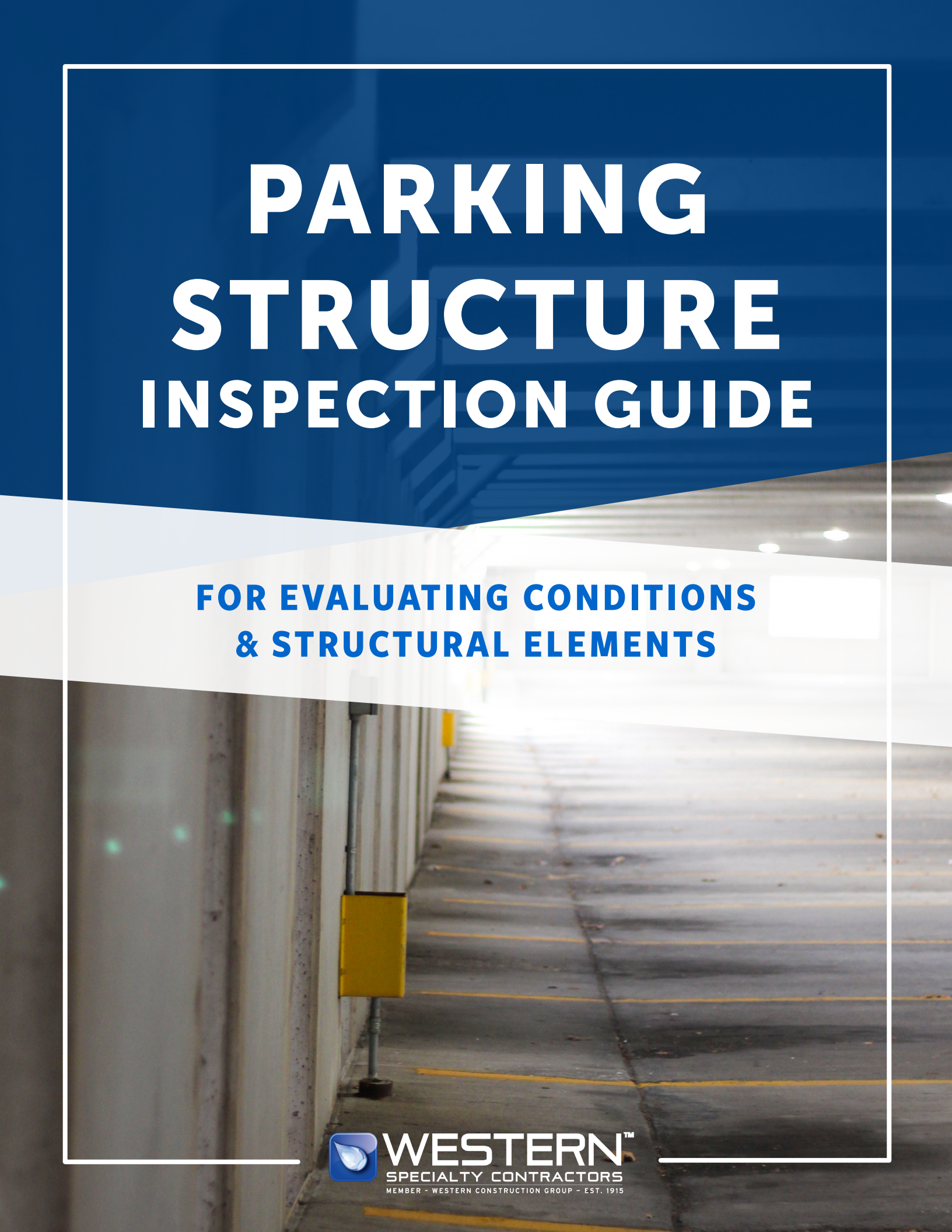
PARKING STRUCTURE INSPECTION GUIDE

FOR EVALUATING CONDITIONS & STRUCTURAL ELEMENTS



WESTERN™
SPECIALTY CONTRACTORS
MEMBER - WESTERN CONSTRUCTION GROUP - EST. 1915

This checklist of conditions and structural elements was designed by Western Specialty Contractors to provide you with a systematic inspection of your parking garage.

