



Mundic Stage 1 Report CONCRETE SCREENING ASSESSMENT



CORNWALL
MINING
CONSULTANTS

PROPERTY ADDRESS:

[REDACTED]

REPORT REFERENCE:

DPA/MBT/[REDACTED]

CLIENT (PURCHASER):

[REDACTED]

CLIENT 1 ADDRESS:

[REDACTED]

REPORT DATE:

25 April 2024



Result:

**C2
FAIL**

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Mortgageable:

⊗ NO

Next steps:

**Replace
Concrete**

OPINION

The Petrographic Examination sheets attached to this report, define the concrete recovered in samples C5, 6 & 7 as UNSOUND. This means that the concrete in these locations is showing signs of degradation and cannot be relied upon.

The marketability will be impaired and typically the property would be considered un-mortgageable until the property has been definitively classified (if possible) or replaced.



Cornwall Consultants Limited trading as Cornwall Mining Consultants. Registered Office: Unit 3 East Pool, Tolvaddon Business Park, Camborne TR14 OHX. Registered in England & Wales. Registered No: 04578850



cornwallminingconsultants.co.uk
enquiries@cornwallminingconsultants.co.uk
01209 313511

ABOUT

This Concrete Screening Assessment will determine whether mundic bearing concrete is present within the subject property. It will also screen for a range of other causes of concrete deterioration. This assessment relies on our visual inspection of construction materials and analysis of representative concrete samples. This assessment has been undertaken in accordance with the Royal Institution of Chartered Surveyors (RICS) Guidance Note: 'The Mundic Problem' 3rd Edition (December 2015). We confirm that Terms and Conditions have been agreed between ourselves and the client(s) as appropriate. These are attached as an appendix to this report. Please note this inspection/report is not a building survey and is purely to report on the concrete parts of the property, and aspects of the condition of the property which may affect the performance of the concrete elements.

PROPERTY SETTING

Inspection Date	21 February 2024	Property Age	1900's
Inspection Time	9.00 am	Property Type	Semi-detached house
Weather Conditions	Raining	Property Size (bedrooms)	Four Bedroom
Property Area	Residential	Extensions	One
Property Slope	Terraced slope	Gardens/Attached Land	Front & back
Property Orientation	South Facing	Condition of Property	Good

RESTRICTIONS TO SURVEY

At the time of our inspection the property was unfurnished although the floors were covered with fitted carpets. Limited access to the roof void in order to establish the construction of the party wall.

DESCRIPTION OF STRUCTURE

The main property external walls are constructed of 600mm solid stone with no external render.

The party wall is constructed of part stone, part mass concrete and part timber stud.

The footings to the main house are constructed partly of concrete block and partly of stone.

The internal walls to the main ground floor are part solid stone and part timber studwork and to the first floor are timber studwork.

The internal floors of the main ground floor are part solid and part suspended timber construction and to the first floor are suspended timber

There are 6 chimneys to the property constructed in stone with a brick stack.

The dwelling has one extension. The extension comprises a single-storey addition to the southwest of the original house now forming a kitchen. This extension is constructed from 150mm single skin concrete block and brick. We do not have a confirmed date of construction for this extension but is suspected to be 1950's.

The footings of the principal extension are constructed of mass concrete.

The internal walls to the ground floor of the extension are mass concrete.

The internal floors to the ground floor of the extension are part solid and part suspended timber.

DOCUMENTARY EVIDENCE OF BUILDING AGE

No documentary evidence on the age of the property was available for review.

GENERAL CONDITION

The property condition has only been assessed in relation to the relevant components affecting directly (or indirectly), the performance of the concrete elements of it. This report is not a building survey and cannot be relied upon as such. However, we may comment on any significant defect or damage observed where we consider we have a duty to do so. Any comments made in this way have no bearing on the findings of this concrete screening assessment and are for information only.

The property appears to be in poor condition.

No significant cracking, craze-cracking or delamination of the render was observed from a cursory visual inspection alone.

