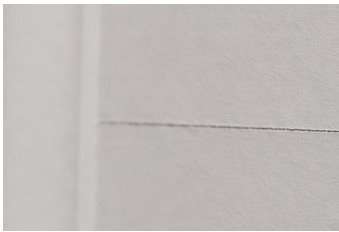


I've got a crack and I'm beginning to sag

As buildings age normal cracking will occur. Plaster cracks at the cornice, nails will start to 'pop', plaster seam lines starting to show, slight 'sagging' or the ceiling is starting to look 'wavy'.

Good News!

This is 100% normal! Just part of the aging process. Easily fixed when you next paint inside.

		
Cornice Cracking	Nails Popping	Plaster Cracking

As buildings age normal cracking will occur. Tiles will often crack and chip, brick walls will develop hairline cracks, concrete will develop cracks.

Good News!

This is 100% normal! Just part of the aging process. Easily fixed when you do your next unit renovation

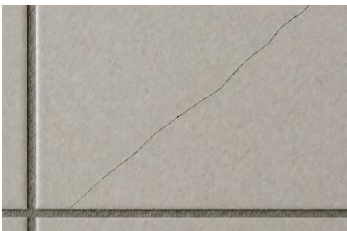
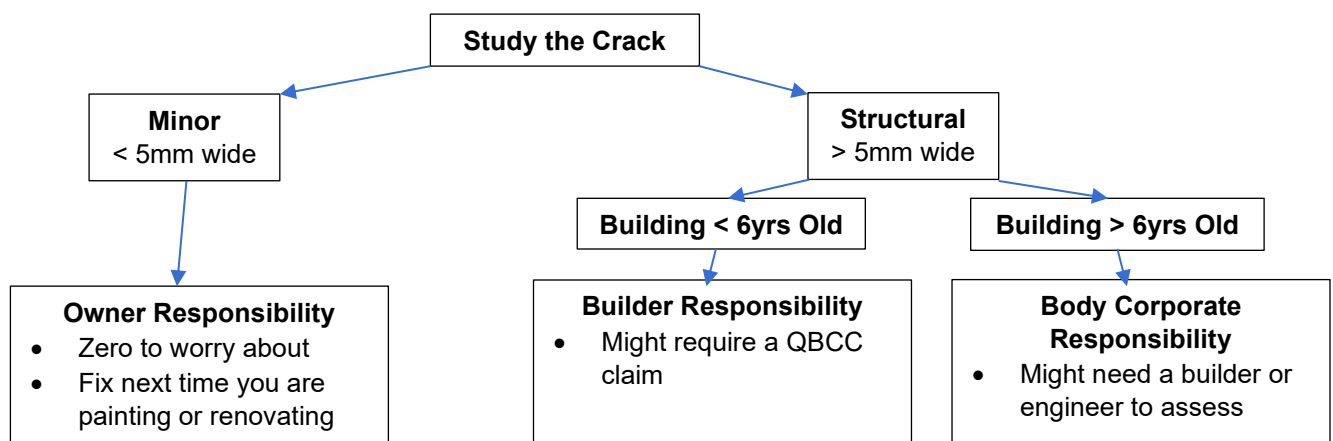
		
Floor & Wall Tile Cracking	Brick Cracking	Garage Floor Cracking

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When should I be concerned?



I've got a crack and I'm beginning to sag

What is a Structural Crack?

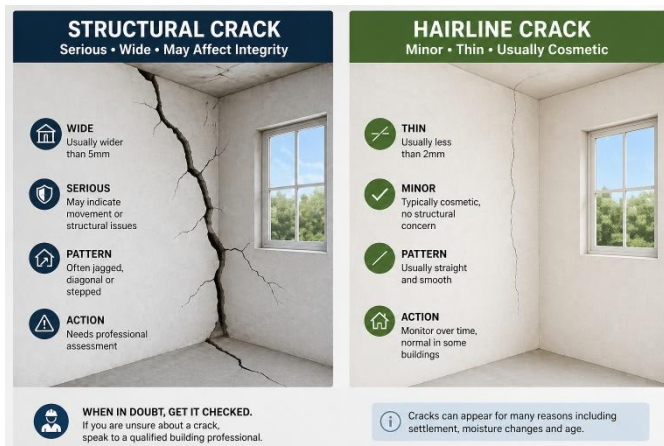


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A useful resource to look at is QBCC's Standard and Tolerances Guide to help explain what is acceptable.



STANDARDS AND TOLERANCES GUIDE

<https://www.qbcc.qld.gov.au/sites/default/files/Standards and Tolerances Guide 0.pdf>

TABLE 4.2 CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS		
DESCRIPTION OF TYPICAL DAMAGE AND REQUIRED REPAIR	APPROX. CRACK WIDTH LIMIT (SEE NOTE 1)	DAMAGE CATEGORY
Hairline cracks	< 0.1mm	0 Negligible
Fine cracks that do not need repair	< 1mm	1 Very Slight
Cracks noticeable but easily filled. Doors and windows stick slightly	< 5mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired	5mm to 15mm (or a number of cracks 3mm or more in one group)	3 Moderate
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15mm to 25mm but also depends on number of cracks	4 Severe

Extract from AS 2870 - Residential Slabs and Footings³

10.6 Cracks in internal rendered finishes including hard plaster

Assess crack categories and defects in internal rendered surfaces on masonry substrate in accordance with Table 4.2. Category 0, 1 and 2 cracks are not defects. Category 3 and 4 cracks are defects.

Summary

< 5 mm crack	Not structural
> 5 mm crack	Structural

What happens if the crack is getting worse?

A crack might start as a non-structural crack and then later become a structural crack.

Best practice

- ☐ Every 3 months take a picture
- ☐ When taking the picture ensure you include a ruler so you can demonstrate the crack widening

Don't forget to watch warranty expiry dates!



Quick Tips

Call your local handyman – they will quickly tell you if there is a major problem.



Building >10 yrs old – 95% chance zero to worry about - just fix when next renovating
Building >15 yrs old – 98% chance zero to worry about - just fix when next renovating
Building >25 yrs old – 99% chance zero to worry about - just fix when next renovating
Building >35 yrs old – 99.9% chance zero to worry about - just fix when next renovating