



WATER INFILTRATION

BURR RIDGE, IL

PROJECT HIGHLIGHTS:

Our team was tasked with addressing persistent leaks in an underground parking garage, which were exacerbated by freeze-thaw cycles and concrete deterioration. Following an engineering review, Clarion’s Service Division uncovered significant waterproofing deficiencies including missed steel deterioration and a membrane that had not adhered to the concrete substrate—a key cause of water infiltration. Additionally, we identified structural deficiencies, including a crack running east to west, parallel to a concrete beam showing signs of rust and spalling.

Structural repairs are costly and tedious. Working with the owner, Clarion made the case for investing in long-term structural solutions that will last. Clarion’s repair plan involved cleaning the asphalt cut edges, applying a new membrane to the concrete, and patching the asphalt, fully sealing the area to prevent future leaks. Additional repairs were provided to address uncovered issues within the scope of the original bid, demonstrating our commitment to quality and client trust.

INDUSTRY:

Mixed Use - Residential, Office, Retail

SERVICES:

1. Identify Structural Deficiencies
2. Uncover and Investigate Deficiencies
3. Install New Waterproof Membrane
4. Asphalt Replacement