

PAS 128:2022 QUALITY LEVEL GUIDE				
Q-LEVEL	DESCRIPTION	ACCURACY	Q-LEVEL	DESCRIPTION
Q-01	Visual inspection only	±100mm	Q-02	Visual inspection only
Q-03	Visual inspection only	±50mm	Q-04	Visual inspection only
Q-05	Visual inspection only	±25mm	Q-06	Visual inspection only
Q-07	Visual inspection only	±10mm	Q-08	Visual inspection only

DETECTION METHOD

IN ACCORDANCE WITH PAS 128:2022 SURVEY TYPE B

Drainage Survey
All accessible Manholes and Inspection chambers have had their respective covers lifted with pipe sizes, inverts, chamber sizes/types and service data recorded from ground level. All connections from GPs, Culverts, Drains, VP's, PE's and lamp posts have been proven wherever possible using audible connection (AC) and/or audio instrumentation where applicable. Where these methods have proved unsuccessful then assumed (AR) straight line connections will be shown.

CCTV Drainage Survey
All accessible Manholes and Inspection chambers have had their respective covers lifted with pipe sizes, inverts, chamber sizes/type and service data recorded from ground level. Pipework has been traced, accessed and collected for post processing. Drainage layout, including manhole covers not located by topographical survey, may be taken from CCTV drainage and be shown as indicative only.

Electricity
Electric cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

Buried Telecoms
BT cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required. Due to current laws and legislation protecting all BT equipment, cabling can only be located terminally. We therefore compare all our telecom findings against record information to produce the final service layout. In some instances, where high amount of cable ducts are present, we may only be able to identify a linear centre point signal rather than identifying all the individual duct positions. For further information regarding Telecoms apparatus, please contact Openreach directly.

Cable TV & Coaxial Cables
Cable TV & Coaxial cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

Fire Optic
FO cables will have been predominantly located using GPR methodology. This is due to the materials used within fibre optic cabling. In some rare instances, tracer cabling or non fibre optic cabling will be present within some or all ducting. Where this is the case, both EML and GPR methodology will be combined to identify service network and achieve greater quality levels.

Gas, Water & Sewer
LC, TS and/or Sec cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

Gas & Water Inc. Fuel Pipes and Hot Water Pipes
GMS/GS and/or WMS/WSS pipe work will have been attempted and located using both EML & GPR methodology with electronically derived depths shown for the former and depths to crown levels shown for the latter. When the Gas/Water pipe work is constructed using conductive materials, then we are able to employ multiple geophysical techniques to identify service network and achieve greater quality levels. Where a non conductive material is used, GPR methodology will be employed to locate and plot the final service layout.

Ground Penetrating Radar
GPR methodology is used to identify and locate all non metallic, non conductive piping and cabling. We also employ GPR to obtain a greater accuracy levels on EML located services. The GPR has a greater success rate on pipe or service diameter up to 800mm, as size increments increase, so does the chance of detection. The GPR can produce varying results and as such, wouldn't be used as an independent utility surveying instrument.

Unidentified Traces
All UT's will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required. Every effort has been made to identify the service but in this instance, is not achievable. We recommend excavation work to determine identity and depth where applicable.

Scanning (Q-L-C)
Scanning has been identified on site with a potential of an undetectable service present.

Assumed Routes (AR) and Assumed Routes (Q-L-D)
Assumed routes (AR) are shown if there is evidence that a service exists but we are unable to trace it whilst on site. The surveyor will attempt to locate various manholes/valves/registers service evidence etc. around site area to successfully determine an assumed route between these points. If there is little evidence on site but they believe a service is still present, then a common sense approach to an assumed route shall be employed.

GENERAL SYNOPSIS

This survey has been carried out in accordance with PAS 128:2022 & our version of the Royal Institution of Chartered Surveyors (RICS) specification for Measured Surveys of Land, Buildings and Utilities. Our survey extents have been agreed and confirmed with formal acceptance of 87941 from HOULIHAN & CO EXCAVATIONS. If you have any queries regarding the final service layout, please may we ask you to carefully read all the information within this title block in its entirety before continuing to do so.

TOPOGRAPHICAL DRAWING INFORMATION		
Survey Type	Supplied By	Date
Topo	Client	24/05/2025

GENERAL SITE CONDITIONS	
AVERAGE	
ADDITIONAL INFORMATION	
EFFECT ON SURVEY RESULTS	

DESKTOP UTILITY RECORDS (PAS 128:2022 SURVEY TYPE D) PREREQUISITE FOR PAS 128:2022 SURVEY TYPE COMMISSIONED: NO		
UTILITY	AVAILABILITY	UTILITY COMPANY PROVIDER
SEWER	YES	SOUTHERN WATER
WATER MAIN	YES	SOUTHERN WATER
GAS MAIN	YES	SGN
TELECOM	NA	NA
CABLE TV	NA	NA
ELECTRICITY	NA	NA
COPIES	NA	NA
PIPING	NA	NA
OTHER	NA	NA

SURVEY RECOMMENDATIONS

To undertake a CCTV drainage survey of the entire site area to establish a more comprehensive drainage network, and exact condition of the pipework.

The sewers with high levels of silt or blockages to be jetted to extend the CCTV drainage survey, if any of these areas are deemed critical or of high importance.

Due to the geophysical nature of subsurface technology, we always recommend excavation works to be carried out within critical areas for verification and to eliminate the possibility of undetectable services present.

Due to the size of the pipework, circa 300mm dia and above, a specialist crawler system/camera would be required for a more detailed mapping of the drainage network.