SAMPLES TAKEN

Positions of sample points have been selected from the property following an initial inspection of the site and removed under the supervision of Mr D P Anderson FRICS, Chartered Surveyor of Cornwall Mining Consultants at the approximate points depicted in the enclosed photographs. Images may also show where probe 'twist' drilling and other investigations were made in order to confirm construction materials.

A total of one sample was taken, together with numerous probe twist drill investigations and measurements to confirm construction where necessary. The locations; types; size and conditions of all the samples is detailed in the attached chain of custody form "Custody Form/Sampling Schedule".



Main property



South elevation



Rear extension



West extension



Internal elevation.



Internal elevation.

THE RESULT

Our surveyor has inspected the property; chosen representative samples; commissioned their analysis and considered the findings when compiling this report and concluding as follows in accordance with the RICS Guidance Note: 'The Mundic Problem' 3rd Edition (December 2015).

Result: **C2 - FAIL**

[FIND OUT MORE](#)

The Petrographic Examination sheets attached to this report, define the concrete recovered in samples C5, 6 & 7 as UNSOUND. This means that the concrete in these locations is showing signs of degradation and cannot be relied upon.

The marketability will be impaired and typically the property would be considered un-mortgageable until the property has been definitively classified (if possible) or replaced.

THE NEXT STEPS

We recommend the following course of action:

Next steps: **REPLACE CONCRETE**

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Class C concrete cannot be further tested or treated in-situ, so in this instance we recommend that the most appropriate course of action is to remove and replace the concrete affected parts of the property.

Provided that this action removed all traces of potentially affected concrete, we would be able to reinspect the property and verify that it is now clear of mundic concrete. The object of this would be to render the property mortgageable for the future.

Should you wish to proceed with removal and replacement of concrete, please contact us for specific guidance.

As with all properties, it is recommended that regular, protective, internal and external maintenance is carried out to prevent water/damp ingress, and to preserve the durability and stability of all walls.

SURVEYOR SIGNATURE

Mr D P Anderson FRICS, Chartered Surveyor

25 April 2024

LIMITATIONS OF INSPECTION

This report is not a structural or building survey and deals only with the accessible concrete elements of the property. Any brief comment(s) on condition of other components is provided as a guide to maintenance that will help preserve the concrete elements only.

We have not carried out testing of any concrete lintels internally or externally, or windowsills, and it is considered that such (although possibly constructed of a deleterious material), may be replaced after further inspection under a separate procedure. It is not normal to sample concrete roof or floor slab, or any other reinforced concrete, beams, stanchions etc, as structural damage may result.

Outbuildings and structures of no significance, and very minor additions or localised sections of buildings with no structural significance, may be disregarded if they have no bearing on a mortgage-lending decision in the supervising surveyors' opinion.

FOUNDATIONS

The term 'foundations' refers to that point of the supporting structure of the building which is wholly enclosed on each side by the ground. Any part of the structure which is, or has ever been, below ground level on one side but exposed to the air on another e.g. sub floor in the basement or where exterior ground levels have been made up to enclose footings, is to be regarded as part of the wall structure and must be included in the report. The term footings is given to those exposed areas below the Damp Proof Course.

PETROGRAPHIC SCREENING

The laboratory analysis has been undertaken by Petrolab Limited (of C Edwards Offices, Gweal Pawl, Redruth, Cornwall TR15 3AE) on behalf of Cornwall Mining Consultants. The full laboratory results are appended to this report and are summarised in the Result section. The handling, analysis and reporting of sample results has been undertaken in accordance with the RICS Guidance Note: 'The Mundic Problem' 3rd Edition (December 2015). This Mundic Stage 1 Report is a Preliminary Petrographic Screening Examination. If the concrete has not been determined as either clear of mundic [A₁] or unsound [C₁/C₂], it may be defined as 'Unclassified' [U/C] by the specialist laboratory. In conjunction with Petrolab Ltd we may recommend further testing in the form of either mineralogical, chemical or Dry Density analysis at Stage 2 be carried out to resolve the classification.

