



Level 4 Diploma

Investigation of Moisture and its Effects Within Traditional Buildings

Qualification Specification

Qualification Recognition Number: 610/0693/2

ABBE Qualification Code: ABBEIMETBL422

March 2022

This qualification specification was developed in March 2022, no changes have been made to this document since this date.

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1. ABBE

1.1 Introduction

ABBE, the Awarding Body for the Built Environment is a forward thinking organisation that offers a range of qualifications, benefits and support.

ABBE is regulated by Ofqual for the delivery of a range of qualifications. Our qualifications are nationally recognised helping learners to achieve their full potential and ambitions.

The full range of qualifications can be found on our website at www.abbqa.co.uk

1.2 Mission Statement

Our Values - Quality through Standards: Our aim is to provide a high quality experience by building a strong community of mutual support and trust. We can use our collective talents to build meaningful partnerships to help us all to achieve our goals. ABBE is a recognised Awarding Organisation with strong professional integrity.

Our Vision: Is that every learner is confident, successful and has the opportunity to achieve their full potential.

Our Mission: ABBE Educates, inspires and empowers learners

1.3 Qualification Specification

The aim of this specification is to provide learners and centres with information about the content of this qualification. This specification is a live document and, as such, will be updated when required.

1.4 Enquiries

Any enquiries relating to this qualification should be addressed to:

ABBE

Birmingham City University

University House

15 Bartholomew Row

Birmingham

B5 5JU

Tel: 0121 331 5174

Email: abbeenquiries@bcu.ac.uk

Website: www.abbqa.co.uk



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2. Qualification Information

The ABBE Level 4 Diploma in the Investigation of Moisture and its Effects Within Traditional Buildings is designed to qualify surveyors and contractors to a standard of best practice for the investigation of moisture related defects within traditional buildings. The qualification covers a broad range of defects as well as a broad range of building types with varying levels of cultural and historical significance.

Upon completion, a learner will be able to complete full and thorough investigations and assessments of traditional buildings. Furthermore, they will be able to form a diagnosis and make recommendations for remedial actions which take into account a holistic overview of the building and all the potential factors that might be relevant to moisture.

This qualification is aimed at those seeking to provide consultancy advice or surveys to owners and buyers of traditionally constructed buildings, regardless of age or heritage status.

2.2 Who could take this Qualification?

To be able to take this qualification it is expected that the learner already has some practical work experience in doing inspections and surveys of traditionally built property.

2.3 Qualification Number

ABBE Level 4 Diploma in Investigation of Moisture and its effects Within Traditional Buildings: 610/0693/2

2.4 Qualification Level

This qualification has been listed on the Regulated Qualifications Framework (RQF) at: Level 4

2.5 Total Qualification Time

This qualification is allocated Total Qualification Time (TQT) this includes Guided Learning (GL) expressed in hours, which indicates the number of hours of supervised or directed study time and assessment. Credit has also be allocated to this qualification.

- The Total Qualification Time (TQT) for this qualification is: 424
- Guided Learning (GL) for this qualification is: 130
- Credit Value: 42 credits

2.6 Progression

This qualification has been designed to encourage participation in education and training in other related areas by progressing on to:

- ABBE Level 6 Diploma in Building Surveying OR
- Listed Building Surveys qualification
- Building Pathology qualification

2.7 Age ranges

Pre 16	No
16-18	No
18+	Yes
19+	Yes



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2.8 Structure of the Qualification

To achieve this qualification, learners must achieve six mandatory units.

Mandatory Units				
Unit No.	URN	Unit Name	Credit Value	Level
1	R/650/2000	Understanding Traditional Buildings	4	6
2	T/650/2001	Understanding Moisture in Traditional Buildings	4	6
3	Y/650/2002	Understanding Moisture Related Building Defects	4	8
4	A/650/2003	Inspecting and Assessing the Condition of Traditional Buildings	4	9
5	D/650/2004	Diagnosis and Recommendations for Traditional Buildings	4	10
6	F/650/2005	Legal Requirements for Listed and Traditional Buildings	4	3

2.9 Barred Units

Units with the same title and unit number cannot be combined in the same qualification. Additionally, units with the same title or with the same content at different levels cannot be combined in the same qualification.

2.10 Language

ABBE qualifications and assessment materials will be provided through the medium of English.

