DRAIN 247

A Trusted Family-Run Drainage Business in Watford

CCTV Inspection Report

SITE ADDRESS

44 Clarendon Road

Job Number: JB010**XX**
Client Job Number: **JB010XX**

Project Information

44 Clarendon Road
Watford
WD17 1JJ

Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Client Details:

CLIENT DETAILS
SITE ADDRESS

Client Contact Name: CLIENT DETAILS
Client Contact Tel:

Site Details:

SITE ADDRESS

Site Contact Name: CLIENT DETAILS
Site Contact Tel:

Contractor Details:

Drain 247
44 Clarendon Road
Watford
WD17 1JJ

Office Contact Number: 0208 387 5591

Purpose of Survey:

CCTV survey and Drain mapping

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44 Clarendon Road
Watford
WD17 1JJ
0208 387 5591

24 March 2026

CLIENT DETAILS
SITE ADDRESS
JB010XX

CONDITION SURVEY REPORT

Further to your recent instructions, our engineers attended the site and carried out CCTV Drain Inspection and drain mapping to determine the condition and layout of the underground drainage system at SITE ADDRESS.

Upon completion of the CCTV survey, it was confirmed that the drainage system on site forms part of a **private separate foul system**. Based on the observations recorded during the survey, this section of drainage infrastructure serves the property privately and is therefore considered to fall within the responsibility of the property owner for ongoing maintenance, repair, and any remedial works identified, including defects recorded within the surveyed area.

For clarification, drainage infrastructure is typically classified as ***public*** once it extends beyond the property boundary and either becomes shared with neighboring properties or connects directly to the adopted public sewer or storm water network. At this point, responsibility generally transfers to the relevant local water authority, who assume responsibility for the maintenance and management of that section of the network.

Based on the findings outlined above, the manhole identified as **MH1 Downstream, after approximately 14.34m,** has been confirmed as forming part of the **public separate foul system**. As such, any defects or issues identified within this section should be reported directly to the relevant local water authority, as they are responsible for the inspection, maintenance, and repair of public sewer assets.

Prompt reporting is recommended to allow the water authority to assess the condition of the asset and undertake any necessary remedial works, helping to prevent potential system deterioration or failure and maintain the integrity of the wider drainage network.

Additionally, the drainage system is constructed from **Vitrified clay**, with pipework diameters of **100mm and 150mm** .

These conclusions are based on the CCTV survey observations and site conditions available at the time of inspection.

In our assessment, **the sections of the pipe works that fall under your responsibility are in a reasonable condition and are classed as serviceable**. However, the CCTV survey has identified:

- Medium displaced joints and settled deposits in MH1 Downstream to Main sewer (Defects are within the property boundary)

Therefore, we recommend the following actions to restore and maintain the **private foul system's** efficiency:

1. **Intensive High-Pressure Water Jetting**: To remove the settled hard deposits and ensuring the system is fully cleared and preventing future blockages.
2. **Structural Patch Lining**: To seal all the the displaced joints identified during the survey. This repair will help extend the lifespan of the existing system and ensure its continued structural integrity.
3. **Post-Cleaning & Repair CCTV Survey**: After completing the intensive cleaning and structural patch lining, we suggest conducting another CCTV survey to thoroughly assess the condition of the pipework.

These measures will restore the drainage system to optimal performance, ensuring it remains watertight, free-flowing, and fully functional, ultimately safeguarding against future issues.

COST ESTIMATE:

We anticipate completing the intensive cleaning, structural patch lining, and post-cleaning & repair CCTV survey outlined above within 1 shift, with an estimated cost of **£**X

BREADOWN OF COST:

- **Intensive High-Pressure Water Jetting and post- cleaning & repair CCTV Survey**
- **Installation of 13 Structural Patches (150mm x 500mm)**

GUARANTEE:

- All replacement remedial works are guaranteed for 5 years from the date of completion.
- All structural and patch-lining works are guaranteed for 10 years from the date of completion.

DISCLAIMER:

Drain 247 has diligently conducted a comprehensive survey, detailing all significant observations and, where applicable, recommending appropriate remedial actions. However, we disclaim any liability for misinterpretations of the information by third parties. Please note that the conditions described in this report reflect only those observed on the days of the survey.

