
Overview

This unit is concerned with undertaking condition surveys and presenting your reports.

It is about actually doing the surveys. The asset could be a building, a highway, a bridge, a reservoir, or any loadbearing or defensive construction. You must be able to confirm the scope of the work, organise what you need to carry out the survey, obtain the necessary permissions, take the physical measurements and record the results.

It is about collating the results of the survey and presenting them in a report. You must be able to demonstrate your analytical and report-writing skills, and your technical judgement (both quantitative and qualitative)

Performance criteria

Inspect condition of assets

You must be able to:

- P1 confirm the objectives and purpose of the condition survey
- P2 consult the condition survey brief, undertake risk assessment and obtain the equipment and resources and specialist advice that will be needed
- P3 check and confirm, before starting the condition survey, that people who will be affected have given their permission
- P4 take accurate observations and measurements which are necessary for the inspection and record them clearly, accurately and completely using agreed formats
- P5 identify and record the need for further investigations when observations are inconsistent with existing data and expected findings

Prepare condition survey reports and records

You must be able to:

- P6 assemble and collate information on the condition survey
- P7 analyse all relevant evidence and information using appropriate methods and techniques and make a summary of condition
- P8 prepare a condition survey report which meets the requirement of the brief
- P9 explain clearly where and why inspection and measurement has not been possible
- P10 answer questions about the condition survey and give appropriate clarification
- P11 maintain internal records which are clear, accurate and complete and conform to accepted professional and statutory requirements

Knowledge and understanding

You need to know and understand:

Inspect condition of assets

- K1 how to confirm the objectives and purpose of the condition survey (application)
- K2 how to consult the condition survey brief (application)
- K3 how and why to undertake risk assessment (evaluation)
- K4 how to obtain the equipment and resources and specialist advice that will be needed (application)
- K5 how to check and confirm, before starting the condition survey, that people who will be affected have given their permission (application)
- K6 how to take and record accurate observations and measurements which are necessary for the inspection, using agreed formats (application)
- K7 how and why to identify the need for further investigation when observations are inconsistent with existing data and expected findings (analysis)
- K8 how to record the need for further investigations when observations are inconsistent with existing data and expected findings (application)

Prepare condition survey reports and records

You need to know and understand:

- K9 how to assemble and collate information on the condition survey (application)
- K10 how and why to analyse all relevant evidence and information using appropriate methods and techniques and make a summary of condition (analysis)
- K11 how and why to prepare a condition survey report (synthesis)
- K12 how to explain clearly where and why inspection and measurement has not been possible (application)
- K13 how to answer questions about the condition survey and give appropriate clarification (application)
- K14 how to maintain internal records (application)

Additional Information

Scope/range

Inspect condition of assets

1. Purpose of condition survey:

- 1.1. stability
- 1.2. stock condition
- 1.3. maintenance
- 1.4. legal
- 1.5. refurbishment, alteration or extension
- 1.6. health and safety
- 1.7. environmental

2. Record:

- 2.1. written
- 2.2. graphical
- 2.3. electronic
- 2.4. photographic

Prepare condition survey reports and records

3. Information - sources:

- 3.1. inspection observations and measurements
- 3.2. photographs
- 3.3. maps
- 3.4. charts
- 3.5. drawings
- 3.6. digital data
- 3.7. archive records
- 3.8. legal documents
- 3.9. client records
- 3.10. tenants
- 3.11. site owners
- 3.12. site managers
- 3.13. previous owners
- 3.14. local authorities
- 3.15. statutory authorities
- 3.16. public utilities

- 3.17. government department consultative bodies (including heritage bodies)
- 3.18. investigation and research findings
- 3.19. industry standard and legislation
- 3.20. published technical data

COSBEDO05

Carry out and present condition surveys in built environment design

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Suite Built Environment Design

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