2.11 Grading

This qualification is: Pass/Fail

2.12 Pre-course Procedures

ABBE qualifications are available to anyone who is capable of reaching the required standards. They have been developed free from any barriers that unfairly restrict access or progression thereby promoting equal opportunities.

2.13 Assessment Principles

This qualification must be assessed according to the ABBE Assessment Principles that can be found on our website www.abbeqa.co.uk

You **MUST** read the Assessment Principles and fully understand them before delivery on this qualification is undertaken.



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3. Qualification Unit(s)

Unit 1 – Understanding Traditional Buildings

Unit reference Number: R/650/2000

Level: 4

Credit: 6

GLH: 20

Unit Summary:

This unit is about understanding buildings in the context of construction techniques, materials used, the environment in which they reside and the factors that impact the condition and performance of various aspects of traditional buildings. Learners will be able to form a complete and holistic understanding of a traditional building and the differences between modern and traditional buildings.

Assessment Guidance:

For guidance, this unit can be assessed using the following method:

- Portfolio of evidence

Learning outcomes:

1. Understand the details of the building's construction
2. Understand the difference between old and new buildings



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Unit 2 – Understanding Moisture in Traditional Buildings

Unit reference Number: T/650/2001

Level: 4

Credit: 6

GLH: 20

Unit Summary:

This unit is about understanding the effects of moisture on aspects of traditional buildings and the factors that can affect moisture within traditional buildings. It introduces techniques and equipment to enable the measurement of moisture within a traditional building.

Assessment Guidance:

For guidance, this unit can be assessed using the following method:

- Portfolio of evidence

Learning outcomes:

1. Understand the effects of moisture on building materials in both gaseous and liquid form
2. Understand sources of moisture in buildings
3. Understand the impact of seasonal, environmental and temperature changes on a building
4. Understand techniques and equipment used to identify the presence of moisture in building materials and the air within a building
5. Understand how to record information on moisture levels within a property



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Unit 3 – Understanding Moisture Related Building Defects

Unit reference Number: Y/650/2002

Level: 4

Credit: 8

GLH: 30

Unit Summary:

This unit is about understanding and explaining the specific moisture related defects in relation to traditional buildings and the causes for these defects. This unit introduces the learner to various forms of decay and the causes from flora, moulds and fungi, to timber infestations and the differing effects these have on building fabrics.

Assessment Guidance:

For guidance, this unit can be assessed using the following method:

- Portfolio of evidence

Learning outcomes:

1. Understand what causes deterioration of building fabric
2. Be able to recognise evidence and the causes of building decay



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Unit 4 – Inspecting and Assessing the Condition of Traditional Buildings

Unit reference Number: A/650/2003

Level: 4

Credit: 9

GLH: 30

Unit Summary:

This unit is about how to carry out a thorough inspection and assessment of a property by utilising appropriate techniques and tools. Learners will be able to follow the procedures for carrying out a successful investigation on a traditional building.

Assessment Guidance:

For guidance, this unit can be assessed using the following method:

Portfolio of evidence

Learning outcomes:

1. Be able to inspect and assess the condition of traditional buildings
- 2.



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Unit 5 – Diagnosis and Recommendations for Traditional Buildings

Unit reference Number: D/650/2004

Level: 4

Credit:10

GLH: 20

Unit Summary:

This unit is about making recommendations and diagnoses based on the investigation and assessment of a property. The learner will be able to provide a holistic diagnosis of the property and make proportionate and legally acceptable suggestions for the treatment of identified defects.

Assessment Guidance:

For guidance, this unit can be assessed using the following method:

Portfolio of evidence

Learning outcomes:

1. Be able to provide a holistic diagnosis of the condition of the building



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Unit 6 – Legal Requirements for Listed and Traditional Buildings

Unit reference Number: F/650/2005

Level: 4

Credit: 3

GLH: 10

Unit Summary:

This unit ensures that a learner can work within legal requirements and guidelines. A complete understanding of the current legislation and guidelines will be achieved and a learner will be able to communicate these guidelines and legal requirements to property owners, tradesmen and any other relevant parties.

Assessment Guidance:

For guidance, this unit can be assessed using the following method:

- Portfolio of evidence

Learning outcomes:

1. Understand the legislation relating to types of property, protected areas, Listed Buildings and building control and when they are applicable



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