The primary recording of this report will be securely stored on www.itouch-live.com for a duration of 30 days following the survey date, with additional copies available upon request for purchase. Subsequently, the primary recording may be permanently deleted.

Quotations provided for any necessary remedial actions within this report will remain valid for 30 days only from the survey date.

Should certain sections of the drainage system remain inaccessible due to the current condition of the pipework, further recommendations may be required and the cost of repairs may be subject to adjustment.

Report Summary

44 Clarendon Road
Watford
WD17 1JJ

Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Job Information

Total Distance Surveyed: 24.75 meters
Engineer: TG/CM
Number of Surveys: 4
Number of Surveys grade 4 or above: 0

Section 1 Overview (17/03/2026)

Manholes: MH1 to CAPPED OFF
Pipe Length: 1.21 metres
Structural Grade: 0
Service Grade: 0
Material: Vitrified clay
Pipe Size: 150mm
Use: Foul

CAPPED OFF

Section 2 Overview (17/03/2026)

Manholes: MH1-BC1 to BOTTOM STACK
Pipe Length: 0.02 metres
Structural Grade: 0
Service Grade: 0
Material: Vitrified clay
Pipe Size: 100mm
Use: Foul

LINE CLEAR

Section 3 Overview (17/03/2026)

Manholes: MH1-BC2 to BOTTOM STACK
Pipe Length: 4.45 metres
Structural Grade: 0
Service Grade: 0
Material: Vitrified clay
Pipe Size: 100mm
Use: Foul

LINE CLEAR

Section 4 Overview (17/03/2026)

Manholes: MH1 to MAIN SEWER
Pipe Length: 19.07 metres
Structural Grade: 3
Service Grade: 3
Material: Vitrified clay
Pipe Size: 150mm
Use: Foul

PRIVATE UNTIL APPROX. 14.34m- REQUIRES 13 PATCHES AND HPWJ

CCTV Inspection Report

44 Clarendon Road
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WD17 1JJ

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
TG/CM	**JB010XX**	CAPPED OFFX	17/03/2026	Not Cleaned
Weather	**Customer Present**	**Service Grade/Structural Grade**	**Base Unit**	**Section Number**
1 - Dry		0/0	**CAMERA UNIT**	1

Road **SITE ADDRESS** Place
Location

Division
District
Location Details

Purpose
Duty Foul
Catchment

Shape/Size 150mm
Material Vitrified clay
Category

Start Node MH1
End Node CAPPED OFF
Total length 1.21 metres

Scale 1:0.06
Direction Upstream

Start Node Ref:MH1 | I/L :mm | Depth: 820mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH1	14440373	Comment / 0
0.00	WL	Water level 0% height/diameter	14440374	Comment / 0
0.60	REM	LINE CLEAR	14481221	Comment / 0
1.21	SA	Survey abandoned - Remark: CAPPED OFF	14440375	Comment / 0

End Node Ref:CAPPED OFF | I/L :mm

CCTV Inspection Photos

44 Clarendon Road
Watford
WD17 1JJ

Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Start node type, manhole, reference MH1

Water level 0% height/diameter

LINE CLEAR

Survey abandoned - Remark: CAPPED OFF

CCTV Inspection Report

44 Clarendon Road
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Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
TG/CM	**JB010XX**	BOTTOM STAX	17/03/2026	Not Cleaned
Weather	**Customer Present**	**Service Grade/Structural Grade**	**Base Unit**	**Section Number**
1 - Dry		0/0	**CAMERA UNIT**	2

Road **SITE ADDRESS** Place
Location

Division
District
Location Details

Purpose
Duty Foul
Catchment

Shape/Size 100mm
Material Vitrified clay
Category

Start Node MH1-BC1
End Node BOTTOM STACK
Total length 0.02 metres

Scale 1:0.00
Direction Upstream

Start Node Ref:MH1-BC1 | I/L :mm | Depth: 820mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH1-BC1	14440378	Comment / 0
0.00	WL	Water level 0% height/diameter	14440379	Comment / 0
0.02	REM	LINE CLEAR	14481227	Comment / 0
0.02	BRF	Finish node type, major connection without manhole, reference BOTTOM STACK	14440380	Comment / 0

