SITE survey. APP

SITE SURVEY REPORT

Crack Monitoring Record

Prepared for	Orwell Vale Homes
Date	8 Oct 2026
Site	22 Larch Close, Ipswich
Prepared by	R. Banerjee

FORM

Crack Monitoring Record

1. Visit

Project	22 Larch Close, Ipswich: crack monitoring (completed example)
Client	Orwell Vale Homes
Site	22 Larch Close
Site address	22 Larch Close, Ipswich IP4 2QT
Reading date	8 Oct 2026
Surveyor	R. Banerjee, Orwell Vale Homes building surveyor

Weather on site

Observed on site	Dry, overcast, about 12 °C
Visit	Repeat reading
Visit number	3
Previous reading date	10 Sep 2026
Days since the previous reading	28
Property type	Semi-detached house
Possible causes noted on site (not a diagnosis)	Trees or large shrubs nearby, Extension or alteration

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 1: C1

Crack reference (as marked on site)	C1
Location	Side elevation, from the kitchen window corner
Face	External

Crack Monitoring Record

Material	Brickwork
Pattern	Stepped through the joints
Width along the crack	Wider at the top
Width at the marked point (mm)	4
Previous width at the same point (mm)	3
Date of the first (baseline) reading at this point	14 Jul 2026
First (baseline) width at the same point (mm)	2.5
Change since the previous reading (mm)	1

> 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)	1.5
Months since the first reading	2.8
Average rate (mm per month)	0.53
How it was measured	Tell-tale monitor
Length of the crack (m)	0.81

Length of the crack (m): measuring photo



Monitor or reference mark ID and the reading as recorded	Monitor T1, reading recorded on the sheet as 4 mm horizontal
Doors or windows nearby sticking?	No
Damage category (BRE Digest 251), if assessed	Category 0, 1 or 2 (aesthetic)

Photos (with a ruler or gauge in view)







Cracks 2: C2

Crack reference (as marked on site)	C2
Location	Kitchen, above the door to the hall
Face	Internal
Material	Plaster
Pattern	From the corner of an opening
Width along the crack	Wider at the top
Width at the marked point (mm)	1
Previous width at the same point (mm)	1
Date of the first (baseline) reading at this point	14 Jul 2026
First (baseline) width at the same point (mm)	1
Change since the previous reading (mm)	0
Movement since the first reading (mm)	0.0
Months since the first reading	2.8
Average rate (mm per month)	0.00
How it was measured	Crack width gauge
Length of the crack (m)	0.60
Doors or windows nearby sticking?	Yes

Damage category (BRE Digest 251), if assessed	Category 0, 1 or 2 (aesthetic)

Photos (with a ruler or gauge in view)



Cracks 3: C3

Crack reference (as marked on site)	C3
Location	Rear elevation, junction with the 1990s extension
Face	External
Material	Brickwork
Pattern	Vertical
Width along the crack	Even width
Width at the marked point (mm)	2
Previous width at the same point (mm)	2
Date of the first (baseline) reading at this point	14 Jul 2026
First (baseline) width at the same point (mm)	2
Change since the previous reading (mm)	0
Movement since the first reading (mm)	0.0
Months since the first reading	2.8
Average rate (mm per month)	0.00
How it was measured	Between fixed reference marks

Length of the crack (m)	1.40
Monitor or reference mark ID and the reading as recorded	Studs R3a and R3b, 102 mm apart as on the last visit
Doors or windows nearby sticking?	No
Damage category (BRE Digest 251), if assessed	Not assessed
Cracks recorded	3
Wider than the previous reading	1
Most movement since the first reading (mm)	1.5
Highest average rate (mm per month)	0.53

> 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	0
Cracks assessed as category 3 or 4	0

3. Actions and sign-off

Monitoring	Continue monitoring
Next reading due	5 Nov 2026
Summary of movement seen so far	C1 has widened by 1 mm since the last reading and by 1.5 mm since the first reading in July, about 0.5 mm a month on average. C2 and C3 unchanged since July. Kitchen door now catching at the head.
Are further actions needed?	Yes

Further actions 1: Ask the drainage contractor to run a CCTV survey of the side drain run near C1.

What needs doing?	Ask the drainage contractor to run a CCTV survey of the side drain run near C1.
Who will do it?	R. Banerjee
Due date	22 Oct 2026
Status	Open

Further actions 2: Ease the kitchen door so it closes properly.

What needs doing?	Ease the kitchen door so it closes properly.

Who will do it?	Repairs team
Due date	15 Oct 2026
Status	In progress
Inspector name	R. Banerjee, Orwell Vale Homes building surveyor
Position or company	Building surveyor, Orwell Vale Homes
Inspector signature	