Sample property				

RECOMMENDED FURTHER ACTION Shared line. Repairs are the responsibility of the local water authority (LWA).

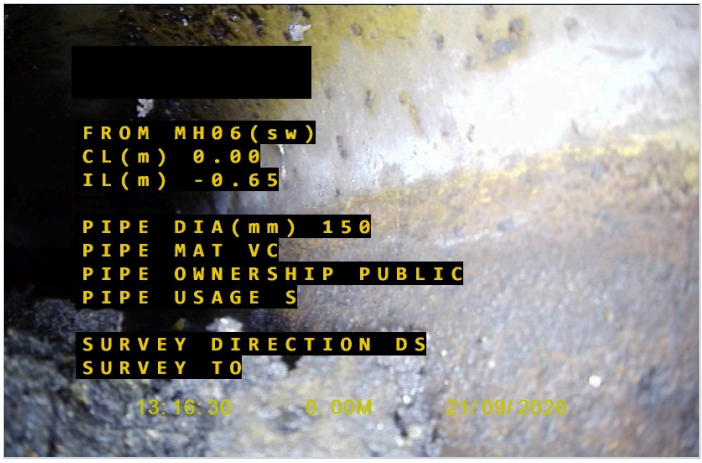
▶ Play video of Section 9 · MH06 → MH08



POSITION (M)	CLOCK	CODE	OBSERVATION	MPEG	PHOTO 1	PHOTO 2	GRADE	RECOMMENDED ACTION
0.00	-	MH	Manhole (start) · Survey commenced from MH06	00:00		-	-	-
0.00	-	WL	Water level (0%)	00:04		-	A	-
0.38	-	DES	Settled deposits, fine	00:13		-	B	Jet vac to clear; investigate upstream source of debris.
6.31	12		Crack, circumferential	03:30		-	A	Monitor: re-survey at next inspection cycle.
14.75	-	OB	Obstruction · Road gully appears to be protruding.	01:21		-	B	Remove obstruction; investigate cause if intruding object.
15.75	-	MHF	Manhole (finish) · Survey finished at MH08	01:42		-	-	-

F.9 · Section 9: Captured Frames

▶ Play video of Section 9 · MH06 → MH08



0.00 m · MH: Manhole (start) · 00:00



0.00 m · WL: Water level · 00:04



0.38 m · DES: Settled deposits, fine · 00:13



6.31 m · CC: Crack, circumferential · 03:30



14.75 m · OB: Obstruction · 01:21



15.75 m · MHF: Manhole (finish) · 01:42

G1 - Manhole MH01

LOCATION & SURVEY

MANHOLE REF	MH01
CHAMBER TYPE	Manhole
USE	Foul
OWNERSHIP	Private
LOCATION	Sample property
TOWN / POSTCODE	Withheld
CO-ORDINATES	E · N ·
SURVEYED	2026-09-21
SURVEYOR	

COVER & FRAME

COVER SHAPE	Rectangle
OPENING TYPE	N/A
DUTY / LOADING	A15
SIZE / CLEAR OPENING	500 × 650 / 520 × 670 mm
COVER LEVEL	0 m
CONDITION	Sound

CHAMBER

CONSTRUCTION	Brick
SHAPE & SIZE	Rectangle · 520 × 650 m
SHAFT SIZE	-
INVERT / DEPTH	IL -0.3 m / depth 0.30 m
ATMOSPHERE	Clear : O2 : 19.5%- 23.5% , LEL < 10%, CO < 35ppm, H2S < 10ppm
FLOW & SURCHARGE	active flow no · surcharge evidence no
CHAMBER WALLS	Sound
SHAFT / CORBEL	Sound