BACKGROUND INFORMATION

Company Name _____ *Age of Structure* _____

Number of Parking Levels _____ *Capacity* _____

Type of Construction, if known (example; Pre-cast) _____

Previous Repairs/Coating Used, if known _____

Address _____

City _____ *State* _____ *Zip* _____

TO BE CHECKED

CONDITIONS

1. CRACKING

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

2. SCALING

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

3. SPALLING

Potholes resulting from corrosion induced stress.

4. LEACHING

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

5. LEAKING

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

6. EXPOSED REINFORCING STEEL

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

STRUCTURAL ELEMENTS

1. CONCRETE SLABS

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

2. CONCRETE BEAMS

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

3. SUPPORT COLUMNS

Monitor for any signs of cracking or stress.

4. WALLS

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

5. DRAINS

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

6. EXPANSION AND CONSTRUCTION JOINTS

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

INSPECTION CHECKLIST

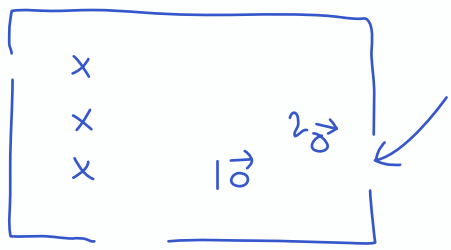
Now that you understand what conditions to look for, you'll want to begin an inspection of your parking garage as soon as possible. Begin on the lowest level. Check the six structural elements (Slabs, beams, etc.) listed for each level of your garage and **describe the conditions you find.**

LEVEL

1

CHECK:	CONDITION:
Concrete slabs	Cracking - spalls-10% of total area
Concrete beams	Cracks present in 24 beams
Support columns	Cracks present in 36 columns
Walls	Shows signs of leaking in 15 areas
Drains	10 drains not working - 8 low spots in floor
Expansion/construction joints	joint failure - 342 lineal feet
Other	Poor lighting by pay station.
	Vegetation by entrance needs trimming.

EXAMPLE



LEVEL

CHECK:	CONDITION:
Concrete slabs	
Concrete beams	
Support columns	
Walls	
Drains	
Expansion/construction joints	
Other	

LEVEL

CHECK:

Concrete slabs
Concrete beams
Support columns
Walls
Drains
Expansion / construction joints
Other

CONDITION:

LEVEL

CHECK:

Concrete slabs
Concrete beams
Support columns
Walls
Drains
Expansion / construction joints
Other

CONDITION:

LEVEL **CHECK:** **CONDITION:**

Concrete slabs
Concrete beams
Support columns
Walls
Drains
Expansion / construction joints
Other

LEVEL **CHECK:** **CONDITION:**

Concrete slabs
Concrete beams
Support columns
Walls
Drains
Expansion / construction joints
Other

LEVEL

CHECK:

Concrete slabs
Concrete beams
Support columns
Walls
Drains
Expansion / construction joints
Other

CONDITION:

