



MCGILL

Parking Garage Maintenance Inspection

WHAT TO LOOK FOR



Cracking

Cracks on concrete appear due to many different reasons. These reasons range from pouring a bad batch of concrete, to improper curing during the construction process. The weather can also cause cracking due to the parking structure expanding and contracting during the day and night. All these items come together to cause fissures in the concrete on a long-term basis.

Scaling is local flaking or peeling of a finished surface of hardened concrete as a result of exposure to cycles of freezing and thawing. Generally, it starts as small patches which later may merge and extend to expose larger areas.



Scaling



Spalling

Cracks can also cause long-term damage in the form of spalling. This occurs when chlorides seep into the concrete and cause the reinforcing steel inside the concrete to rust, expand, and then rupture the concrete. This is especially prevalent in structures that are exposed to the elements and concrete cracks where these chlorides can easily access the reinforcing steel and make it rust.

Efflorescence is a white powdery substance found on the surfaces of unsealed concrete. Efflorescence is caused by vapor migrating through the slab bringing soluble salts to the surface of the concrete. It's often a seasonal problem, and humidity will impact whether or not soluble salts appear. It usually escalates in winter, since rain, snow, sleet and other inclement weather conditions may arise. However, efflorescence can still occur in spring, fall and summer.



Efflorescence



Leaking

Leaking water is a clear sign that a parking garage is in need of repairs. The longer the condition is left unattended, the more expensive the consequences can become. Three indicators that water leakage is occurring are exposed metals rusting, rust stains along walls, and efflorescence.

Parking Garage Maintenance Checklist

A Gutmann



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