

## Unit 48: Building Surveying in Construction

Unit code: H/600/0456

QCF Level: 3

Credit value: 10

Guided learning hours: 60

### Unit aim

This unit aims to give learners knowledge of building surveyors and survey work and the skills required for performing building surveys and producing survey reports. Learners will gain a good understanding of construction methods, modern and traditional, and building defects and be able to identify the approximate age of a building. They will develop essential skills including the ability to collect data, measure accurately, take photographs, use electronic surveying devices, produce drawings and investigate thoroughly the causes of building defects.

### Learning outcomes and assessment criteria

In order to pass this unit, the evidence that the learner presents for assessment needs to demonstrate that they can meet all the learning outcomes for the unit. The assessment criteria determine the standard required to achieve the unit.

Learning outcomes	Assessment criteria
1 Know the role of the building surveyor and the route to professional status	1.1 Describe the role of the building surveyor
	1.2 Describe how the building surveyor interacts with other members of the building team
	1.3 Outline the qualification route to professional status
2 Know the equipment, techniques and procedures involved in surveying buildings	2.1 Describe the procedures and techniques used in the performance of building surveys
	2.2 Identify the equipment used to perform building surveys
	2.3 Identify legislation relevant to building surveys

	2.4 Describe health, safety and welfare issues associated with building surveys
3 Be able to carry out building surveys	3.1 Carry out a simple measured survey
	3.2 Carry out a dilapidation survey
	3.3 Carry out a condition survey
4 Be able to produce survey reports and schedules of maintenance and repair	4.1 Compile data collected during building surveys
	4.2 Record and present survey data in appropriate formats
	4.3 Prepare maintenance and repair schedules

## Unit content

---

### **1 Know the role of the building surveyor and the route to professional status**

*Role of the building surveyor:* measured, dilapidation and condition surveys; survey reports; schedules of maintenance and repair

*Interaction with other members of the building team:* eg client, building owner, architect, architectural technologist, quantity surveyor, structural engineer, clerk of works, main and sub-contractors, local authorities, health and safety executive

*Route to professional status:* eg secondary education, A-levels, National Certificate/Diploma, Higher National Certificate/Diploma, honours degree accredited by professional body, professional membership of the Royal Institution of Chartered Surveyors and/or the Chartered Institute of Building

### **2 Know the equipment, techniques and procedures involved in building surveys**

*Building surveys:* types; purposes; equipment; techniques and procedures; legislative considerations; health, safety and welfare issues

*Types of building survey:* measured surveys; bank or building society surveys; house buyer reports and valuations; dilapidation and condition surveys

*Purposes of building surveys:* alteration; lenders; purchasers; maintenance; repair; conservation; assessment of dangerous structures; structural appraisal; building condition

*Equipment:* steel tape; fibre tape; folding rule; electronic distance measurement device; moisture meter; camera; inspection chamber keys; binoculars; boroscope; thermal imaging equipment; sectional ladder; spirit level; electric torch; optical levels; basic land surveying equipment; personal protective equipment

*Procedures and techniques:* preliminary surveys; site location; building location; elemental surveys (external, internal, building services, external works); legal considerations; health, safety and welfare

*Legislative considerations:* contractual obligations; legal constraints

*Health, safety and welfare issues:* pre-visit risk assessments to cover use of access requirements, potential risk on derelict sites, or work in enclosed areas

### **3 Be able to carry out building surveys**

*Building surveys:* measured survey; dilapidation survey; condition survey; use of checklists

*Measured survey:* surveying methods; equipment; low-rise domestic buildings; low-rise commercial buildings

*Dilapidation survey:* surveying methods; equipment; low-rise domestic buildings; low-rise commercial buildings

## Unit 48: Building Surveying in Construction

*Condition survey:* surveying methods; equipment; low-rise domestic buildings; low-rise commercial buildings

*Checklists for surveys:* standardised checklists; coverage of all aspects

### **4 Be able to produce survey reports and schedules of maintenance and repair**

*Survey report:* approximate age of building; construction method used; defects or potential causes of defects eg wet rot, dry rot, worm infestation, lintel failure, defective flashings and valleys, leaching, proximity of trees, blocked ventilation, damp, settlement, subsidence, concrete reinforcement defects

*Maintenance and repair schedules:* planned maintenance; emergency maintenance; repair