



INFORMATION SHEET – CRACK REPAIR PROCEDURE (General Cracks)

This general information sheet is a step by step remedial method for the repair of different types of cracking that mostly commonly occurs within double brick single and two storey residential buildings.

Internal Masonry Wall Cracking under 2.0mm in width

Scratch the crack back to the brickwork in a 'V' shape, remove all loose particles (ideally flush with water) and refill the cracks with a plaster based filler. Refilling of the 'V' groove should be carried out in three coats with drying time between each coat, this allows shrinkage of each coat (usually 24 hours between coats) thereafter repaint.

Internal Masonry Wall Cracking under 2.0mm in width - where the body of brick behind is fractured.

Scratch the crack back to the brickwork in a 'V' shape, remove all loose particles (ideally flush with water) inject epoxy resin (similar to Pure 150 Pro or similar) within the brick crack; once the epoxy is dry refill the cracks with a plaster based filler. Refilling of the 'V' groove should be carried out in three coats with drying time between each coat, this allows shrinkage of each coat (usually 24 hours between coats) thereafter repaint.

Internal Masonry Wall Cracking between 2.0mm and 3.0mm in width

Refer to our separate ABI Information Sheet – Crack Repair – Stitch Repair Method

Note: There is the potentiality of an underlying structural issue and an individually accessed method of repair is required. Refer back to our office or arrange a suitably qualified person to carry out an onsite assessment for advice on the correct remedial method.

Internal or External Masonry Wall Cracking over 3.0mm in width

This is a potentially an underlying structural issue and an individually accessed method of repair is required. Refer back to our office or arrange a suitably qualified person to carry out an onsite assessment for advice on the correct remedial method.

Internal Masonry Wall Cracking Summary

It is suggested that any repairs to cracking be carried out using the methods as detailed within this report, the 'V' groove and three coat system is time consuming, however proven to be the best method for longer term results.

External Masonry Wall Cracking

Fine cracks within mortar joints between bricks is not uncommon and is general not of concern. It is suggested these cracks not be patched due to the difficulties in matching mortar colours.

Stepped cracking within mortar joints and/or cracking within the body of bricks in an indication of possible subsidence of the building or an underlying structural issue that may be present. Refer back to our office or arrange a suitably qualified person to carry out an onsite assessment for advice on the correct remedial method.

Fine Cracks within Cement Render or Acrylic Texture Surfaces

Fine cracks including eggshell patterned map cracking is not generally of serious. Most cracking of this appearance can generally be concealed with the application of a paint product similar to Dulux Acrasheild.

Ceiling Cracks - Fibro plaster (plasterglass ceilings)

Many homes around pre 1990's as well as very limited homes after this time had ceilings installed which were constructed of fibro plaster often referred to as plasterglass ceilings. These ceiling sheets are held in position

with straps lagged over the rear of the ceiling joist timbers and adhered to the rear of the ceiling sheets. Some slight sagging of the ceiling sheets, as well as fine cracks within the surface is not uncommon and as long as the existing ceiling paint is not peeling very fine cracking could be concealed with the application of a paint product similar to Dulux Acrasheid.

Note: If there are sections of the ceiling and/or cornice which are loose or there are signs of sagging ceilings or large cracks in ceilings this is an indication of full or partial failure of the strapping that hold the ceilings up. Refer back to our office or arrange a suitably qualified person to carry out an onsite assessment for advice on the correct remedial method.

Ceiling Cracks – Plasterboard

Most homes built from around pre 1990's have plasterboard ceilings, which as often referred to as Gyprock ceilings. If the surface finish to ceiling is inverted in strips spaced approximately 1200mm apart, this is referred to as 'inverted peaking' and is generally not of concern. To improve aesthetics the inverted joints could be filled (referred to as flushing) thereafter sanded, with the surface of the entire ceiling repainted. It is suggested that only skilled experienced persons undertake this work.

