

Foundation Crack Quick Reference Guide

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1

Hairline cracks under 1mm - monitor

Likely concrete curing shrinkage. Not urgent if no displacement and no moisture. Check seasonally.

2

Vertical cracks with no offset - monitor

Usually settling. Call if the crack widens more than 2mm or starts leaking.

3

Horizontal cracks - call immediately

Indicate lateral soil pressure pushing the wall inward. This is structural. Do not delay assessment.

4

Diagonal and stair-step cracks - get assessed

Sign of differential settlement. Over 6mm wide needs professional review.

5

Any crack with displacement or offset - urgent

Structural movement has occurred. Measure offset. Over 6mm: engage a structural engineer.

6

Leaking cracks - seal and investigate

Through-penetration allows water entry. Seal and address drainage to reduce hydrostatic pressure.

