

Cracks in my home

Tenant Information

1. Are Papworth Trust responsible for cracks in my home?

Small cracks are the responsibility of the tenant, see the tenant handbook.

2. What are small cracks?

Small (usually around to 2-3mm) cracks taking random directions, are likely just 'drying out' or movement cracks and do not usually indicate any problems with the basic structure.

3. If I have these cracks in my home what can I do?

Walls

Most small cracks in drywall or plaster walls and ceilings are not serious and are caused by seasonal expansion and contraction of the wood framing in your house over time. They're often found at the corners of window and door frames, and can be patched using a joint compound.

They may reoccur. To help prevent this use a self-adhesive fiberglass mesh drywall tape over the crack for reinforcement. Cover the tape with several coats of joint compound to make the crack disappear.

Ceilings

Plaster ceiling cracks have two main causes: house settling and temperature or moisture fluctuations in an attic, which result in the expansion or contraction of framing members. Tenants can fill these commonly occurring hairline cracks with new plaster skim and repaint the ceiling if needed.

In some older properties, the joints of plasterboard used for ceilings was sometimes not 'taped' before they were skimmed with plaster and this can lead to cracks where adjacent sheets meet. These cracks are not usually structural but can be more difficult to cover.

How to do it

- Prepare the surface of the plaster crack. Scrape in the crack with your putty knife to open it up a little and give the plaster a bit more surface to stick to.

- Cover the crack with plaster compound. Scrape the plaster compound into the crack and flatten it on to the wall/ceiling with your paint scraper.

4. When should I contact Papworth Trust?

If you have either of the following contact the Trust and we will inspect. It is likely that any inspection will mean a period of monitoring which could last for 12 months+ depending on the situation.

- Cracks which go in definite horizontal or vertical straight lines, or which go in a stepped pattern
- Long cracks wider than about 3 mm, or where something thin can be pushed deep into the crack

5. Document control

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6. Version tracker

Version number	Date	Comments/Reason for issue
1.0	10.05.19	New FAQ's/information

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