

I'VE JUST FOUND A CRACK IN MY WALL!

SHOULD I BE WORRIED? WHAT SHOULD I DO NEXT?

DON'T PANIC — BUT DON'T JUST FILL IT EITHER.

Before you call a builder or start worrying about subsidence, there are **7 simple things you can check first.**

Finding a crack can be worrying, but not every crack means serious structural trouble. Before paying for repairs, make a few simple observations. They can help you describe the problem clearly and decide what sensible step to take next.

1. WHERE IS THE CRACK?	First record the property type: flat/apartment, terraced, semi-detached, detached, bungalow, high-rise or other. Then note the floor level: basement/lower ground, ground floor, first floor, upper floor or top floor. Is the crack inside or outside, in plaster, brickwork or a ceiling, around a door or window, or where an extension meets the original house?
2. WHICH WAY DOES IT RUN?	Is it vertical, horizontal, diagonal or stepped through the brick joints? The shape and direction can be useful clues when the cause is investigated.
3. HOW WIDE IS IT?	Do not rely on memory. Measure the approximate width at its widest point and write it down. If possible, place a ruler beside it when you take a photograph.
4. IS IT CHANGING?	Take a clear, dated photograph now. Check it again later from the same position. Record whether it appears wider, longer or unchanged rather than repeatedly filling it.
5. LOOK FOR OTHER CLUES	Are doors or windows suddenly sticking? Are there cracks in a similar position outside? Has a floor changed, or are several cracks appearing together? Note anything else that seems different.
6. WHAT HAS CHANGED AROUND THE PROPERTY?	Think about recent alterations, extensions, drainage problems, nearby excavation, trees, prolonged dry or wet weather, or other work around the property. These may be relevant to an investigation.
7. KNOW WHEN TO GET PROFESSIONAL ADVICE	Seek appropriate professional advice where cracking is substantial, appears to be progressing, repeatedly returns, is accompanied by other signs of movement, or simply gives you cause for concern.

A CRACK IS A SYMPTOM. THE IMPORTANT QUESTION IS: WHAT CAUSED IT?

WANT TO INVESTIGATE FURTHER?

The forthcoming **Rensfuture Detailed Homeowner Guide to Cracks & Movement** will take you step-by-step through recording cracks, recognising common patterns, understanding possible causes, identifying warning signs and knowing when to call the right professional.

LEARN MORE

Important: This quick guide is for general homeowner information and observation only. It does not diagnose structural movement and is not a substitute for an inspection by an appropriately qualified professional where structural movement or safety is suspected.