



**London
South Bank**
University

Module Guide

Building Survey and Inspection

EBB_4_050_1920

School of the Built Environment and
Architecture

Level 4

Become what you want to be

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1. MODULE DETAILS

Module Title:	Building Survey and Inspection
Module Level:	4
Module Reference Number:	EBB_4_050_1920
Credit Value:	20
Student Study Hours:	200
Contact Hours:	45
Private Study Hours:	125 plus 30 hours direct learning
Pre-requisite Learning (If applicable):	None
Co-requisite Modules (If applicable):	None
Course(s):	HNC Building, BSc QS and BSc Property Management (Building Surveying)
Year and Semester	2019-20 Semester 2
Module Coordinator:	Clive Streatfield
Teaching Team & Contact Details	Evan Owen-Powell E-mail: owenpoe3@lsbu.ac.uk Room: T512 (Tower Block)
Subject Area:	CPS
Summary of Assessment Method:	Moodle MTC & Coursework
External Examiner appointed for module:	STC

2. SHORT DESCRIPTION

This particular module focuses upon the development of knowledge and techniques required to undertake the different types of inspection when assessing the need for building works relating to planned maintenance, extending and altering buildings, undertaking fire risk assessments or the adaptation of buildings. The module specifically relates to inspections and surveys associated with residential buildings up to three storeys in height.

3. AIMS OF THE MODULE

To enable the students to have a fundamental knowledge and understanding of the skills needed to undertake inspections and building surveys of domestic buildings, in order to gather appropriate good quality data for reporting in order establish a satisfactory standard of building works or level of maintenance, along with value and condition of the building.

4. LEARNING OUTCOMES

4.1 Knowledge and Understanding

- Understand the purpose and importance of conducting inspections of buildings for programmes of work, maintenance or fire safety.
- Develop an understanding of survey and inspection objectives, and methodologies.
- Understand the purpose and principles of carrying out a survey including limitations.
- Designing surveys and inspections for specific programmes of work.
- Evaluating data gathering requirements of surveys for costings and budget setting.
- Understanding of the range of non-destructive and invasive surveying techniques available and when to apply them.

4.2 Intellectual skills

- Effectively communicate complex ideas, information and data by oral, written and visual means in a form appropriate to the intended audience.
- Develop the skills and methodologies to carry out detailed inspections and surveys.
- Use of information and communication technology (ICT) to locate and access opinion, information and data from wide range of sources and communicate information to others.
- Solve problems and make decisions as a member of a team
- Learn effectively and independently

4.3 Practical Skills

- Develop the skills to provide professional reports and inspection records in recognised national formats.
- Use generic and bespoke it software and related technologies.
- Select and use appropriate surveying equipment for surveying domestic buildings.
- Develop the basic skills needed in evaluating building defects and preparation of site records following inspection.
- Develop the skills needed to undertake an inspection of a residential property.

4.4 Transferable Skills

- Managing and developing self
- Working and relating to others.
- Communication
- Managing tasks and solving problems.
- Applying numeracy.
- Applying Technology.
- Applying skills developed in understanding different tasks of inspection as they relate to residential dwellings.

5. ASSESSMENT

There will be two separate assignments:

- The first will be a multiple choice test (MCT) related to the learning programme.
- The second assignment will be the design and testing of a stock condition survey.

The MCT can be online which can be accessed via the Moodle VLE site in week 10. Assignment 2 will be posted on Moodle site by week 3.

6. FEEDBACK

Feedback will normally be given to students 15 working days after the final submission of an assignment or as advised by their module leader.

General feedback, applying to all students, will also be placed on the module VLE site within 15 working days.

7. INTRODUCTION TO STUDYING THE MODULE

7.1 7.1 Overview of the Main Content

- The development of skills required to conduct a condition survey and to assess and categorise in terms of severity common defects in buildings and of building components.
- The carrying out of defects analysis surveys on domestic properties and preparation of reports. Understanding of the different types of inspections to be undertaken, in respect to residential dwellings, associated with planned or reactive maintenance due to general wear and tear, damage or alterations to existing dwellings.

7.2 7.2 Overview of Types of Classes

- Class contact consists of a series of formal lectures.
- Some lectures may be undertaken outside of the class room with the students when access allows.

7.3 7.3 Importance of Student Self-Managed Learning Time

- Students are required to undertake directed self-study and prepare solutions/discussions to questions relative to various topic areas.
- Students will be encouraged to identify for themselves particular problems of difficulty and to use seminar discussions, where appropriate, for the Resolution of these.
- Students must regularly access the Moodle site for this module.
- They should download the class/lecture material from the Moodle site, and do the recommended reading, before each lecture/class.
- The programme of teaching, learning and assessment gives guidance on the textbook reading required for each week, the purpose of which is to encourage further reading both on and around the topic.
- The Full and Part-time students undertaking this module will need to self manage their time to review the tasks that have been set for each one of the assignments, consider the problems and solutions sought in respect to those specific problems or surveys to be undertaken and reports to be prepared. The assignments set are individual assignments, so it is vital that students recognise the need to self manage their time in order to meet the dead line that has been set, without having issues relating to late submissions. Students if required can try and seek guidance from the lecturing staff in relation to issues that they seek further guidance, by making appointments with the lecturing team. This must be prior appointment via email to the relevant lecturer concerned with the assignment. Ultimately they will get back with dates for your appointment, - students must manage their time to ensure they attend at the date and time set aside for that appointment.

7.4 7.4 Employability

- This particular module provides an opportunity for students to learn key skills in terms of inspection and building surveys which are essential for future employment opportunities with potential employers seeking to appoint assistant or trainee surveyors within professional building surveying offices or housing associations / property development companies and developers.
- The students will be able to demonstrate the skills which they have developed and ultimately will enable them to undertake tasks that are given to them from their potential employer.
- This module helps students to develop their skills required to undertake different types of inspections relating to building works or maintenance, fire safety and minor structural works.
- Provides them with the skills and understanding required for building surveying process in practice using tapes, non-destructive and invasive surveying equipment.

- Students gain a basic working knowledge of some building defects common in residential dwellings, along with a structural understanding of measures to
 - consider in relation to structural internal alterations of some part of the dwelling.
- Students will be provided with the basic knowledge of health and safety as it relates to conducting inspections and building surveys.

8. THE PROGRAMME OF TEACHING, LEARNING AND ASSESSMENT

SEMESTER 2	
WEEK	Topic
1	<i>Introduction to the module</i>
2	<i>Overview of Types of Surveys</i>
3	<i>Survey and Inspection Protocols</i>
4	<i>Cracks in Buildings</i>
5	<i>Identifying the Causes of Damp and Moisture in Residential Dwellings</i>
6	<i>Extending and Altering Dwellings</i>
7	<i>Opening up and Propping Residential Structures</i>
8	<i>Housing Health and Safety Rating System</i>
9	<i>Fire Risk Assessment</i>
10	<i>NO LECTURE - Coursework 1 Moodle multiple choice test opens at 9am</i>
11	<i>Building Control</i>
12	<i>Surveying Building Services</i>
13	<i>Feedback</i>

9. STUDENT EVALUATION

Past students have found this module very useful and feedback is generally positive. Students comment that the module content assists them greatly in understanding surveying and inspection procedures that equips them with the necessary skills to contribute confidently in a working environment.

10. LEARNING RESOURCES

Please see Moodle site for resources for this Module.