

Semi-Annual (Spring)

1. Flush parking surfaces in areas where chlorides are used for snow/ice control.
2. Repair expansion joints.
3. Repair caulk joints.
4. Repair spauling, cracking,
5. Repair elastomeric membrane (if installed)

Semi-Annual (Fall)

1. Inspect for excessive wear, spauling, cracking.
2. Inspect expansion joints.
3. Inspect caulk joints.
4. Inspect elastomeric membrane for deterioration.
5. Inspect underside of parking deck(s) for water penetration.

3-Years

1. Pressure wash garage deck.
2. Where no elastomeric membrane exists apply high quality silane treatment to reduce moisture penetration. Repeat every 3 years

5-Years

1. A consultant with extensive experience in evaluating garage structures should be retained to conduct the 5-year evaluation. The procedures outlined below are not meant to be all-inclusive. Additional inspection and testing may be required as a result of completing this basic evaluation. Please contact Technical Services for assistance.
2. Included in this evaluation should be:
3. Visual Examination
4. Cracks
5. Concrete penetrations and modifications
6. Structural Deflections
7. Rust Staining
8. Grease Stains (Post Tensioned)
9. Concrete Overlays

10. Previous Repairs
11. Efflorescence, leakage
12. Anchor Zones (Post Tensioned Structures)
13. Construction Joints, Expansion Joints
14. Tendon Eruptions (Post Tensioned Structures)
15. Freeze Thaw Damage
16. Exposed Tendon Sheathing (Post Tensioned Structures)

10-Years

1. Replace elastomeric membrane if installed.
2. Based on the visual inspection the following non-destructive testing and/or laboratory analysis may be indicated.
3. On-Site Testing:
4. Acoustic Testing (Chain Drag)
5. Laboratory Analysis
6. Compression Test
7. Petrographic Analysis
 - _____ Chloride Content
 - _____ Carbonation