SITE survey. APP

SITE SURVEY REPORT

Foundation Crack and Settlement Inspection

Prepared for	Mr and Mrs D. Hallam
Date	14 Oct 2026
Site	12 Larkspur Crescent, Bexleyheath
Prepared by	R. Okonjo

FORM

Foundation Crack and Settlement Inspection

1. Inspection details

Project	12 Larkspur Crescent, Bexleyheath: foundation crack inspection (completed example)
Site address	12 Larkspur Crescent, Bexleyheath DA6
Owner or client	Mr and Mrs D. Hallam
Location (GPS)	51.4559, 0.1418
Inspection date	14 Oct 2026
Inspected by	R. Okonjo
Inspector role or qualification	Chartered building surveyor, Fernleigh Surveying Ltd
Where is the building?	England
Reason for the inspection	Owner concerned about cracks
Areas not inspected and why	Loft not entered (hatch painted shut). Under-floor void not opened.

This form records what was seen and measured at an existing building: cracks, signs of movement, drainage and trees nearby, and the inspector's own view in their own words. It does not decide whether a crack is structural, what caused it or what repair is needed. Where damage looks significant, ask a structural engineer or other building professional.

2. Building and history

Property type	Semi-detached house
Approximate age or build date	1930s
Storeys above ground	2
Wall construction	Solid brick
Foundation type, if known	Not known
Ground or soil type, if known	Clay
How the soil type is known	Geological map; owner says neighbours report clay when digging
Extensions and alterations	Single-storey rear kitchen extension, about 2005. Front bay original.
When the cracks were first noticed	15 Aug 2026
Has the owner seen them get worse?	Yes

Months since first noticed (approx.)	2
What the owner reports	Owner first saw a hairline crack above the bay in mid August after the hot spell. The front room door started catching on the frame in September. They think the crack has widened since.
Events reported or seen (not a diagnosis)	Long dry summer, Tree or hedge planted or grown
Previous repairs to cracks or foundations?	Yes
What was done, when and by whom	Bay cracks repointed by a builder in 2019 (owner's records). No foundation work known.
Insurance claim made or open?	No
Have the cracks been monitored before?	No

3. External walk-round by elevation

Elevations 1: Front (south-west), with bay

Elevation	Front (south-west), with bay
Wall finish	Facing brick

Cracks on this elevation 1: C1

Crack reference	C1
Where on this elevation	Above the ground floor bay window, right-hand corner
Position (GPS), optional	51.4559, 0.1418
Orientation	Stepped (through the mortar joints)
Runs through	Mortar joints only
Widest width (mm)	4
How the width was measured	Crack width gauge
Length (m)	1.1
Tapering	Wider at the top
Displacement across the crack	None seen
Appearance	Previously filled and reopened
Same crack seen inside?	Yes
BRE Digest 251 category, if the inspector assessed it	Category 2

Monitor or reference marks fitted?	Yes
Monitor ID and first reading	Tell-tale TT1 fitted 14 Oct, reading 0.0 mm horizontal, 0.0 mm vertical

Photos (gauge or rule in view)





Cracks on this elevation 2: C2

Crack reference	C2
Where on this elevation	Below the bay sill, left-hand corner
Orientation	Vertical
Runs through	Mortar joints only
Widest width (mm)	1
How the width was measured	Crack width gauge
Length (m)	0.4
Tapering	Even width
Displacement across the crack	None seen
Appearance	Dirty, old or painted over
Same crack seen inside?	No
BRE Digest 251 category, if the inspector assessed it	Not assessed
Monitor or reference marks fitted?	No
Cracks on this elevation	2
Widest crack here (mm)	4

Other signs of movement on this elevation	Bay window moving away from the main wall, Gap between paving and the wall
Detail of the signs seen	Hairline gap where the bay meets the main front wall on the right. Paving in front of the bay has a 10 mm gap to the brickwork.

Elevation photos



Elevations 2: Rear (north-east)

Elevation	Rear (north-east)
Wall finish	Facing brick

Cracks on this elevation 1: C3

Crack reference	C3
Where on this elevation	From the top corner of the first floor bedroom window
Orientation	Diagonal
Runs through	Mortar joints only
Widest width (mm)	1.5
How the width was measured	Ruler or tape
Length (m)	0.8
Tapering	Wider at the top
Displacement across the crack	None seen
Appearance	Dirty, old or painted over
Same crack seen inside?	No

BRE Digest 251 category, if the inspector assessed it	Not assessed
Monitor or reference marks fitted?	No

Photos (gauge or rule in view)





Cracks on this elevation	1
Widest crack here (mm)	1.5
Other signs of movement on this elevation	None seen

> Crack categories. UK surveyors often use the damage categories in BRE Digest 251, Assessment of damage in low-rise buildings. BRE says there are six categories, linking the width and number of cracks to the type of repair. In general categories 0, 1 and 2 are aesthetic, 3 and 4 affect serviceability (weather-tightness and the operation of doors and windows) and 5 affects stability. BRE stresses this is a simplification: whether cracks are getting wider over time can change the category, the Digest should be consulted, and a building professional where damage is significant.

