

Vista Way Village Garage Repairs

Oceanside, CA, USA (2021)

PRODUCTS USED:

Krytol Repair Grout™ Krytol T1®

DISTRIBUTOR:

Hill Brothers Chemical Co.

BACKGROUND

Built in 1989, Vista Way Village was designed to offer residents cozy coastal condo suites that would be both comfortable and visually pleasant. For a while, that turned out to be the case. Those living there were treated to gated security, a spa, high-speed Internet access, a tennis court, a swimming pool, a detached garage, and more. Even the surroundings themselves were a pleasure to experience, offering oceanfront views and lush greenery.

There was just one concern that only became more evident as time went on: the terrain. While lovely to look at, Vista Way Village's surroundings were situated near the bottom of a slope. That meant that each time it rained, the downpour would travel down the slope and pass through the detached garages' concrete flooring. Over time, that led to the concrete floors cracking and the concrete walls leaking. It culminated in efflorescence being visibly present and the flooding reaching 200 garages and any clothes, luggage, and cars within.

The flooding didn't stop there either, moving past the area and out on to the street in front of many residents' homes.

To resolve this issue, the owner of Vista Way Village wanted a repair solution that could permanently stop the garages from leaking. Otherwise, they would have to hire an excavation crew to flatten the slope and eliminate the runoff. And that would cost over \$1 million.

SOLUTION

In their search for a more cost-effective solution, the owner consulted Hill Brothers Chemical Co. Having seen the benefits of distributing Kryton's Smart Concrete® solutions before, Hill Brothers Chemical Co. recommended two specific Kryton products: Krytol Repair Grout and Krytol T1. The first would use Krytol® technology to chemically react to the water to form interlocking crystals that would block out the water. On top of that, it would also have advanced fiber technology and shrinkage additives to prevent further cracking. The second would use that same Krytol technology in a crystalline slurry to give the concrete additional protection.



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Both sounded promising to the owner, but they wanted to make sure the products would be able to hold up well through the local cold and wet weather. With that in mind, they chose to try out the grout and Krystol T1 on four garages. Each time, the application worked perfectly. In fact, the results were so successful, they chose to apply both products to all 200 garages, feeling confident in the knowledge that the garages would be permanently safe from water ingress and that the owner could save on the million-dollar fee of excavating the area.