RE-ASSIGNMENT AND COPIES

This report is valid for the named client and their lender only for up to 6 years from the original report date or 6 years from the date of any subsequent formal re-assignment. Formal reassignment to a new client can only be undertaken by us and is entirely at the discretion of our surveyor and may be subject to re-inspection to ensure no material change has occurred. The report will not be reassigned to a new client within 28 days without written approval of the current client. Copies of the report will only be provided to the original client subject to a nominal admin fee. Results of the mundic test will not be divulged to any third party without either permission of the original client or receipt of fee paid for formal reassignment.

If any part of the property produced **unclassified concrete** (deleterious materials were detected), the cores will be stored for up to 2 months from the date of testing, in order that Stage 2 analysis may be carried out. After this, it is possible that the samples will have deteriorated in storage and will be disposed of. In this instance, the property may need to be resampled in order to proceed. The report may be reassigned to a new client after consultation with our surveyor. If the 2-month period has been exceeded without resampling or Stage 2 analysis, the report is valid only for historical information purposes and cannot be relied on to reflect the present condition of the unclassified concrete. Concrete classified as **Class C** is unsound and immediate attention/replacement is required in conjunction with further specialist advice.

MORE INFORMATION

DISCLAIMER

The Preliminary Concrete Block Testing reported herein has been made on a strictly limited number of samples in accord with the fee charged for the taking of the samples and the petrographic examinations carried out. As such, the results cannot be said to be representative of the total structure of the building, and are, strictly, only representative of those portions of the property that have actually been sampled as directed by the attending Surveyor/Engineer. Nevertheless, the samples have been taken with the best available techniques to give the best statistical picture of the state of the property within the above limitations.

No liability can be accepted for omissions that may have been inadvertently made or where access was restricted or unsafe. This report does not constitute a structural or building survey; it is only an examination into the aggregates and observations with respect to possible effects of the aggregates. Representative cores will be kept for 2 months for reference only.

The results reported are an investigation into the state of the concrete materials being identified as satisfactory, or, as having deleterious materials present. If deleterious materials were detected, further investigations have been recommended. The results presented and the conclusions drawn are a picture of the state of the sampled parts of the dwelling at the time of the investigation. No guarantee can be given as to the continuation of the state of the materials, whatever that may be, and whether an improvement or a deterioration has occurred because of external elements outside our control. Even concrete made from satisfactory aggregates is susceptible to leaching and frost damage if the rendering deteriorates.

This report is confidential to the named client/client(s) and/or mortgage lender. It may not be reproduced or further distributed without the permission of Cornwall Mining Consultants, nor shall we be under any liability whatsoever to any person(s) who has not been party to the commissioning and fee paid for this report. Any such person(s) rely on this report at their own risk.

CONSUMER INFORMATION

This report has been produced by Cornwall Consultants Ltd trading as Cornwall Mining Consultants, Unit 3 East Pool, Tolvaddon Business Park, Camborne TR14 0HX. Tel: (01209) 313511. Email: mundic@cornwallminingconsultants.co.uk. Cornwall Consultants Limited does not purport to be a RICS registered firm, although it employs RICS qualified surveyors to undertake its mundic services. This Mundic Stage 1 Test (Concrete Screening Assessment) has been completed in accordance with the RICS Guidance Note: 'The Mundic Problem' 3rd Edition (December 2015) and our Terms and Conditions of business that can be viewed [here](#).

COMPLAINTS

If you have a query or complaint about this report, you should raise it directly with us, and if appropriate ask for any complaint to be considered under our formal internal complaints procedure. If you remain dissatisfied with our final response, after your complaint has been formally considered, or if we have exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs).

Please note that all queries or complaints regarding your report should be directed to Cornwall Mining Consultants in the first instance, not to TPOs.

COMPLAINTS SHOULD BE SENT TO:

The Managing Director
Cornwall Mining Consultants
Unit 3 East Pool
Tolvaddon Business Park
Camborne
Cornwall
TR14 0HX

E: help@cornwallconsultants.co.uk | T: 01209 313511

You can also view our [complaints procedure here](#).

If you want to make a complaint directly to Cornwall Mining Consultants, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to:

The Property Ombudsman scheme (TPOs):

T: 01722 333306 | E: admin@tpos.co.uk | W: tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.