
Overview

This standard is about undertaking condition inspections, organising and carrying out the surveys, and collating and presenting the survey results

This standard is for people working in the occupational area of site inspection and can be used by technicians, supervisors and managers

Inspect and report on condition of property

Performance criteria

You must be able to:

Inspect condition of property

- P1 identify the purpose of the inspection, evaluate available data and obtain the equipment **resources** and specialist advice that will be needed
- P2 verify that **stakeholders** who will be affected have given their permission
- P3 identify and manage **health and safety risks** relating to inspections
- P4 accurately record and report **characteristics** of the **property** which are necessary for the purpose of the inspection

Report on condition of property

- P5 collate **information** on the condition of **property**
- P6 identify possible causes of failure and deterioration of the **property** and the implications and consequences
- P7 prepare and submit a report which is accurate and complete, which clearly specifies the **level of condition** and contains **relevant information**
- P8 clarify and justify findings and clearly explain instances where and why accurate inspection and measurement has not been possible
- P9 retain records which are clear, accurate and complete and conform to accepted professional and statutory requirements

Inspect and report on condition of property

Knowledge and understanding

You need to know and understand:

Inspect condition of property

- K1 what to identify as the purpose of the inspection (understanding)
- K2 how to obtain the equipment and **resources** and specialist advice that will be needed (application)
- K3 how and why to evaluate available **data** (evaluation)
- K4 how and when to verify that **stakeholders** who will be affected have given their permission (application)
- K5 how to accurately record and report **characteristics** of the **property** which are necessary for the inspection (application)
- K6 how to identify **health and safety risks** relating to inspection (understanding)
- K7 how to manage **health and safety risks** relating to inspections (understanding)

Report on condition of property

- K8 how to retain records (application)
- K9 how to collate **information** on the condition of **property** (application)
- K10 what to identify as possible causes of failure and deterioration of the **property** and the implications and consequences (understanding)
- K11 how and why to clarify and justify findings (synthesis)
- K12 how to explain clearly, instances where and why accurate inspection and measurement has not been possible (application)
- K13 how to prepare and submit a report, in full, and which clearly specifies the **level of condition** and contains **relevant information** (application)

Scope/range**Inspect condition of property****1 Resources:**

- 1.1 the client
- 1.2 land registry
- 1.3 local search
- 1.4 tenants
- 1.5 existing surveys/inspections
- 1.6 legal documents
- 1.7 historical
- 1.8 occupiers
- 1.9 local authority records

2 Health and safety risks:

- 2.1 falls from height
- 2.2 slips, trips and falls (same height)
- 2.3 hit by falling or moving objects
- 2.4 manual handling
- 2.5 health issues
- 2.6 power sources
- 2.7 hazardous substances
- 2.8 trapped by something collapsing or overturning
- 2.9 confined spaces
- 2.10 fire
- 2.11 obstructions
- 2.12 moving vehicles
- 2.13 water
- 2.14 security breaches
- 2.15 sector or context specific
- 2.16 structure

3 Characteristics:

- 3.1 age
- 3.2 type
- 3.3 construction
- 3.4 size
- 3.5 heritage status
- 3.6 use
- 3.7 location
- 3.8 orientation

4 Stakeholders:

- 4.1 clients
- 4.2 users
- 4.3 consultants
- 4.4 regulating authorities
- 4.5 manufacturers

Report on condition of property**5 Information - sources:**

- 5.1 the client
- 5.2 occupiers
- 5.3 survey data
- 5.4 industry standards and legislation
- 5.5 inspection observations and measurements
- 5.6 samples
- 5.7 media

6 Level of condition:

- 6.1 age, type, construction, size and heritage status
- 6.2 condition rating
- 6.3 energy efficiency
- 6.4 susceptibility to damage
- 6.5 safety requirements
- 6.6 need to inhibit deterioration
- 6.7 meet minimum legal standards
- 6.8 suspected concealed defects

Inspect and report on condition of property

7 Property:

- 7.1 structure
- 7.2 materials
- 7.3 finishes
- 7.4 fittings
- 7.5 services
- 7.6 external works
- 7.7 assets

8 Relevant information:

- 8.1 meets relevant codes of practice and standards
- 8.2 recommended remedial work
- 8.3 any qualifying factors
- 8.4 need for further investigation

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