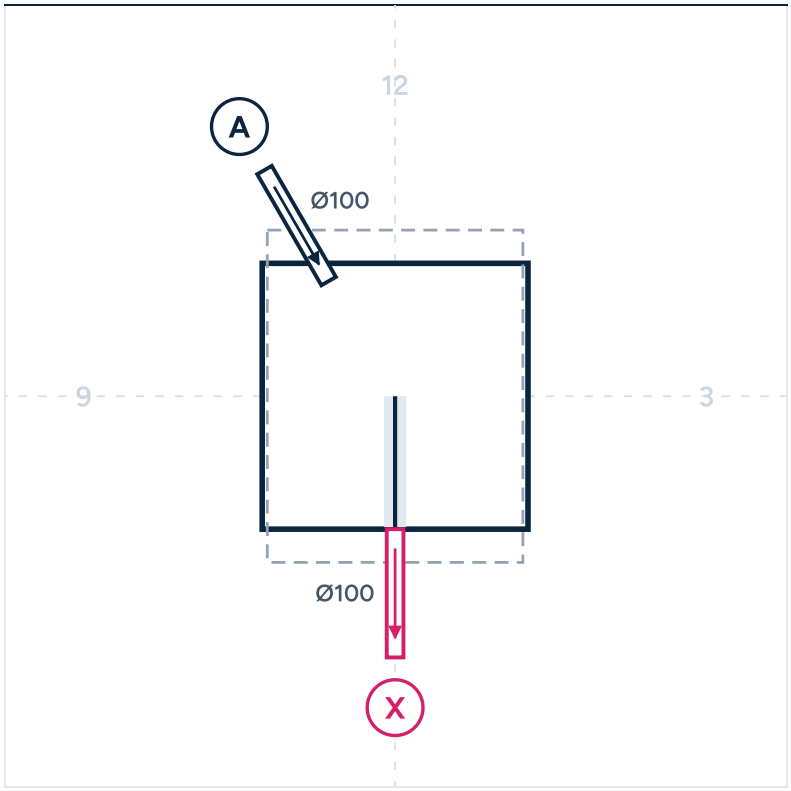
INTERNALS

BENCHING	Sound
CHANNEL	Sound
STEP IRONS	0 rows · N/A
IRONS / LADDER	Sound
SILT & DEBRIS	Minimal <10%
FLOW / SILT / SURCHARGE	- / - / -
INTERCEPTOR	not present
NON-RETURN VALVE	not present
RAT BLOCKER	not present
HYDRO-BRAKE	not present

Surveyor's remarks

-

PLAN VIEW



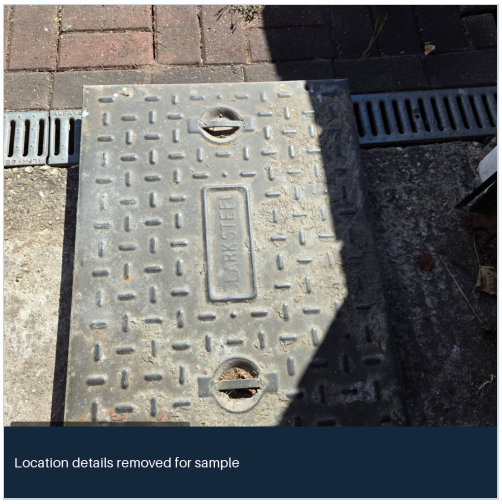
INLET — OUTLET NTS

PIPE CONNECTIONS

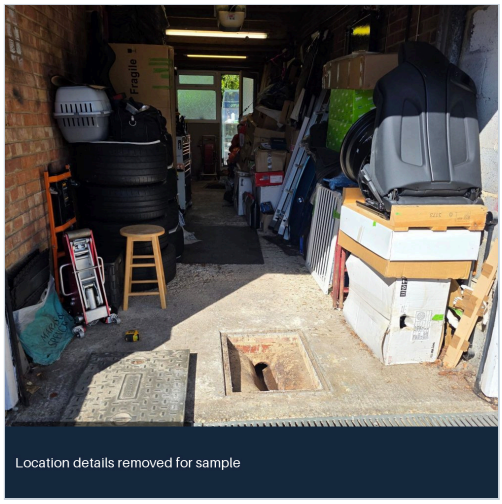
PIPE	DIRN	CLK	SIZE	MATERIAL	INVERT	CONNECTS TO
A	Inlet	11	100 mm	UPVC	-0.2 m	WC1
B	Inlet	-	-	-	-	-
C	Inlet	-	-	-	-	-
D	Inlet	-	-	-	-	-
E	Inlet	-	-	-	-	-
F	Inlet	-	-	-	-	-
G	Inlet	-	-	-	-	-
X	Outlet	6	100 mm	UPVC	-0.3 m	MH02
Y	Outlet	-	-	-	-	-

