

Module Specification

Module Summary Information

1	Module Title	Building Pathology
2	Module Credits	20
3	Module Level	5
4	Module Code	BNV5110

5	Module Overview
<p>The module covers the basic requirements for property professionals engaged with the existing built environment to appreciate varying needs to clients in relation to property, to identify methods of construction, appraise the condition of a building, and make recommendations to achieve client's aims. The module is designed to give you the opportunity for practical application of your learning to a relevant case study.</p> <p>For the building surveying programme this module relates to 3 of the 6 key competencies of the RICS Building Surveying pathway: Building Pathology, Inspection and Measurement of land and property.</p> <p>For the real estate programme this module relates to 2 of the core competencies: Inspection and Measurement of land and property, as well as the optional competency of Building pathology.</p> <p>For the Planning and Property Development programme this module broadens your knowledge of the existing environment which, in terms of sustainability, needs to be altered and adapted to provide for economic reuse rather than whole sale regeneration and new build. Consequently you are better able to survey and appraise options for reuse including issues relating to resources and financial viability.</p> <p>This module is delivered to BSc (Hons) Building Surveying, BSc (Hons) Real Estate and BSc (Hons) Property, Development and Planning at Level 5.</p>	

6	Indicative Content
<p>Survey Types:</p> <ul style="list-style-type: none"> • Building Survey • Condition Survey • Homebuyers Survey • Valuation. <p>Defects:</p> <ul style="list-style-type: none"> • Roofing • Walls • Foundations • Windows and Doors • Internal Components • Services • Timber Defects • Diagnosis of Damp • Cracking in Buildings 	

- Assessing the Age of a Building

Report Writing.

- Following RICS guidance notes for undertaking surveys, data collection, storage and analysis

Professional requirements

- Understanding and applying RICS code of conduct, rules and ethical behaviour in respect of taking instructions, client care, conflict of interest, confidentiality, treating people with respect, honesty and integrity etc.

Health and Safety

- Following the RICS guidance surveying safely
- Lone working policies
- Risk assessments

7		Module Learning Outcomes
On successful completion of the module, students will be able to:		
	1	Evaluate the materials and methods of construction of existing residential and simple commercial buildings.
	2	Appraise common defects, including methods of identification, causes and remedies.
	3	Apply the professional requirements of undertaking surveys and collection of data.
	4	Evaluate the client's requirements and produce a formal professional quality survey report including relevant advice.

8		Module Assessment		
Learning Outcome				
		Coursework	Exam	In-Person
1-4		X		

9		Breakdown Learning and Teaching Activities	
Learning Activities	Hours		
Scheduled Learning (SL) includes lectures, practical classes and workshops, peer group learning, Graduate+, as specified in timetable	48		
Directed Learning (DL) includes placements, work-based learning, external visits, on-line activity, Graduate+, peer learning, as directed on VLE	60		
Private Study (PS) includes preparation for exams	92		
Total Study Hours:	200		