Screw pops (sometimes called nail pops) is an industry term to describe the small circular marks on the ceilings is a result of movement to screw fixings (nail fixings in older homes) isolated locations is generally not of serious concern. Any loose material over or surrounding the exposed fixings should be removed; thereafter the holes can be filled. Note: Any spot painting over the newly filled areas will be visible and it is recommended the entire ceiling be painting to ensure a uniform paint colour.

Cracking within the joints within ceilings sheets is generally not of structural concern. Remove any insulation from above the affected area in the ceiling cavity, remove all dust and adhere a section of plasterboard or similar sheet material to the rear of the sheets spanning over the join (this will strengthen the join). Once dry the face surface of the join can be re-taped and filled. It is suggested that only skilled experienced persons undertake this work.

Sagging Ceilings

Sagging of ceilings should be acted upon immediately as this is a sign of a potential hazard with risk of a section or all of the ceiling falling down. Refer back to our office or arrange a suitably qualified person to carry out an onsite assessment for advice on the correct remedial method.

Cracking (separation) between the cornice and ceiling (coved or similar)

Where there is minor separation between the top edge of the cornice and the surface of the ceiling a flexible and paintable sealant can be applied with a caulking gun. It is suggested 'Brilliant White' No More Gaps be used.

Cracking to Underside of Ceiling Cornice (coved or similar)

Scratch the cracks back to the brickwork in a 'V' shape, remove all loose particles and refill the crack in three coats (to allow drying and shrinkage of each coat). After the filling material is fully dry (usually 24 hours) with a sharp instrument similar to a Stanley knife score the bottom edge of the cornice to break the differing materials (cornice/plasterwork) this will minimise the likelihood of these cracks reappearing and affecting the plasterwork.

Cracking at Shadowline Ceiling Detail

A shadowline ceiling detail is where there is no cornice installed, and instead a negative recess is created between the top of the wall and ceiling intersection, in most cases where gaps and cracks are present at this intersection a flexible and paintable sealant can be applied with a caulking gun. It is suggested 'Brilliant White' No More Gaps be used.

Cracking at the internal and external corners of the cornice

A flexible and paintable sealant can be applied with a caulking gun. It is suggested 'Brilliant White' No More Gaps be used.

Cracking of Tile Grout

Tile grout will often crack where the grout intersects with baths, bench tops at the sides and base of cabinets, intersecting with door and window frame and even occurs between floor and skirting tiles. Remove all cracked and loose grout from between surfaces. Note: Care is required so as not to chip the edge of tiles or scratch other surfaces such as bench tops and baths (ideally a protective heavy gauge removable tape could be applied to the surfaces prior to grout removal). Clean the effected surfaces and the internal of the gap between surfaces then apply a flexible sealant (select a colour as close as possible to the existing grout colour between tiles).

General Note - Flexible Sealants

By using 'Brilliant White' rather than standard 'White' No More Gaps this will minimise the effect of the applied product turning a yellowish shade, which can occur over time. In addition in some cases there may be not need to repaint over the sealant as Brilliant White' is very close to standard white ceiling paints.

Sealants used as a substitute for tile grout should ideally be of a sanitary grade material.

It is recommended than only paintable sealants be used, as silicone based sealant are extremely difficult to paint.

Notes:

- We do not endorse any particular brand and any other similar product or brand material can be used.
- Works should be performed by experienced persons.
- A safe work method should be adopted in advance of any works performed, including but not limited to assessing the location of plumbing or gas pipes as well as electrical cables, PPE, etc.
- Due to cracking already appearing within the building the above method will assist in re-bonding masonry, however may not prevent cracking from reappearing (generally if cracks do reappear at the same locations the cracks will be less severe than previous with the appears of hairline cracks).

The above advice is only general in nature; ideally an onsite assessment of the cracking should be carried out by a suitably qualified building inspector, experienced builder or structural engineer to confirm the proposed remedial method is suitable for the individual situation.

For further advice please do not hesitate to contact our Inspector directly on mobile telephone 0409 906 688.