STRUCTURAL - | SERVICE -

G1 - Manhole MH01 - Record photographs



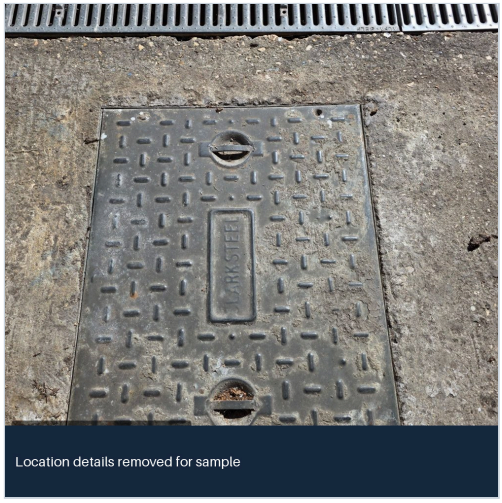
MH01 closed cover and identification



MH01 location and orientation



MH01 internal chamber view



MH01 - Reseated cover

G2 - Manhole MH02

LOCATION & SURVEY

MANHOLE REF	MH02
CHAMBER TYPE	Manhole
USE	Foul
OWNERSHIP	Private
LOCATION	Sample property
TOWN / POSTCODE	Withheld
CO-ORDINATES	E · N ·
SURVEYED	2026-09-21
SURVEYOR	

COVER & FRAME

COVER SHAPE	Rectangle
OPENING TYPE	N/A
DUTY / LOADING	A15
SIZE / CLEAR OPENING	500 × 650 / 520 × 670 mm
COVER LEVEL	0 m
CONDITION	Sound

CHAMBER

CONSTRUCTION	Brick
SHAPE & SIZE	Rectangle · 520 × 650 m
SHAFT SIZE	0 × 0
INVERT / DEPTH	IL -0.55 m / depth 0.55 m
ATMOSPHERE	-
FLOW & SURCHARGE	active flow no · surcharge evidence no
CHAMBER WALLS	Sound
SHAFT / CORBEL	Sound

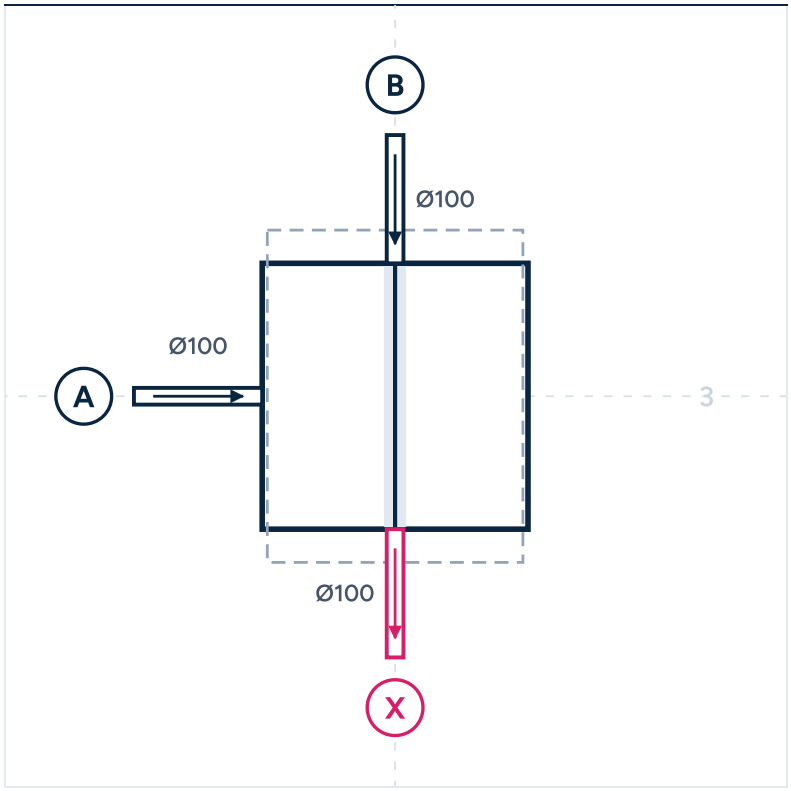
INTERNALS

BENCHING	Sound
CHANNEL	Sound
STEP IRONS	0 rows · N/A
IRONS / LADDER	Sound
SILT & DEBRIS	-
FLOW / SILT / SURCHARGE	- / - / -
INTERCEPTOR	not present
NON-RETURN VALVE	not present
RAT BLOCKER	not present
HYDRO-BRAKE	not present

