

Crack Monitoring Record

A crack monitoring record for walls: each crack with its location, pattern, width at a marked point against the last reading, how it was measured, photos with a scale, BRE Digest 251 category if assessed, and next steps.

1. Visit

Project

Client

Site *

Site address

Reading date *

Time

Surveyor *

Visit * (choose one)

☐ First visit (baseline readings) ☐ Repeat reading ☐ Final reading

Visit number

Previous reading date (if applicable)

Days since the previous reading (if applicable; worked out automatically in the app)

If applicable: The previous reading date is after this reading date. Check both dates.

Property type (choose one)

- ☐ Detached house
- ☐ Semi-detached house
- ☐ Terraced house
- ☐ Bungalow
- ☐ Flat or maisonette
- ☐ Commercial building
- ☐ Other

Weather capture

Digital form: use Record current conditions. On paper, record date/time, temperature (°C), wind (mph and direction), conditions and source. Keep observed conditions separate from forecast estimates.

Weather and conditions at the time of reading

Possible causes noted on site (not a diagnosis) (tick all that apply)

- ☐ Trees or large shrubs nearby
- ☐ Leaking drains or water pipes
- ☐ Recent building work nearby
- ☐ Extension or alteration
- ☐ Not known

BRE Digest 251, Assessment of damage in low-rise buildings, sorts cracking into six categories linked to the width and number of cracks and the repair needed. BRE says categories 0, 1 and 2, with crack widths up to 5 mm, can generally be regarded as aesthetic, categories 3 and 4 as serviceability issues affecting weather-tightness and doors and windows, and category 5 as a stability issue likely to need structural intervention. Whether cracks are widening over time can change the category, which is why repeat readings at the same point matter.

2. Cracks

Cracks (copy this block for each one)

Crack reference (as marked on site) *

Location *

Face (choose one)

- ☐ External
- ☐ Internal

Material (choose one)

- ☐ Brickwork
- ☐ Blockwork
- ☐ Stone
- ☐ Render
- ☐ Plaster
- ☐ Concrete
- ☐ Other

Pattern (choose one)

- ☐ Vertical
- ☐ Horizontal
- ☐ Diagonal
- ☐ Stepped through the joints
- ☐ From the corner of an opening

Width along the crack (choose one)

- ☐ Wider at the top
- ☐ Wider at the bottom
- ☐ Even width
- ☐ Not clear

Width at the marked point (mm) *

Previous width at the same point (mm)

Date of the first (baseline) reading at this point

From the first visit's record. Leave blank on the first visit.

First (baseline) width at the same point (mm)

Change since the previous reading (mm) (if applicable; worked out automatically in the app)

If applicable: Wider than the previous reading at the same point. BRE says widening over time can change the damage category.

Movement since the first reading (mm) (if applicable; worked out automatically in the app)

Months since the first reading (if applicable; worked out automatically in the app)

Average rate (mm per month) (if applicable; worked out automatically in the app)

How it was measured (choose one)

- ☐ Ruler or tape
- ☐ Crack width gauge
- ☐ Tell-tale monitor
- ☐ Between fixed reference marks
- ☐ Other

Length of the crack (m)

Use a tape, or measure from a square-on photo with brick courses or an opening as the reference. Widths stay on the gauge or tell-tale: a photo cannot read fractions of a millimetre. Measuring from a photo gives an estimate.

Monitor or reference mark ID and the reading as recorded (if applicable)

Doors or windows nearby sticking?

- ☐ Yes ☐ No

Damage category (BRE Digest 251), if assessed (choose one)

- ☐ Category 0, 1 or 2 (aesthetic)
- ☐ Category 3 or 4 (serviceability)
- ☐ Category 5 (stability)
- ☐ Not assessed

If applicable: BRE says category 5 is a stability issue and is likely to need structural intervention. Get advice from a structural engineer.

Photos (with a ruler or gauge in view) (photos: attach, or note the file names)

Crack width readings (copy this block for each one)

Measure at the same marked point using a comparable method. Positive change means wider and negative change means narrower. These readings do not automatically assess structural significance.

Reading date and time *

Crack width at marked point (mm) *

Previous width at same point (mm)

Change since previous reading (mm) (worked out automatically in the app)

Measurement method (choose one)

- ☐ Crack width gauge
- ☐ Ruler or tape
- ☐ Tell-tale monitor
- ☐ Between fixed reference marks
- ☐ Other

Notes / action taken

Photos for this reading (photos: attach, or note the file names)

Cracks recorded (worked out automatically in the app)

Wider than the previous reading (worked out automatically in the app)

Most movement since the first reading (mm) (worked out automatically in the app)

Highest average rate (mm per month) (worked out automatically in the app)

If applicable: At least one crack is wider than at its first reading. The rate is a straight average between the two dates. Over a few months it can reflect seasonal movement, so keep reading at the same marked points through the seasons before drawing conclusions, and refer it on if it keeps opening.

Cracks assessed as category 5 (worked out automatically in the app)

Cracks assessed as category 3 or 4 (worked out automatically in the app)

Walk Cam: crack monitoring

Walk Cam video walk-through: available in the SiteSurvey app only.

3. Actions and sign-off

Monitoring * (choose one)

- ☐ Continue monitoring
- ☐ Complete: no further movement seen
- ☐ Refer to a structural engineer
- ☐ Refer to the insurer

Next reading due (if applicable)

If applicable: The next reading date is before this reading date. Check both dates.

Summary of movement seen so far

Are further actions needed?

☐ Yes ☐ No

Further actions (copy this block for each one; if applicable)

What needs doing? *

Who will do it?

Due date

Status (choose one)

☐ Open ☐ In progress ☐ Completed

Inspector name *

Position or company

Inspector signature



Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.