
Blockage in Common Drain - 15a/b/c Euston Road, Sandringham

1 message

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To: melvinalvin@hotmail.com, Val Kirby <val_marie_kirby@hotmail.com>, "Bob (Vladimir) Zvezdin" <bobruskin@gmail.com>

Hello Mel and Val,

We were called in by Bob so as to advise him about the re-occurring blockages. Bob had said he had tried with other contractors to sort out this health risking problem. He probably thought it was his drain? But did not realise it is a common drain to which 15A/B and C have a combined use of. To watch faeces pouring out of the lower property (15B/C) gully traps (as per attached photos), as well as other rotting waste, and then to try and give a quote, is impossible. i.e. the whole drainage system could be root infested, cracked pipes etc, etc, etc. All drains are in 'unknown territory', but the owner's of this property obviously know more about this drainage system, than a contractor who 'walks in through the gate'. i.e. To be able to sort out the problem, and define a cost before this action, the contractor needs to have knowledge, plans, CCTV equipment etc, however pushing a CCTV camera through a drainage system does not help define what the problem is, until the drain is actually unblocked, as the camera can not see through the build up of the 'stuff'!

If this problem had not been resolved, and your waste was continually running down the path and into a neighbour's property, you may have been asked by Auckland Council to vacate your Units until the problem had been resolved/repaired, as it would have been deemed as a health risk.

It was obvious to me that the blockage was lower down on the site, as the lowest drainage fittings (gully traps) were overflowing. If the problem/blockage had been above Unit's B and C, the lowest point for waste to flow out of would have been the gully traps of Unit A. Pushing our camera up from the manhole (as per attached Council GIS plan), we found that the main blockage was on the corner of the bottom Unit, and that is why overflows were rising out of those lower gully traps. However, to determine what the blockage was, was very difficult as there was slow seepage of faeces and other wastes pushing through this blockage area. To try and locate the blockage from the upper end of the common drain, I assessed that there would be an inspection/entry to the drain where we cut out a section of the concrete footpath. Why would I have cut this section out? Answer: Because normal practice is to have an inspection point where there is a junction on the drain connecting to a gully trap. This section of the line was 800mm in depth below the ground level. We were able to put our drain cleaning rods down through this inspection point, and try and push through the corner where the main blockage appeared to be. We could not clear enough to place the camera back in to actually see what was happening.....this all happened on Day 1. Removal of spoil/crap/and sewer waste could not be done by wheel barrow, as you know that there are steps up to the car park. Therefore, spoil/waste exiting this site had to be carried out by carrying it in buckets up to our vehicles. Likewise, backfilling and re-concreting also had to be by using material carried up and down by buckets. i.e. extra time/labour involved here.

Finally, we needed to use a very powerful back cutting water blasting unit, and therefore we brought in a specialist unit to carry out these works from the bottom manhole within the lower end of the property, whilst we were probing and camering from the upper end (the inspection point) so as to recognise and understand that we had cleared this blockage. It appeared that there may have been old plaster, and perhaps a greyish sort of paint that may have been washed down this drain years ago, i.e. the corner point blockage of the drain system we are talking about was hard to cut away, and whether it had been oversized plastered jointing of the old pipes or something else, we do not know. I don't believe it was

plastering of the pipe work as blockages would have been more regular than the last couple of years. I have seen this sort of mess in pipe lines before, as sometimes whilst renovating/plastering contractors tend to wash their buckets down gully traps thinking that it will flow away without causing problems. However, we feel that the problem is resolved, but we have informed Bob to keep in contact with us if any other problem evolves as well.

The costs we feel are fair, and I have not charged for other site visits, nor have we put a margin on the Drain Kings invoice to you. We also have not charged for any tipping fees, have guessed a low price of \$50 for materials, concrete saw hiring is generally about \$114, and you probably could not get CCTV camera gear for the low charges that we have costed out to you as well.

We have attached separate invoices for you all. If you are struggling to pay this one off payment, we will accept part instalments .

Please call me if you wish to discuss anything further.

Regards

Warren Glynn

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6 attachments



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GIS Plan_20190806_082901_000485.pdf

1252K



6062 -Bob Zvezdin - 15b Euston Road.pdf

156K



6071 - Valerie Kirby - 15c Euston Road.pdf

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6072 -Melanie Cox - 15c Euston Road.pdf

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