4. Drainage and trees near the building

Drainage near the cracks	Gully or downpipe close to a crack
Drainage detail	Front downpipe discharges to a back-inlet gully about 1 m left of the bay. Gully running clear when tested with a bucket.
Has a CCTV drain survey been done?	No
Trees, large shrubs or hedges near the building?	Yes

Trees and shrubs 1: Oak, mature

Tree or shrub	Oak, mature
Approximate height (m)	17

Distance from the nearest wall (m)	9.5
How measured	Laser measure
Nearest elevation or crack	Front, about 9.5 m from the bay (crack C1)
Whose tree	Street tree
Protection	Not known
Position (GPS)	51.4558, 0.1417

Photos of the tree and the building



Trees and shrubs 2: Leylandii hedge

Tree or shrub	Leylandii hedge
Approximate height (m)	4
Distance from the nearest wall (m)	3
How measured	Tape
Nearest elevation or crack	Left flank, by the driveway
Whose tree	Neighbour
Protection	Not protected
Trees and shrubs recorded	2
Nearest to the building (m)	3
Trees removed in the past	None known.

Protected trees (England). A Tree Preservation Order prohibits cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of a tree without the local planning authority's written consent, and in the Secretary of State's view cutting roots needs consent too. Trees in a conservation area that have no Order need a section 211 notice to the authority 6 weeks before the work, unless an exception applies. If you apply to work on a protected tree because of subsidence damage, the application must show the tree is a material cause and that other factors have been ruled out as far as possible (GOV.UK planning practice guidance on Tree Preservation Orders).

5. Internal inspection by room

Rooms 1: Front reception (bay)

Room	Front reception (bay)
Floor level	Ground

Cracks in this room 1: IC1

Crack reference	IC1
Where	Around a door or window opening
Orientation	Diagonal
Widest width (mm)	2
Length (m)	0.6
Tapering	Wider at the top

Photos (gauge or rule in view)



Cracks in this room	1
Doors sticking or binding?	Yes
Windows sticking or binding?	No

Floor feels or looks out of level?	Yes
Level reading: distance (m)	3.2
Level reading: drop over that distance (mm)	14
Floor slope (mm per m)	4.4
Falls towards	Towards the bay
Gap under or behind the skirting (mm)	6
Other signs in this room	Door to the hall catches at the head on the latch side. Plaster crack lines up with C1 outside.

Room photos



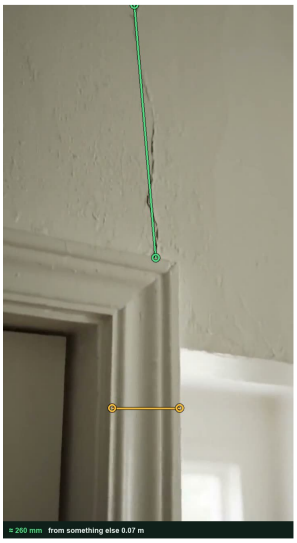
Rooms 2: Front bedroom

Room	Front bedroom
Floor level	First

Cracks in this room 1: IC2

Crack reference	IC2
Where	Around a door or window opening
Orientation	Vertical
Widest width (mm)	0.5
Length (m)	0.4
Tapering	Even width

Photos (gauge or rule in view)



Cracks in this room	1
Doors sticking or binding?	No
Windows sticking or binding?	No
Floor feels or looks out of level?	No
Other signs in this room	Hairline crack above the door head only.
Internal cracks recorded	2
Widest internal crack (mm)	2
Rooms with doors or windows sticking	1
Rooms with an out-of-level floor	1

6. Inspector's view and recommendations

External cracks recorded	3
Widest external crack (mm)	4
All cracks recorded	5
Inspector's view	Stepped cracking above the front bay, tapering wider at the top and reopening the 2019 repointing, with the bay door catching and the floor falling towards the bay. The pattern is consistent with movement of the bay relative to the main house. Shrinkable clay and a mature oak 9.5 m away are noted, but the cause has not been established. Monitoring over the coming months will show whether the crack is opening and closing with the seasons or progressing.
Inspector's view on movement	Cannot tell without monitoring

Recommendations	Monitor the cracks over time, CCTV drain survey, Arboricultural advice on nearby trees, Tell the buildings insurer
Priority	Soon: within a month
Suggested monitoring period	Monthly readings of TT1 and C1 for 12 months

7. Result, actions and sign-off

Recommendations to act on	4
Result	Act on the recommendations before the next inspection

Actions 1: Read tell-tale TT1 and gauge C1 monthly; record on the crack monitoring record.

Action	Read tell-tale TT1 and gauge C1 monthly; record on the crack monitoring record.
Priority	Within a month
Who will do it	R. Okonjo, Fernleigh Surveying
Due by	14 Nov 2026
Status	Open

Actions 2: CCTV survey of the front gully and drain run past the bay.

Action	CCTV survey of the front gully and drain run past the bay.
Priority	Within a month
Who will do it	Mr D. Hallam to book
Due by	13 Nov 2026
Status	Open

Actions 3: Ask the council whether the street oak is protected, and for arboricultural advice before any work to it.

Action	Ask the council whether the street oak is protected, and for arboricultural advice before any work to it.
Priority	Within 3 months
Who will do it	Mrs P. Hallam
Due by	11 Dec 2026
Status	Open

Actions 4: Tell the buildings insurer about the cracking and send this report.

Action	Tell the buildings insurer about the cracking and send this report.
Priority	Within a month
Who will do it	Mr D. Hallam
Due by	21 Oct 2026
Status	In progress
Actions still open	4
Decision	Monitor and re-inspect
Next check or re-inspection date	14 Nov 2026
Summary for the client	Stepped crack above the front bay (C1, 4 mm, wider at the top) has reopened old repointing; front room door catching and floor falls 14 mm over 3.2 m towards the bay. Tell-tale fitted. Monthly monitoring, a drain survey and advice on the street oak recommended before any repair is decided.
Inspector name	R. Okonjo
Inspector signature	
Owner or client name	D. Hallam
Owner or client signature	