Surveyor's remarks

-

PLAN VIEW



INLET — OUTLET NTS

PIPE CONNECTIONS

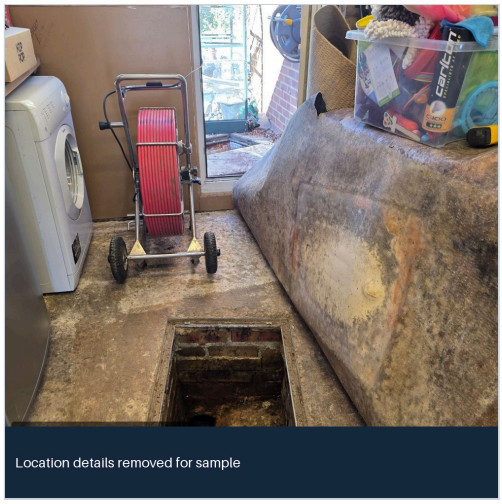
PIPE	DIRN	CLK	SIZE	MATERIAL	INVERT	CONNECTS TO
A	Inlet	9	100 mm	Clay	-0.54 m	SVP
B	Inlet	12	100 mm	UPVC	-0.39 m	MH01
C	Inlet	-	-	-	-	-
D	Inlet	-	-	-	-	-
E	Inlet	-	-	-	-	-
F	Inlet	-	-	-	-	-
G	Inlet	-	-	-	-	-
X	Outlet	6	100 mm	Clay	-0.55 m	MH03
Y	Outlet	-	-	-	-	-

STRUCTURAL - | SERVICE -

G2 - Manhole MH02 - Record photographs



MH02 closed cover and identification



MH02 location and orientation



MH02 internal chamber view



MH02 - Reseated cover

G3 - Manhole MH03

LOCATION & SURVEY

MANHOLE REF	MH03
CHAMBER TYPE	Manhole
USE	Foul
OWNERSHIP	Public
LOCATION	Sample property
TOWN / POSTCODE	Withheld
CO-ORDINATES	E · N ·
SURVEYED	2026-09-21
SURVEYOR	

COVER & FRAME

COVER SHAPE	Rectangle
OPENING TYPE	N/A
DUTY / LOADING	A15
SIZE / CLEAR OPENING	530 × 680 / 460 × 580 mm
COVER LEVEL	0 m
CONDITION	Sound

CHAMBER

CONSTRUCTION	Brick
SHAPE & SIZE	Rectangle · 460 × 580 m
SHAFT SIZE	0 × 0
INVERT / DEPTH	IL -0.79 m / depth 0.79 m
ATMOSPHERE	Clear : O2 : 19.5%- 23.5% , LEL < 10%, CO < 35ppm, H2S < 10ppm
FLOW & SURCHARGE	active flow no · surcharge evidence no
CHAMBER WALLS	Sound
SHAFT / CORBEL	Sound

