

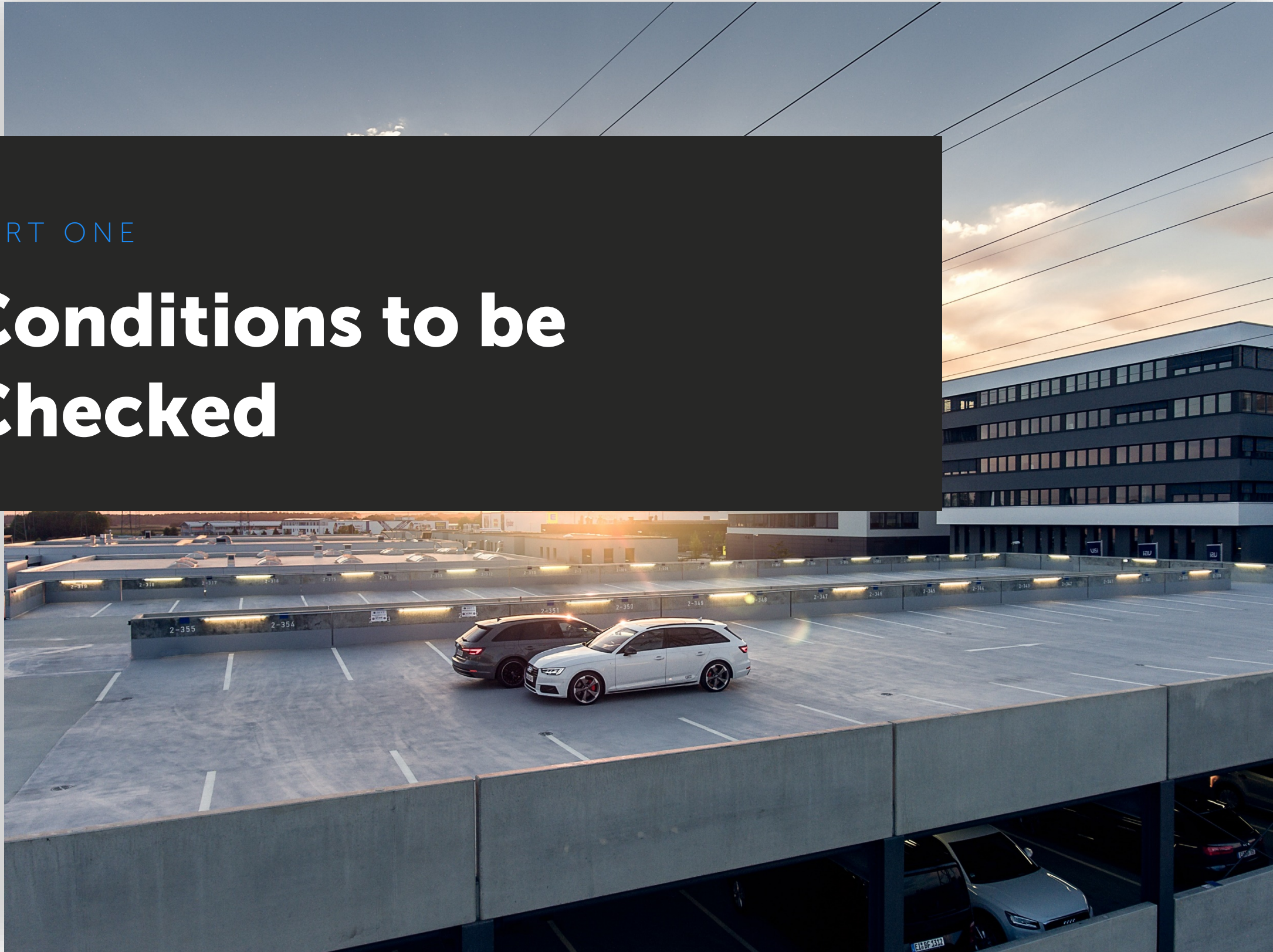


WESTERN SPECIALTY CONTRACTORS

Parking Garage Maintenance Glossary

PART ONE

Conditions to be Checked



Cracking

Noticeable fissures caused by construction or service-related stress resulting in moisture and chloride entry into the concrete.





Scaling

The loss of the surface of the concrete caused by the freeze-thaw cycle and inadequate air entrainment in the concrete.

Spalling

Potholes resulting from corrosion induced stress.





Leaking

Tell-tale signs include standing water, stains, and possible damage to the floor below.

Leaching

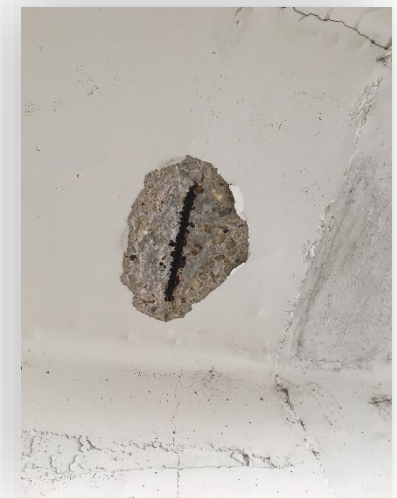
Water migration through the concrete slab that can result in corrosion of reinforcing steel and subsequent delamination and spalling of concrete.





