

**COCKRAMS SURVEYORS TERMS AND CONDITIONS OF ENGAGEMENT
SAMPLING EXAMINATION AND CLASSIFICATION OF
CONCRETE BUILDINGS IN CORNWALL AND DEVON**

1. TASK SUMMARY

To remove samples of concrete for Petrographic assessment from the subject building in accordance with the guidelines of the Royal Institute of Chartered Surveyors published in January 2016 “The Mundic Problem” Guidance Note Third Addition which relates to such work.

There are two stages of examination but most properties only require Stage 1. Arrangements for Stage 2 can be made if the Stage 1 result indicates that this is necessary.

2. THE SERVICE TO BE PROVIDED: STAGE 1

- a) The Inspection by the Surveyor will include external and internal exposed surfaces to identify construction and locate any cracking or related defects. The inspection will also include general comment upon items such as defective guttering, woodwork and other features which may allow water penetration into the construction. If there are timber suspended floors, the inspection where practical will include representative sub floor areas in order to ascertain the surface condition of the exposed footings and foundation concrete and appropriate sampling.
- b) The Surveyor will select positions from which the samples of the concrete should be taken for Petrographic assessment in accordance with RICS guidance notes. The intention is that the samples selected will be reasonably representative of all parts of the property constructed before 1960 or such dates as local environment dictates.
- c) The Surveyor will repair the resulting damage to the property as far as it is reasonably practical but this will not include the making good of decorations.
- d) The Surveyor will ensure that a qualified Petrographer, in accordance with the RICS guidelines, undertakes a Stage 1 examination of the samples removed and provides a suitable report which will be copied to the client.
- e) The Surveyor’s report will provide an opinion on future suitability and mortgageability of the subject property, having regard to the Petrographer’s report and the classification of the concrete. Appropriate recommendations will be made where necessary. This service does not include:-
 - i) Buried or inaccessible concrete whether walling, footings or foundations.
 - ii) Comment or advise on defects not directly related to the task.

iii) A guarantee that samples removed are totally representative of the whole property.

f) The core samples taken will become the property of the Surveyor who will be entitled to dispose of them after two months in view of the fact that they may thereafter deteriorate. The Client should note, therefore, that any necessary Stage 2 examination will be commissioned within that period if the same samples are to be used.

3. FEE

a) The fee for Stage 1 should be paid by the Client and will be agreed in advance to reflect the nature of the property and an agreed number of samples.

b) In the event that the Petrographer cannot reach a conclusion from Stage 1 examination, further work giving rise to additional fees will need to be agreed if Stage 2 is to be undertaken. Such cores are only retained for 2 months and after this re-sampling is needed.

c) All fees are subject to VAT.

d) All fees and disbursements will be payable in advance of fulfilling the instructions.

4. EXTENDING REPORTS

In respect of the service described above and subject to continuing professional indemnity insurance:-

a) The Surveyor is prepared in principle within 6 years of the date of his original report to extend his liability for the service, as defined and provided at the date of instruction, to subsequent purchasers and mortgage lenders by providing copies of this report and the Petrographers original report, subject to the following:-

i) A brief re-inspection of the property to ensure that it has been reasonably maintained during the intervening period and not been subject to any major repair or alteration.

ii) Consideration by the Petrographer of his report and confirmation that it is still valid.

iii) No increased knowledge with regard to concrete assessment which materially alters the standard of practice prevailing at the time the original report was prepared.

iv) Prior payment of fee.

v) The Surveyor and the Petrographer reserve the right not to reissue their original reports and will provide their reasons in such a case and recommend a course of action.

c) Where the parties (Client or mortgagee) to a report have to be renamed by reissuing the report or by memorandum, an administrative charge will be made and must be paid prior to the revision being released.

5. SAMPLE STORAGE

Representative samples are the property of the Petrographer and are only kept for a period of 2 months.

6. THE REPORT

The reports are confidential to the Client and his/her solicitor and/or mortgage lender. Neither the reports, nor any extracts therefrom, may be copied, published or supplied to others without the written consent of their authors. Persons not named in the reports should not place any reliance thereon.

7. THE SAMPLES

The samples and report(s) remain at all times the property of Cockrams Surveying Ltd and Petrolab Ltd. Further copies of the report(s) may be issued without reference to the original or subsequent Client after 28 days from the date the report was last issued. When the Client is not the owner, the Client will arrange for the consent from the proposed works to be signed by the owner or his agent before commencement.