End Node Ref:BOTTOM STACK | I/L :mm

CCTV Inspection Photos

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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Start node type, manhole, reference MH1-BC1

Water level 0% height/diameter

LINE CLEAR

Finish node type, major connection without manhole, reference BOTTOM STACK

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Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
TG/CM	**JB010XX**	BOTTOM STAX	17/03/2026	Not Cleaned
Weather	**Customer Present**	**Service Grade/Structural Grade**	**Base Unit**	**Section Number**
1 - Dry		0/0	**CAMERA UNIT**	3

Road **SITE ADDRESS** Place
Location

Division
District
Location Details

Purpose
Duty Foul
Catchment

Shape/Size 100mm
Material Vitrified clay
Category

Start Node MH1-BC2
End Node BOTTOM STACK
Total length 4.45 metres

Scale 1:0.23
Direction Upstream

Start Node Ref:MH1-BC2 | I/L :mm | Depth: 820mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH1-BC2	14440381	Comment / 0
0.00	WL	Water level 0% height/diameter	14440382	Comment / 0
0.83	REM	LINE CLEAR	14481252	Comment / 0
1.64	REM	LINE CLEAR	14440383	Comment / 0
2.81	REM	LINE CLEAR	14481265	Comment / 0
3.17	CN	Connection other than junction at 9 o'clock, diameter 40mm	14440384	Comment / 0
3.67	LR	Line of drain/sewer deviates right	14440386	Comment / 0
4.07	REM	LINE CLEAR	14481271	Comment / 0
4.45	BRF	Finish node type, major connection without manhole, reference BOTTOM STACK	14440388	Comment / 0

End Node Ref:BOTTOM STACK | I/L :mm

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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Start node type, manhole, reference MH1-BC2

Water level 0% height/diameter

LINE CLEAR

LINE CLEAR

LINE CLEAR

Connection other than junction at 9 o'clock, diameter 40mm

CCTV Inspection Photos

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Watford
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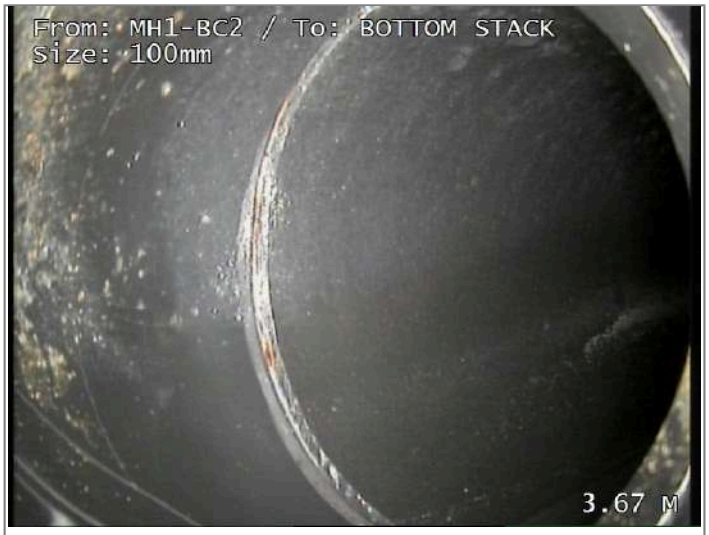
Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026



Line of drain/sewer deviates right

LINE CLEAR

Finish node type, major connection without manhole, reference BOTTOM STACK

CCTV Inspection Report

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Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
TG/CM	**JB010XX**	MH1	17/03/2026	Not Cleaned
Weather	**Customer Present**	**Service Grade/Structural Grade**	**Base Unit**	**Section Number**
1 - Dry		3/3	**CAMERA UNIT**	4

