

How to check your property to establish condition of walls and determine what, if any, remedial work needs to be undertaken

External Defects

- Horizontal cracking at regular intervals, normally every five to seven courses, and frequently this will be evidenced by re-pointing resulting in wide joints. The metal detector will confirm the presence of wall ties along these joints.
- Outward bulging of brickwork may indicate wall tie corrosion. The inner leaf of the wall, being more firmly tied into the construction, is less likely to move with the rust lamination of the wall ties than the outer leaf. This outer leaf may lift at the horizontal cracks, and/or be forced outwards
- A pagoda roof effect may be seen at gable ends where the height expansion of a gable wall has caused the roof to lift. Misalignment of slates at the roof verge is an indicator.
- Lifting or sagging of lintels and sills can indicate wall tie corrosion.

Internal Defects

- Window reveals show positive movement between the frame and the plasterwork or uneven depth of reveal where gaps have been filled prior to decoration.
- Cracked comers are visible at the point internal walls abut external walls. Watch for outward movement of the outer wall that has been camouflaged by decoration but a spirit level will confirm the lean of the outside wall.
- Cracking may be visible at the wall ceiling joint.
- Stair strings and skirting boards may separate from the walls. A tell-tale paint line on the floor boards may indicate the skirting board has moved with the wall and not necessarily separated.
- In extreme cases horizontal cracking may be visible or decorations may show ridges at 450mm intervals.