LEVEL

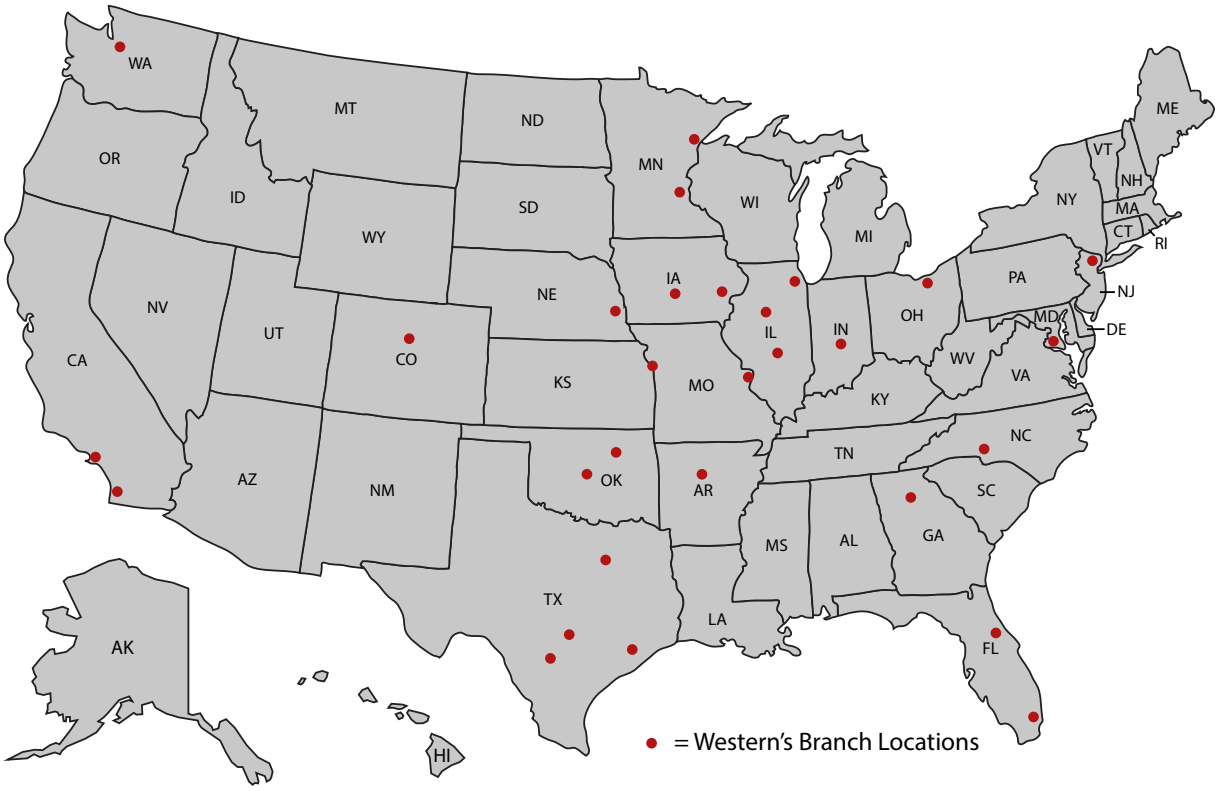
CHECK:

Concrete slabs
Concrete beams
Support columns
Walls
Drains
Expansion / construction joints
Other

CONDITION:

WESTERN SPECIALTY CONTRACTORS

A NATIONWIDE NETWORK OF EXPERTISE IN BUILDING RESTORATION AND PRESERVATION



ARKANSAS
Kelly Ingram
(501) 455-5311

CALIFORNIA
Chris Nguyen
(714) 776-7746

COLORADO
Chris English
(303) 364-6200

FLORIDA
Ft. Lauderdale
Andy Hoaglund
(954) 974-4677

Central Florida
Nick McAlpin
(407) 647-4175

GEORGIA
Chet Scott
(678) 553-0170

IOWA
Adam Collins
(515) 225-8240

ILLINOIS
Chicago Concrete
Matthew Ziesemer
(773) 638-5206

Chicago Masonry
Steve Genovese
(773) 722-2800

Peoria
Mike Boyle
(309) 676-2374

Springfield
Josh Woolard
(217) 544-3474

INDIANA
Mark Antoskiewicz
(317) 377-6040

MINNESOTA
David Grandbois
(612) 781-7100

MISSOURI
Kansas City
Eric Birch
(816) 241-0424

KC Roofing
Wade Leachner
(913) 677-4679

KC Sheet Metal
Ryan Boyle
(913) 677-4679

St. Louis Concrete
Carter Pogue
(314) 773-8813

St. Louis Roofing
Keegan Tune
(314) 773-8813

St. Louis Masonry
Jason Holtman
(314) 773-8813

N. CAROLINA
Quinn Griffith
(704) 598-5098

NEBRASKA
Jack Schneider
(402) 333-3647

NEW YORK
James Norberg
(201) 945-0210

MARYLAND
John Burnett
(240) 845-0808

OHIO
Jeff Knittel
(216) 485-1540

OKLAHOMA
Eric Reber
(918) 587-5581

TEXAS
Austin
Aaron Williams
(737) 209-4224

Dallas
Austin DeJohn
(972) 289-7000

Houston
Brian Dolezal
(713) 667-6682

San Antonio
Stephen Cordova
(210) 340-2264

WASHINGTON
Jeffrey Elliott
(425) 226-8353

Western Specialty Contractors does not provide licensed design, engineering, or architectural services.
When appropriate, Western can recommend a design professional, or work with one provided by the Client.