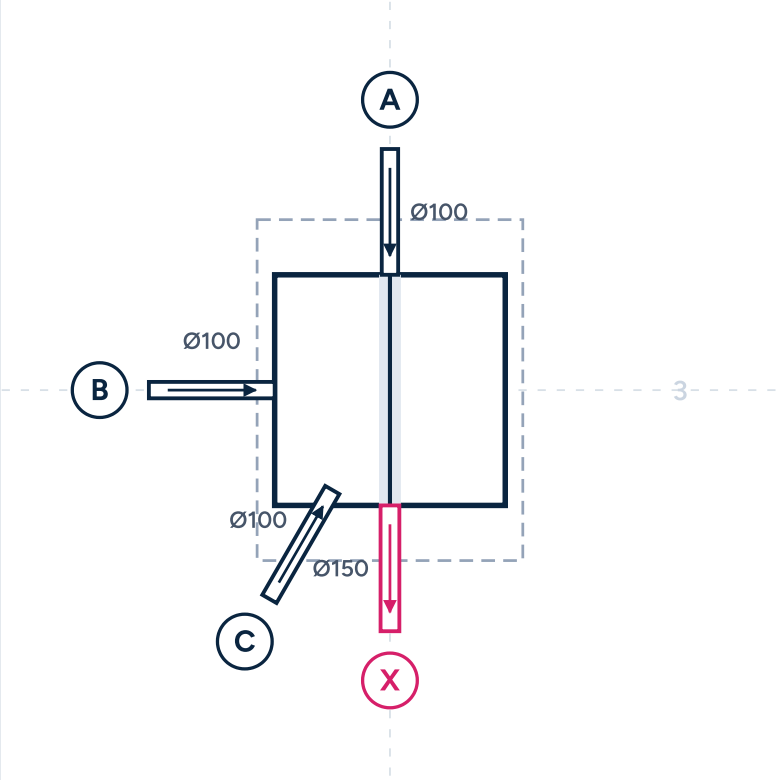
INTERNALS

BENCHING	Needs attention - -
CHANNEL	Needs attention
STEP IRONS	0 rows · N/A
IRONS / LADDER	Sound
SILT & DEBRIS	Moderate 10-25%
FLOW / SILT / SURCHARGE	- / - / -
INTERCEPTOR	not present
NON-RETURN VALVE	not present
RAT BLOCKER	not present
HYDRO-BRAKE	not present

Surveyor's remarks

-

PLAN VIEW



INLET OUTLET NTS

PIPE CONNECTIONS

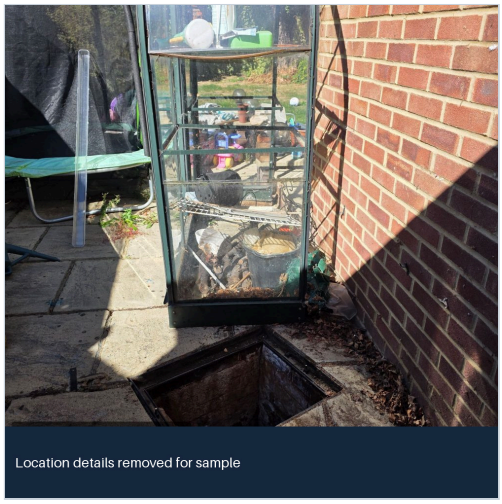
PIPE	DIRN	CLK	SIZE	MATERIAL	INVERT	CONNECTS TO
A	Inlet	12	100 mm	Clay	-0.79 m	MH04
B	Inlet	9	100 mm	UPVC	-0.79 m	MH02
C	Inlet	7	100 mm	UPVC	-0.25 m	GY1
D	Inlet	-	-	-	-	-
E	Inlet	-	-	-	-	-
F	Inlet	-	-	-	-	-
G	Inlet	-	-	-	-	-
X	Outlet	6	150 mm	Clay	-0.79 m	MH09
Y	Outlet	-	-	-	-	-

