ebi SURVEYORS

NOT A SITE INSPECTION

EXPERT EN BÂTIMENT

Photo Review

Expert opinion from your photographs

Two-storey rendered house on a stone plinth
Haute-Vienne (87)

HOW CONCERNED TO BE

Red: have it investigated on site

REFERENCE
EBI-PR-26-003

ISSUE
Vertical cracks, front wall

PHOTOS RECEIVED
14 October 2026

OPINION ISSUED
16 October 2026

PREPARED FOR
Mr G., owner

PREPARED BY
Damon A. Elliott, expert en bâtiment

This sample is based on a real case. The client, address, dates and some details have been changed. Every Photo Review opinion is delivered in English and French.

SCOPE OF THIS OPINION

This preliminary opinion is based only on the 9 photographs and the information you sent on 14 October 2026, about one issue: the vertical cracks on the front wall. We have not visited the property and have made no tests or measurements. It is not a building survey or an expert report and does not replace an on-site inspection.

HOW CONCERNED TO BE

Red: have it investigated on site

○ Green	○ Amber	● Red
Nothing urgent	Keep an eye on it	Act now

Several cracks run the full height of the wall and have reopened through earlier repairs. That points to movement that is still going on. It is not dangerous today, but it will not stop on its own, and filling the cracks again will only hide it.

What it most likely is

Movement of the front wall's foundations, most likely linked to clay soil shrinking in dry summers. Three or four cracks run from the eaves down to the stone plinth and are wider at the top, which is the typical pattern of one part of a wall settling more than the rest. The chimney above one crack and the trees close to the house may be adding to it.

What you sent

- 9 photographs of the front wall, 4 of them shown overleaf
- Your description: cracks first noticed about two years ago, repaired by the previous owner
- Answers to our questions: dry summers recently, trees within 10 m, a busy road nearby

Not shown or not covered

- Crack widths: no scale in most photos, so widths are estimates
- The inside face of the wall, and the other elevations
- Foundations, drainage and the roof space
- Whether the cracks are still opening

What we saw

REF	WHAT WE SAW	PHOTO	CONFIDENCE	CONCERN
P-01	Crack from the eaves to the plinth near the left corner, wider at the top	1	● Clearly seen	High
P-02	Vertical crack on the central pier, eaves to plinth, beside a newer render patch	2	● Clearly seen	High
P-03	Crack in line with the chimney stack; two drilled holes nearby, possibly old fixings	3	◐ Partly seen	Medium
P-04	Earlier render repairs crossed by newer cracks: the repairs have reopened	4	● Clearly seen	High
P-05	Width roughly 3 mm at the base to 8 mm at the top, estimated without a scale	1–3	◌ Inferred	Medium
P-06	Clay soil, trees and road vibration as likely contributors	–	◌ Inferred	Medium

Your photographs



Left corner: crack from eaves to plinth (marked)
● Clearly seen



Central pier: crack beside a newer render patch
● Clearly seen



Crack in line with the chimney stack
◐ Partly seen



Close-up: crack running through earlier repairs
● Clearly seen

What we recommend

1. Don't fill or re-render the cracks for now: it hides the movement and makes the cause harder to find. If rain gets in, seal with a flexible mastic only.
2. Monitor the two main cracks: gauges at the top and base, read every 3 months for 12 months, to show whether they are opening, moving with the seasons or stable.
3. Have the wall inspected on site: measure the cracks, check the inside face, damp, drainage and the trees.
4. Check whether your commune has had a drought natural-disaster decree (catastrophe naturelle sécheresse). If so, tell your insurer quickly: there is a deadline.
5. If the movement is confirmed, a soil study (G5) and a structural engineer come before any repair.

Worth finding out

- Who repaired the cracks before, when, and are there invoices?
- Do doors or windows on that side stick?
- Can you see the same cracks inside?

YOUR NEXT STEP AND YOUR CREDIT

If you book crack monitoring or a site visit by **16 November 2026**, the €150 you paid comes off it.

CREDIT CODE
EBI-CR-PR003-G

Reply to this email or call 06 16 87 46 65 to book.

Crack monitoring: set-up, 4 readings, final report	€750
Less your Photo Review credit	–€150
To pay	**€600**

This is a preliminary opinion for the named client only, based on the photographs and information listed above, and covers only the issue described. It is not a building survey, an expert report, a valuation or a guarantee. Professional indemnity insurance: Lloyd's Insurance Company S.A., policy BRCP300227.

PREPARED BY

Damon A. Elliott

Expert en bâtiment · ebi surveyors

ebi SURVEYORS

06 16 87 46 65 · contact@ebi-surveyors.fr · ebi-surveyors.fr
100 Route de Nîmes, 30132 Caissargues · SIRET 108 479 353 00014
ebi surveyors is a trading name of Cabinet Bâtiment Intégrité · TVA non applicable, art. 293 B du CGI