

Westview Homes

Albany, New York

ARCHITECT – Ryan-Biggs Engineers, Troy, NY
CONTRACTOR – DeBrino Caulking Associates, Castleton, NY

**Concrete Repair
and Protection
Summer 2000**

PROJECT TASK

Repair the precast exposed aggregate concrete panels and waterproof the exterior face with protective coating.

PROJECT SOLUTION

Prepare the concrete substrate, apply a vertical and overhead repair mortar and two coats of an elastomeric, waterproof coating for the exterior of the precast panels.

PRODUCTS

Conpro Set
Plastermix
Conpro Lastic



Top three and bottom left and center photographs are "before" and "during"; the bottom right was taken after the work was completed.



PROJECT HISTORY

The exposed aggregate, precast panels on the tower at Westview Homes had deteriorated to the point that the aggregate was falling to the ground. The owner was concerned for the safety of the tenants.

The contractor mechanically removed all the exposed aggregate insuring that none fell to the ground by erecting safety nets. Some of the panels had hairline cracks that allowed water penetration into the tenants apartments. The entrance building was constructed with normal precast panels and the concrete had deteriorated.

Conpro Set, a vertical and overhead repair mortar, was applied to many of the panels to rebuild the original profile. The panels on the entrance building had a rough, bug hole finish and

a finish coat was applied to produce a uniform and monolithic finish.

Two coats of Conpro Lastic was spray-applied to waterproof and protect all precast panels on the tower and entrance building. The elastomeric coating bridged the hairline cracks in the tower to prevent water penetration.

This resulted in an aesthetically pleasing, waterproof structure and long-term solution for the owner.