STRUCTURAL - | SERVICE -

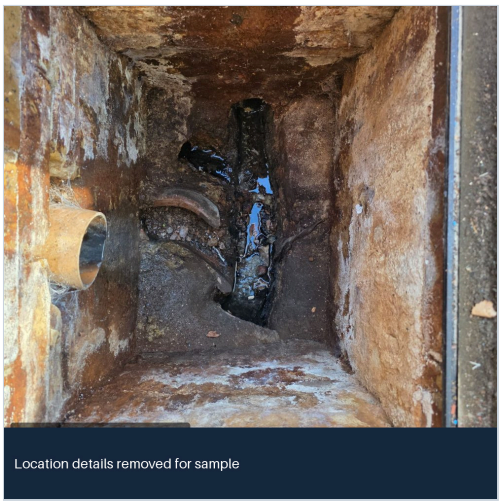
G3 - Manhole MH03 - Record photographs



MH03 closed cover and identification



MH03 location and orientation



MH03 internal chamber view



MH03 internal chamber view



MH03 internal chamber view

H.1 RECOMMENDED REMEDIAL WORKS FOR THE HOMEOWNER TO UNDERTAKE

REF	PRIORITY	LOCATION	WHAT WE FOUND	WORK RECOMMENDED	ESTIMATED COST
RP1	Urgent	Section 6 · RWP1 → MH06 · 2.40 m	B: Broken - pieces of pipe wall visibly displaced	Excavate and replace damaged section.	Not yet priced
RP5	Monitor	Section 2 · SVP1 → MH02	Home owner advised this line would be replaced as part of new extension.	Monitor: re-survey at next inspection cycle.	-
RP6	Monitor	Section 3 · MH02 → MH03	Home owner advised this line would be replaced as part of new extension.	Monitor: re-survey at next inspection cycle.	-
RP8	Information	Section 7 · GY2 → MH06	Redundant. Capped.	No remedial work specified.	Not applicable
				Total of the priced work	Not yet priced

Drawing key: ● Urgent · ● Plan · ● Monitor. Coloured dots carry the same RP references on the drawing where a location is recorded. Whole-run recommendations are marked at the run midpoint.

H.2 LOCAL WATER AUTHORITY WORK

For the water authority

Their work to carry out; no costs are included in your estimate.

REF	PRIORITY	LOCATION	WHAT WE FOUND	WORK RECOMMENDED	ESTIMATED COST
RP2	Planned	Section 4 · MH03 → MH04	See recorded observations for this section	Shared line. Repairs are the responsibility of the local water authority (LWA).	**LWA**
RP3	Planned	Chamber MH03	Needs attention	Make good the chamber benching	**LWA**
RP4	Planned	Chamber MH03	Needs attention	Make good the chamber channel	**LWA**
RP7	Information	Section 5 · MH03 → MH09	Shared line. Repairs are the responsibility of the local water authority (LWA).	No remedial work specified.	**Not applicable**
RP9	Information	Section 8 · MH06 → MH07	Shared line. Repairs are the responsibility of the local water authority (LWA).	No remedial work specified.	**Not applicable**
RP10	Information	Section 9 · MH06 → MH08	Shared line. Repairs are the responsibility of the local water authority (LWA).	No remedial work specified.	**Not applicable**

I. CONCLUSION & RECOMMENDATIONS

Overall assessment

Within the areas inspected, the private foul and surface water drains at the property are generally functioning, with most sections discharging satisfactorily on the day of survey. The principal issue within the homeowner's responsibility is a broken surface water pipe from one rainwater downpipe to manhole MH06, which now requires local replacement to restore structural integrity and watertightness. The foul and surface water runs beyond the rear private manholes (MH03 for foul, MH06 for surface water) form part of shared/public sewers. These shared lengths show accumulations of grease, silt and some defects that merit cleaning and maintenance by the water company. One shared foul run from MH03 towards MH09 could not be surveyed in full, so the condition of its downstream section remains uncertain.

Foul drainage condition

The private foul drains from the house into MH01 and MH02 were in acceptable condition and flowed freely at the time of inspection. The short clay section from MH02 to MH03 contains a large displaced joint with associated deposits, giving this run a poor structural grade even though flow was not impeded on the day. The homeowner has indicated that this line is to be replaced as part of planned extension works; if those proceed, that replacement should remove the current weakness. Until then, this joint remains a vulnerable point where future blockage or leakage could occur, so it should either be taken up within the extension works or re-surveyed if symptoms develop. The private foul manholes MH01 and MH02 are structurally sound and provide adequate access for maintenance.

Downstream of MH03 the foul system is recorded as a shared/public sewer. From MH03 towards MH04 and MH09 the pipes contain widespread grease and other deposits, together with at least one displaced joint, and one of these runs is graded as not hydraulically serviceable. These conditions indicate a need for cleaning and further investigation but are outside the homeowner's repair responsibility.

Surface water drainage condition

Most surface water pipework was discharging adequately on the day, but there is a clear localised failure on the private pipe from rainwater pipe RWP1 into MH06. Near its junction with MH06 the plastic pipe is visibly broken, with pieces of wall displaced. Although water still reaches the chamber, a break of this kind reduces structural strength and watertightness and can allow water and fine material to escape into the surrounding ground, increasing the risk of local subsidence or future blockage. This section should be excavated and replaced.

The very short surface water connection from gully GY2 to MH06 has been identified as redundant and capped. A displaced joint is present on this run, but provided it remains permanently out of use and properly sealed, this has no practical impact.

