

## Building Monitoring

"Are those cracks serious?" asks a prospective owner of this building a day before they are due to exchange contracts on the purchase!



This is one of the simplest questions to ask, but for the professional adviser one of the most difficult to answer - at least within the timescale demanded by some clients.

Most buildings crack at some time during their service life. The appearance of cracks is a symptom of distress within the fabric of the building. Often the cracking is of little consequence and once it is established that it is static simple repair by filling or re-pointing is all that is required. However a crack may be the first sign of a serious defect which may affect the serviceability or the stability of the building.

The appearance of cracks can also affect the value of the building, its insurability, the saleability and can be the subject of litigation. Therefore correctly diagnosing the cause of the cracks is essential. However it is far from a simple task and is often a subjective exercise. The implications of an incorrect assessment can lead to expensive and unnecessary remedial work. In some instances the remedial work may exacerbate the problem resulting in yet further and more extensive cracking.

So how does the professional adviser decide if the cracks are significant?

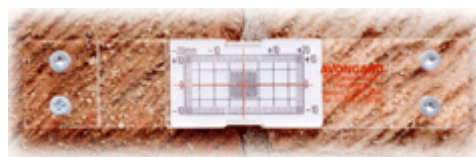
Avongard's range of crack monitoring instruments have been specifically designed for monitoring the movement of a structure. With a long standing reputation, the following Avonguard equipment will be suitable for your requirements.

**Crack Width Gauge**



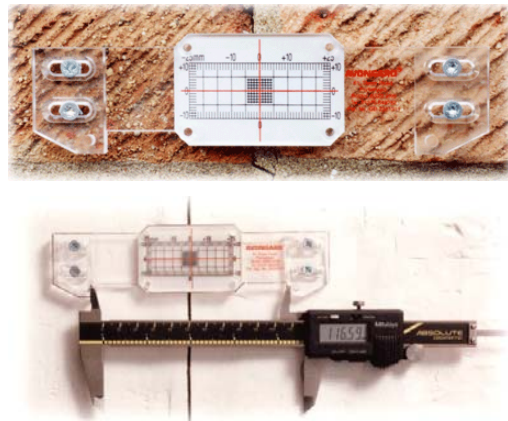
Prior to monitoring changes in the width of cracks it is necessary to measure the crack width. This is called the present condition or 'snapshot' survey. The Avongard Crack Width Gauge is specifically designed for this purpose.

**Standard Tell-Tale**



A basic Tell-Tale crack monitoring gauge that monitors horizontal and vertical movement across a crack on a flat surface to an accuracy of +/- 1.0mm and by interpolation to +/- 0.5mm.

**Tell-Tale Plus**



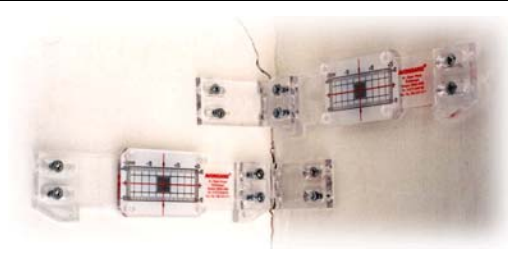
A Tell-Tale crack monitoring gauge that monitors horizontal and vertical movement across a crack on a flat surface to an accuracy of +/-1.0mm and by interpolation to +/-0.5mm.

The opening or closing of the crack is then recorded on the monitoring card supplied with each Tell-Tale.

The monitoring resolution can be increased to 0.1mm by using Vernier, Dial or Digital callipers. The jaws of the calliper are located between purpose made spigots on each Tell-Tale.

The opening or closing of the crack is then recorded on the monitoring card supplied with each Tell-Tale.

**Corner Tell-Tales 'Plus'**



The Corner Tell Tale 'Plus' crack monitoring gauge monitors cracks in internal or external corners. The gauge is hinged and so it will fit into or around corners that are between angles of 70 to 180 degrees.

The opening or closing of the crack is then recorded on the monitoring card supplied with each Tell-Tale.