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# CCTV SURVEY REPORT

# DRAIN DETECTIVES

## INFORMATION

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WSX2 Specialist Housing Ltd

**Re:**

63 Annandale Road  
Bognor Regis  
West Sussex  
PO21 2ET

12/03/2026

Ref: JSD9596

Dear Dennis,

Re CCTV survey carried out at above site address.

The property is a detached house.

The foul water drainage system is entered via manhole 1 (MH1). It is circular in shape and 100mm in diameter. The construction is vitrified clay/pitch fibre material.

The sections identified are for the sole use of this property and therefore the responsibility of the land owner to maintain.

The sections as shared or beyond the property boundary generally are the legal responsibility of the local water company to maintain.

The survey was carried out to confirm condition and direction of flows of the underground drainage.

**The defects are fully noted in this attached report.**

The location of defects in the line are described literally as if you are looking at a clockface. A crack on the top is 12 O' clock, a crack on the bottom is 6 O' clock.

## SUMMARY

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### PLEASE NOTE:

Section 1 (S1) – Upstream from manhole 1 – Fibrous root ingress, a cracked/root infiltrated junction and a mass buildup of debris has been noted in this section which has caused the survey to abandon. A buried manhole has also been noted in this pipework.

We believe sections 2 and 3 are shared lines and therefore the responsibility of Southern Water to maintain.

- Section 2 (S2) – Root ingress and several sections of deformed pitch fibre pipework has been noted in this section upstream between manhole 1 and the manhole in the neighbouring property.
- Section 3 (S3) – A crack, root mass and a buildup of scale has been noted in this section between manhole 1 and the main sewer.

We would advise contacting Southern Water to report the points above for their consideration of action/repair.

We were unable to survey the following as there was no access into the pipework:

- The foul water gully
- The vent pipe
- The stack pipe
- The rainwater downpipe

A quotation for remedial works can be provided upon requested.

End of report.

Kind regards,

Hannah.



@draindetectives.uk



@drain\_detective



thedraindetectives



## TERMINOLOGY

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**Manhole-** A point in the drainage large enough for a person to access. Noticeable by the manhole covers on the surface.

**Waste-** Waste and water that has been *used*. Toilets, showers, sinks, washing machines, baths etc.

**Surface Water-** Unspoiled water, rainwater etc.

**Gully-** A bend where water is **permanently** held to prevent smells in the property and garden.

**Rest Bend-** A sloping piece of pipe, usually connecting a utility (Toilet, sink etc.) to the drainage.

**Blind Junction-** The point where one-line joins into another line.

**Upstream/Downstream-** The direction of the camera in relation to the direction of flow. Against the stream (Upstream) or with the stream (Downstream)

**Private Line / Shared Line-** A private line is used only by one property; a shared line is taking drainage from multiple properties. We are only able to carry out remedial works on private lines.

**Displaced Joint** – The point at which a connection (joint) is coming loose and beginning to disconnect.

**Open Joint-** When a displaced joint is so bad, you can completely see outside of the pipe.

**SVP-** A soil vent pipe. These release smells out of the roof (far above the point they would be noticed) while sucking in an air vacuum to keep the line flowing.

**Main Line-** The main sewer. All the surrounding properties likely flow into this line somehow.

**Off Boundary-** The point in a survey where our camera passes from one property onto the next.

**Interceptor-** Interceptors separate contaminants from the water before it reaches the main sewer system.

**Soakaway-** If the property struggles to keep up with draining away surface water, a soakaway can be installed via a hole in the garden. This allows a destination for water to soak into the earth.

**Rodent Valve / Rat Valve-** A non-return valve with serrated teeth, it allows water to flow as normal, but prevents rodents from pushing through.

**Drain Bung-** A cap installed on the entrance/end of a redundant line to seal it off, preventing anything from entering.

**Access Point / Rodding Eye-** An external access for rods/CCTV equipment to enter the line without the use of a manhole.

**Picote Cutting Machine-** An extraordinarily powerful specialist cutting machine with serrated/abrasive edges. The drill-type machine is pushed into the drain to break up and obliterate any potential blockage.

**Descale / High Pressure Water Jet-** An extremely fast, extremely powerful water jet that blasts the line.

**Resin Patch-** Somewhat of a permanent plaster for the drain. This is installed over a defect to seal and rectify the line, while retaining the original circumferential shape of the drain.

**Flexi Patch-** This flexible patch is required to rectify a bend in the line. **Liner-** A liner is run through manhole to manhole to patch the entire line at once, a whole new drain within the drain.