

# Conditions of Engagement and Notes on Extent of 'Mundic' Concrete Aggregate Assessment

1. Whilst reasonable knowledge following extensive research exists on the physical reaction, residual strength and the length of useful life within potentially affected concrete, exhaustive research has not yet been undertaken to enable entire understanding of the problem. Therefore, the report provided must be accepted as a result undertaken to the current state of the science. Future research in this sphere may produce additional theories that may result in change in the procedures on of the samples provided.

2. The completed report will interpret the petrographic make up of concrete samples taken, to identify possible deleterious sulphide content in the blocks used in the construction of the main structural parts of the property. The on site report should not be interpreted as a Building Survey of the property. For practical reasons the result can only be based upon a random sampling. Any conclusions made regarding the whole of the property have to be based on the current knowledge available and related to the limited evidence produced for analysis.

3. The report will not relate to any other aspect of the concrete structure, and can only be considered as a perceived example of the likely content of the concrete of the overall structural part, or parts of the property, and above ground level.

4. Other concrete materials used in the construction, e.g. mass concrete foundations, (below ground level) cast concrete lintels, window sills, mortars, etc., will not form part of this report, unless stated.

5. Observation as to the presence of other possible non-related content in the material will not be made, unless stated.

6. Core samples will be extracted from parts of the structure believed to indicate the typical makeup of the low density concrete elements, after a careful study of

the wall structure during the site survey. Those parts of the property which are covered, unexposed or inaccessible are not to be inspected, other than those parts removed by either core drilling or other means described. Cast 'in-situ' material found to be of dense concrete definition (in excess of 2000 kg per m<sup>3</sup>) will be referred to and classified if appropriate.

7. As appointed surveyor I will engage an appropriate and qualified petrographer to undertake a Stage One examination and report on the core samples provided by me, to be in accordance with the procedures specified in the publication adopted by the Royal Institution of Chartered Surveyors (RICS).

## 'The 'Mundic' Problem - a Guidance Note

*The Recommended Sampling, Examination and Classification Procedure for Suspect Concrete Building Materials in Cornwall and parts of Devon 2016(3rd Edition).* This will define the concrete by Classification as either:-

- i) **Class A<sup>1</sup>** (appearing sound) and considered suitable,
- ii) **Class A<sup>2</sup>** (appearing sound, and subject to a stage II assessment),
- iii) **Class A<sup>3</sup>** (appearing sound, and subject to a stage III assessment)
- iii) **Class B** (currently sound, but owing to identified Group 2 aggregate retains potential for future degradation) or,
- iv) **Class C** (clearly unsound).

In the event of inability to determine the Classification at Stage 1, then a further investigation may be advised. This would involve additional laboratory costs, and will be discussed with you before authorisation, in such a need.

8. The written report will summarise an opinion, having regard to the Classification produced by the Petrographic assessment on the suitability or otherwise of the material(s) identified.

9. The report will provide a Declaration that I have inspected the property, chosen the locations and taken samples, commissioned a laboratory test, considered the results and findings, and prepared report in complete compliance with the current RICS Guidance Note(s) (Third Edition January 2016).

10. Whilst all due care will be taken in undertaking this work, the Client must accept that I cannot provide a guarantee that the property is free from defect or deleterious materials, or will not become defective. In particular it must be accepted that the future performance of any concrete may be affected by damp penetration permitted by neglect. Defects of a non-related type are also beyond the scope of the Service.

11. In respect of the Service described above and subject to professional indemnity insurance cover continuing to be available, that I the Surveyor is prepared in principle, within a period specified by the RICS guidelines from the date of the original report, to extend responsibility of the service defined and provided, by assignment to the Client's mortgage lender(s) and subsequent purchasers and their mortgage lender(s) and to supply copies of the report on payment of a fee to be agreed beforehand.

12. The requirement for, or extent of, any re-sampling and re-testing that may be required will be at the Surveyor's discretion but limited to the minimum needed, as determined by the Surveyor's observation of the physical state and maintenance of the concrete elements, or subsequent changes in testing procedures, based on any new research.

It is not expected that further sampling or laboratory testing will be required in respect of material identified as Class A<sup>1</sup>, by the Stage One examination.

13. The client will become responsible for the fees, and any additional expenses that have been agreed beforehand, immediately work is commenced.

14. It should be noted that results/reports cannot be released until all relevant invoices have been settled.

15. The core samples taken in accordance with Paragraph 6 above will become the property of the Surveyor firm, who will be entitled to dispose of them after two months following Laboratory assessment, in view of the fact that they may thereafter deteriorate. Therefore the client should note if examination extends only to Sage 1, that any advised Stage 2 examination should be commissioned within that period, if the same samples are to be used, to avoid any re-sampling and the added expense involved.

16. The report will be provided for the stated purposes and for the sole use of the named client. It will be confidential to that client(s) and the professional

advisers. The Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor I accept no responsibility to any person(s), other than the named Client(s) and, therefore, any such person who relies upon the report does so entirely at their own risk.

17. The report will be limited to this property, or part, as described. It must not be interpreted as indicative of concrete composition or condition of adjacent properties or different elements of the structure not examined.

18. Neither the whole, nor any part of this report, nor any reference to it, may be included in any published document, circular or statement, or published in any way without my prior written approval as to the form and context in which it may appear.

19. The location and number of samples extracted will be identified, and created core holes will be filled with a sand/cement mix, although decorations cannot be made good.

20. Before the inspection can be undertaken, I request written confirmation of the acceptance of these terms, including the authority of the owner (if different, or his/her authorised agent) of the property to undertake the work described on the structure.

21. I reserve the right to provide a further report, upon the subject property to other interested parties, without reference to the client or any subsequent client, after a period of two months from the date of issue on my findings.

22. In the event of a client being dissatisfied with the professional service undertaken, a formal Complaints Procedure is in place. This will enable independent assessment of the complaint raised and further information can be provided on written request.

## Wayne Tieken MRICS