Road **SITE ADDRESS** Place
Location

Division
District
Location Details

Purpose
Duty Foul
Catchment

Shape/Size 150mm
Material Vitrified clay
Category

Start Node MH1
End Node MAIN SEWER
Total length 19.07 metres

Scale 1:1.00
Direction Downstream

Start Node Ref:MH1 | I/L :mm | Depth: 820mm

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference MH1	14440391	Comment / 0
0.00	WL	Water level 0% height/diameter	14440393	Comment / 0
0.21	JD	Joint displaced 15mm	14440394	Structural / 3
0.43	JD	Joint displaced 15mm	14440395	Structural / 3
1.45	JD	Joint displaced 15mm	14440396	Structural / 3
2.38	JD	Joint displaced 15mm	14440397	Structural / 3
3.62	DESJ	Settled deposits fine 10% cross-sectional area loss, at joint	14440398	Service / 3
4.21	JD	Joint displaced 15mm	14440399	Structural / 3
4.83	DESJ	Settled deposits fine 10% cross-sectional area loss, at joint	14440400	Service / 3
6.12	JD	Joint displaced 15mm	14440401	Structural / 3
6.12	DESJ	Settled deposits fine 10% cross-sectional area loss, at joint	14440402	Service / 3
6.67	JD	Joint displaced 15mm	14440403	Structural / 3
7.24	JD	Joint displaced 15mm	14440407	Structural / 3
7.88	JD	Joint displaced 15mm	14440409	Structural / 3
8.64	JD	Joint displaced 15mm	14440410	Structural / 3
9.14	JD	Joint displaced 15mm	14440430	Structural / 3
9.83	JD	Joint displaced 15mm	14440432	Structural / 3
10.40	JD	Joint displaced 15mm	14440434	Structural / 3
12.14	RFJ	Roots fine, at joint	14440435	Service / 2
12.14	JD	Joint displaced 5mm	14487239	Structural / 1
12.71	JD	Joint displaced 15mm	14440436	Structural / 3
13.93	JD	Joint displaced 15mm	14440437	Structural / 3
14.60	JD	Joint displaced 15mm	14440438	Structural / 3
15.21	JD	Joint displaced 15mm	14440439	Structural / 3
15.71	JD	Joint displaced 15mm	14440441	Structural / 3
16.21	JD	Joint displaced 15mm	14440445	Structural / 3
19.07	LHF	Finish node type, lamphole, reference MAIN SEWER	14440447	Comment / 0

End Node Ref:MAIN SEWER | I/L :mm

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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Start node type, manhole, reference MH1

Water level 0% height/diameter

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

CCTV Inspection Photos

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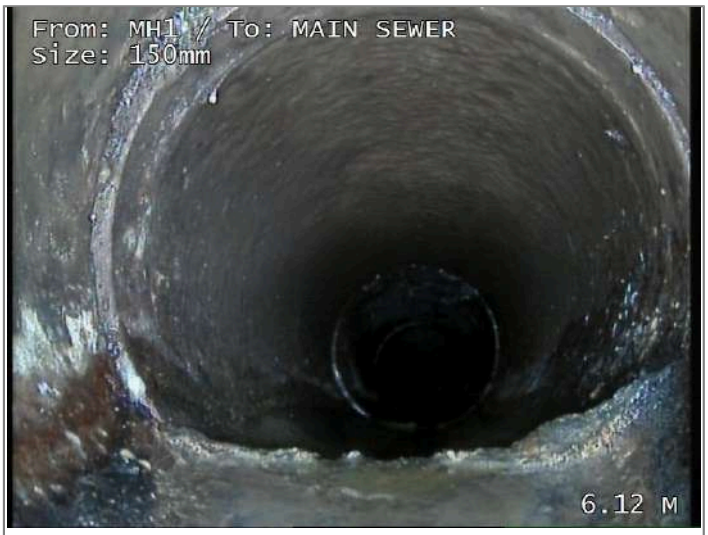
Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

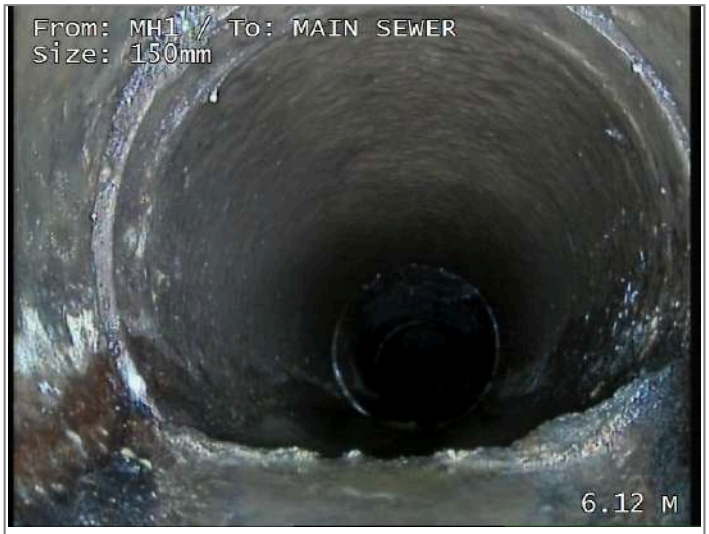
Settled deposits fine 10% cross-sectional area loss, at joint