From MH06 out towards MH07 and MH08 the surface water drains are shared/public. These runs showed some settled deposits, open joints and an obstruction where a road gully appears to protrude, but they remained free-flowing during the survey. Any cleaning or local repair on these sections should be addressed by the water authority.

Ownership and responsibility

On the survey evidence, the private foul drains run from the house to MH01 and MH02, with MH03 recorded as a public manhole where the shared foul sewer begins. Similarly, the private surface water pipework runs into MH06 from RWP1 and GY2, with MH06 then connecting into shared/public surface water lines towards MH07 and MH08. Repairs and maintenance upstream of MH02 and MH06 therefore fall to the homeowner, while downstream works to MH03, MH04, MH07, MH08, MH09 and the connecting shared pipes should be taken up with the local water authority. Final confirmation of ownership should be obtained from the authority and from the client's legal and drainage searches.

Inspection limitations

All accessible private chambers and connecting pipework were inspected. The shared foul run from MH03 towards MH09 could not be surveyed all the way to the next mapped chamber because the camera went under water and then reached an intermediate manhole (MH05) on neighbouring land; the remaining distance to MH09 was not seen. The condition and capacity of this downstream section, and any further network beyond MH09, therefore remain unconfirmed in this report. Above-ground plumbing and any separate soakaway arrangements were outside the scope of inspection.

Building near public sewers

Public foul and surface water sewers run close to the rear of the house at manholes MH03 (foul) and MH06 (surface water). In line with the surveyor's instruction, if any new groundworks, foundations or significant hard landscaping are proposed within about 3 m of MH03 or MH06, or over their connecting public sewers, the sewerage undertaker may require a build-over or build-near agreement before work starts. For an existing or proposed extension, your designer and conveyancer should check the sewer records, title documents and building control files to confirm the sewer status at the time of construction and to identify any existing or required consents. If past consent cannot be located, your conveyancer can advise on the implications and on whether indemnity insurance is appropriate.

I. CONCLUSION & RECOMMENDATIONS - CONTINUED

Recommended actions

For the homeowner's own drainage, the priority is to excavate and replace the broken surface water pipe from RWP1 to MH06 at the recorded location, reinstating it with suitable bedding and falls. If the planned extension proceeds, the foul run between MH02 and MH03 should be replaced as part of that work and then confirmed by a short post-works CCTV survey; if the extension does not go ahead, this section should be monitored and re-surveyed if any operational problems arise.

For the shared/public assets, the homeowner should provide this report to the local water authority, drawing attention to the grease and other deposits in the foul runs from MH03, the incomplete survey towards MH09, the recorded need to make good the benching and channel in MH03, and the obstruction and open joints on the surface water network from MH06. Any cleaning, structural repair or further investigation of these shared sewers should be carried out under the authority's control.

Before undertaking new building or significant groundworks within 3 m of MH03 or MH06, the client's designer and conveyancer should consult the sewerage undertaker regarding build-over or build-near requirements and confirm ownership and easements from the drainage search and title documentation. Retaining this report and the CCTV files as a baseline record will assist any future design, maintenance or negotiations with the authority.

Disclaimer: This report has been prepared by Clever Works Ltd with reasonable skill, care, and diligence. The findings and opinions are based on the inspection of the drainage on the date stated and on the information available at that time. Conditions may change as a result of subsequent use, maintenance, or events affecting the drainage system. Clever Works Ltd accepts no liability for the use of this report by parties other than the named client.

ASSET PHOTOS (ANNEX A) - 1 OF 2



MH05
21 Sept 2026, 12:14



MH05
21 Sept 2026, 12:15



MH06 - MH06 closed cover and identification
21 Sept 2026, 13:26



MH06 - MH06 closed cover and identification
21 Sept 2026, 13:27



MH06 - MH06 location and orientation
21 Sept 2026, 13:27



MH06 - MH06 internal chamber view
21 Sept 2026, 13:27

ASSET PHOTOS (ANNEX A) - 2 OF 2



MH06 - MH06 - Reseated cover
21 Sept 2026, 13:37



MH07
21 Sept 2026, 13:13



MH07
21 Sept 2026, 13:13

CLEVER WORKS

DECISIONS ARE ONLY AS GOOD AS THE DATA BEHIND THEM

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