

Liverpool John Moores University

Title: BUILDING DEFECTS AND DIAGNOSIS
Status: Definitive
Code: **5036BEUG** (107242)
Version Start Date: 01-08-2011

Owning School/Faculty: Built Environment
Teaching School/Faculty: Isle of Man College

Team	Leader
John Gammon	Y

Academic Level: FHEQ5 **Credit Value:** 12.00 **Total Delivered Hours:** 24.00
Total Learning Hours: 120 **Private Study:** 96

Delivery Options

Course typically offered: Semester 1

Component	Contact Hours
Lecture	24.000

Grading Basis: 40 %

Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Report	AS1	Building Survey and Report	50.0	
Essay	AS2	Evaluation report on building defects	50.0	

Aims

To investigate and appraise the causes of the decay and deterioration of buildings materials.

Learning Outcomes

After completing the module the student should be able to:

- 1 Identify, appraise and evaluate the structural defects associated with foundation

- movement.
- 2 Identify, appraise and evaluate defects in common building materials.
- 3 Identify, appraise and evaluate the effects the forms of dampness have on buildings.
- 4 Propose and justify appropriate remedial measures to a wide range of building defects.
- 5 Carry out a building survey in accordance with RICS guidelines and produce a home condition report.

Learning Outcomes of Assessments

The assessment item list is assessed via the learning outcomes listed:

REPORT	4	5	
ESSAY	1	2	3

Outline Syllabus

Foundation Defects:
Settlement, subsidence, Heave, Landslip.

Masonry Defects:
Cracking, Frost Attack, Chemical and Biological Attack.

Timber Defects:
Fungal Attack, Insect Attack.

Metal Defects:
Corrosion of ferrous and non-ferrous metals.

Dampness:
Rain Penetration, Rising Damp, Condensation.

Building Inspections:
Survey Procedures, Recording a Survey, Survey Reports.

Building Services:
Defects and inspections of drainage, water supply, heating and ventilation services, sick building syndrome.

Learning Activities

Lectures.

References

Course Material	Book
Author	Noy,E
Publishing Year	2005
Title	Building Surveys and Reports
Subtitle	
Edition	
Publisher	Blackwell
ISBN	1405121475

Course Material	Book
Author	Marshall,D.
Publishing Year	2003
Title	Understanding Housing Defects
Subtitle	
Edition	
Publisher	Estates Gazzette
ISBN	0728204177

Course Material	Book
Author	Hollis,M.
Publishing Year	2000
Title	Surveying Buildings
Subtitle	
Edition	
Publisher	Surveyors Publications
ISBN	0854069798

Notes

This module builds upon the students introduction to building materials, in order to develop an appreciation of the causes of defects and appropriate identification.