LAURISTON LEWIS ASSOCIATES
CONSULTING ENGINEERS

RED FLAG CHECKLISTS

Cracks, Stains & Damp Patches:

What Are They Telling You about Your Building?

A quick guide for facilities managers, property owners and boards.

CRACKS:

What to Look For



Not every crack is a structural problem, but some patterns deserve a second look.

CHECK FOR:

- [ ] Cracks that are getting wider, or are new since the last check
- [ ] Several cracks clustered in one area or on one wall
- [ ] Cracks that run through more than one material e.g plaster into block, or wall into ceiling
- [ ] Nearby doors or windows that have started sticking or won't close properly
- [ ] The same crack keeps reopening after being patched or painted

If you checked any box: photograph the issue and note the date. Hold on painting or patching as this removes the evidence a professional needs to assess it properly.

WATER:

What to Look For



Water rarely shows up where it enters.

CHECK FOR:

- [ ] Ceiling or wall stains that reappear after being repainted
- [ ] White chalky deposits on block or concrete that keep coming back after cleaning
- [ ] Peeling or bubbling paint, especially near windows, parapets or roof lines
- [ ] Rust-coloured staining on concrete, or concrete that looks like it's crumbling or 'popping' at the surface
- [ ] A damp patch or musty smell that returns in the same spot, repair after repair

If you checked any box you may have a problem that needs more than another coat of paint. Recurring water ingress left long enough can corrode reinforcement inside concrete.

MAINTENANCE:

ARE YOU:

- [ ] Repairing the same defect for the second or third time?
- [ ] Lacking dated photos or records of when a defect first appeared?
- [ ] Relying on visual inspection along with no written condition report?
- [ ] Struggling to justify a repair budget to management with hard evidence?
- [ ] Unsure if similar buildings in your portfolio have the same issue?

A documented building review costs far less than an emergency repair. It also gives something to present when asking for the budget.

WHY THIS MATTERS

A small, well-recorded observation today is far cheaper and less risky than an unrecorded one that becomes an emergency later. Most facilities problems show warning signs first, the question is whether someone is reading them.

Get An Expert Assessment

Not sure what you are looking at? Request a Building Risk Walk-Through with one of our engineers to help you decide what level of investigation, if any, is needed.

CONTACT US TODAY

1 (868)622-7205 | 1 (868)476-1600 | www.llaltd.com

Lauriston Lewis Associates | Consulting Engineers | Est. 1970
14 Picton Street, Newtown, Port of Spain, Trinidad & Tobago
Registered Offices: Trinidad & Tobago | Guyana | Jamaica | Grenada

This checklist is a general awareness guide and is not a substitute for a professional structural assessment.