Exposed Reinforcing Steel

Caused by concrete deterioration resulting in dangerous corrosion of the reinforcing steel.



Rust

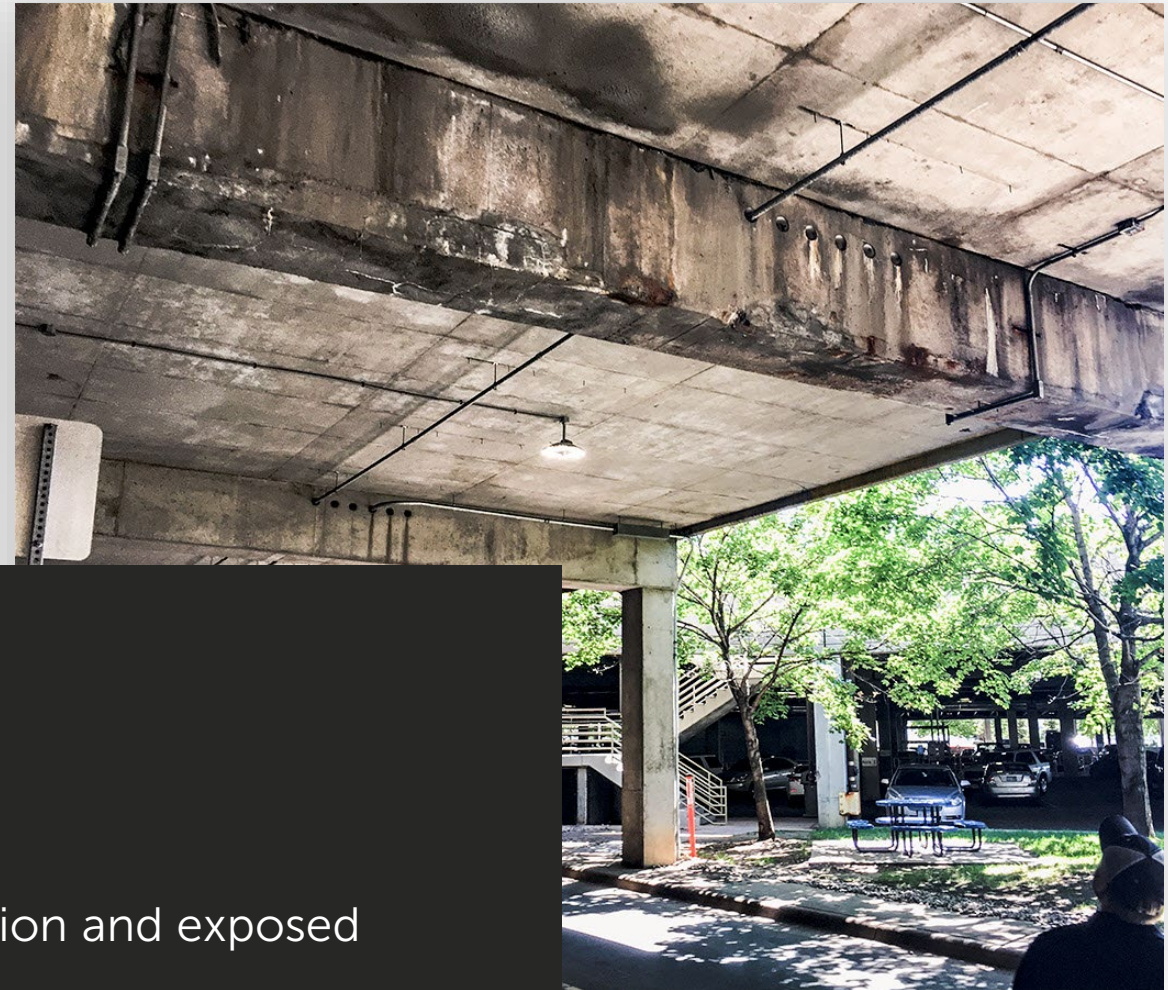
Orange and brown staining that indicates corrosion.





PART TWO

Parts of the Garage to Inspect



Concrete Beams

A visual survey should be done to detect corrosion and exposed steel.

Concrete Slabs

Floors and ceiling should be carefully checked for normal wear, initial and advanced deterioration.





Drains

Check for obstruction causing water to pond and possibly leach through the concrete slabs.



Walls

Check for cracks, water entry points, and other signs of stress and deterioration.





Expansion and Control Joints

Check for joint failure or damage from traffic or snow plows.



Support Columns

Monitor for any signs of cracking or stress.



Our Services

Brick & Stone Repair, Repointing, Cleaning, Expansion Joint Repair, Epoxy Injection, Caulking & Sealants, Exterior Wall Coating, Flashing Systems, and more.

Masonry Restoration

Coating Systems, Chemical Grouts, Wall Coatings, Paver Repair, Concrete Repair & Replacement, Structural Repairs, Post-Tension Repair, and more.

Concrete Restoration

Above- & Below-Grade Waterproofing, Caulking & Sealants, Building Cleaning & Sealing, Waterproofing Membrane Installation, and more.

Remedial Waterproofing

Western can restore exterior features regardless of composition or age without damaging either the building or its historical charm.

Facades Restoration