Joint displaced 15mm

Settled deposits fine 10% cross-sectional area loss, at joint



Joint displaced 15mm



Settled deposits fine 10% cross-sectional area loss, at joint

Joint displaced 15mm

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CCTV Inspection Photos

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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

DRAIN 2 4 7
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CCTV Inspection Photos

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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Roots fine, at joint

Joint displaced 5mm

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

Joint displaced 15mm

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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

Joint displaced 15mm

Joint displaced 15mm

Finish node type, lamphole, reference MAIN SEWER

DRAIN 2 4 7
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Structural Defects (SRM 4)

44 Clarendon Road
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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	CAPPED OFFX	U	F	150	17/03/2026	Vitrified clay	1.21 metres	1.21		0	1	0	0
2	BOTTOM STAX	U	F	100	17/03/2026	Vitrified clay	0.02 metres	0.02		0	1	0	0
3	BOTTOM STAX	U	F	100	17/03/2026	Vitrified clay	4.45 metres	4.45		0	1	0	0
4	MH1	D	F	150	17/03/2026	Vitrified clay	19.07 metres	19.07		40	3	39.96	762

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A Trusted Family-Run Drainage Business in Watford

Service Defects (SRM 4)

44 Clarendon Road
Watford
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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	CAPPED OFFX	U	F	150	17/03/2026	Vitrified clay	1.21 metres	1.21		0	1	0	0
2	BOTTOM STAX	U	F	100	17/03/2026	Vitrified clay	0.02 metres	0.02		0	1	0	0
3	BOTTOM STAX	U	F	100	17/03/2026	Vitrified clay	4.45 metres	4.45		0	1	0	0
4	MH1	D	F	150	17/03/2026	Vitrified clay	19.07 metres	19.07		2	3	0.37	7

DRAIN 2 4 7
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Defect Grade Descriptions

44 Clarendon Road
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Job Number	Surveyed by (Operator)	Base Unit	Date
JB010XX	TG/CM	**CAMERA UNIT**	17/03/2026

1: Occurences without damage. For example, laterals, joints,etc.

NO DEFECTS WERE DETECTED.

2: Constructional deficiencies or occurences with insignificant influence to tightness, hydraulic or static pressure or pipe: Eg. wide joints, badly torched intakes, minor deformation of plastic pipes, minor erosions etc.

REHABILITATION CAN BE SCHEDULED LONG-TERM.

3: Constructional deficiencies diminishing static, hydraulic and tightness: Eg. untorched intakes, cracks, minor drainage obstructions such as calcite build ups, protruding laterals, minor damages to pipe wall, individual root penetrations, corroded pipe walls etc.

REHABILITATION IS NECESSARY MEDIUM-TERM WITHIN 3 TO 5 YEARS.

4: Constructional damages with insufficent static safety, hydraulic or tightness: Eg. axial/radial pipe bursts, pipe deformations, visually noticeable infiltration/exfiltration, cavities, in pipe-wall, severe protruding, laterals severe root penetrations, severe corrosion of pipe wall etc.

REHABILITATION PROCEDURE IS URGENT AND HAS TO BE COMPLETED WITHIN 1 TO 2 YEARS. NECESSITY FOR EMERGENCY OPERATIONS HAS TO BE EXAMINED.

5: Pipe is already or will shortly be impermeable: Eg. collapsed pipe, deeply rooted pipe or other drainage obstructions. Pipe loses water or danger of backwater in basements etc.

REHABILITATION IS URGENT AND SHORT-TERM. IN ORDER TO PREVENT FURTHER DAMAGE, NECESSARY TEMPORARY SPOT REPAIR HAS TO BE CONDUCTED ON EMERGENCY LEVEL.