



VINÇOTTE nv

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a **kiwa** company

- Onze gegevens
Verslagnr.: 61540164/01
Contractref. : 100908256/2281802
Contact: ing. Kris Geeroms
- Uw gegevens
Ref.: /
Contact: Seppe Neyts

VME RESIDENTIE TENNIS COURT

p/a LaPlage
Distellaan 34
8434 WESTENDE



Residentie Tennis Court
Priorijlaan 27
8434 Westende

BETONONDERZOEK VAN ENKELE TERRASSEN AAN DE VOOR- EN ACHTERGEVEL

Het verslag mag enkel in zijn geheel worden gekopieerd. Het kopiëren is enkel toegelaten na een voorafgaand akkoord van Vincotte n.v.
Dit verslag telt 28 bladzijden (zonder bijlagen).

ing. Kris Geeroms
Lead Contract Engineer
Civil Works
Building

ing. Jan De Muer
Teamlead
Civil Works
Building

Bijlagen: 1. Fiches; 2. Laboverslag.
Distributie: VME Tennis Court;
cc: Seppe Neyts (Architectenatelier Vyvey & Partners).

VERSLAGNR. : 61540164/01

19 september 2025



a kiwa company

0 INHOUD

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1 DOEL VAN DE OPDRACHT

Op 3 september 2025 hebben we een betononderzoek uitgevoerd van enkele terrassen aan de voorgevel en van enkele terrassen en betonnen elementen aan de achtergevel van Residentie Tennis Court, gelegen aan de Priorijlaan 27 in 8435 Westende teneinde de algemene staat van de betonnen elementen te beoordelen, mogelijke schade vast te stellen, de mogelijke oorzaken ervan te bepalen en enkele herstelprincipes voor te stellen indien nodig.

Ons onderzoek behelst een visuele inspectie van de elementen aangevuld met enkele basisproeven.

2 ONDERZOEKSMETHODE

De visuele inspectie en de proeven werden uitgevoerd van op de terrassen waartoe ons toegang werd verleend (App. 0101, 0201, 0701).

De betondekking op de wapening werd bepaald d.m.v. een pachometer (Proceq Profometer).

Er werden 6 boorkernen en 9 boorstofmonsters ontnomen ter bepaling van het chloridegehalte.

De carbonatatie diepte werd bepaald door het besprenkelen van de kernen met fenolftaleïne of door het boren van gaten in het element. Tijdens het boren wordt het boorstof opgevangen op een doekje dat gedrenkt werd in fenolftaleïne. Wanneer er een verkleuring optreedt wordt het niet-gecarbonateerde beton bereikt. De diepte van het boorgat komt dan ongeveer overeen met de diepte van het carbonatatiefront.

3 DOCUMENTEN

Voor het uitvoeren van onze opdracht hebben we ons o.a. gebaseerd op volgende documenten:

- Technische Voorlichting 231 (WTCB, september 2007): "Herstelling en bescherming van beton";
- Normenreeks NBN EN 1504: "Producten en systemen voor de bescherming en herstelling van betonconstructies. Definities, eisen, kwaliteitsborging en conformiteitsbeoordeling."

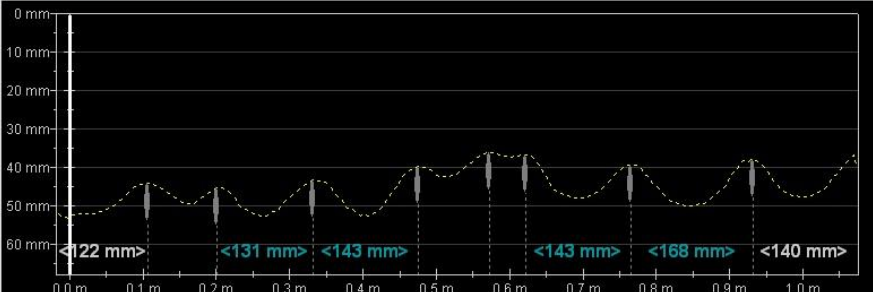
4 VASTSTELLINGEN

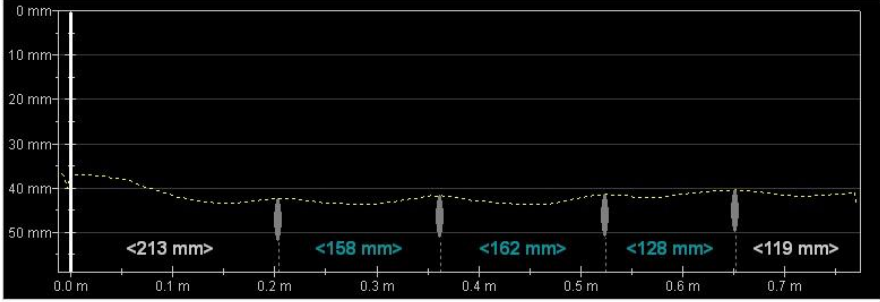
De verschillende vaststellingen zijn weergegeven in de fiches in bijlage 1.

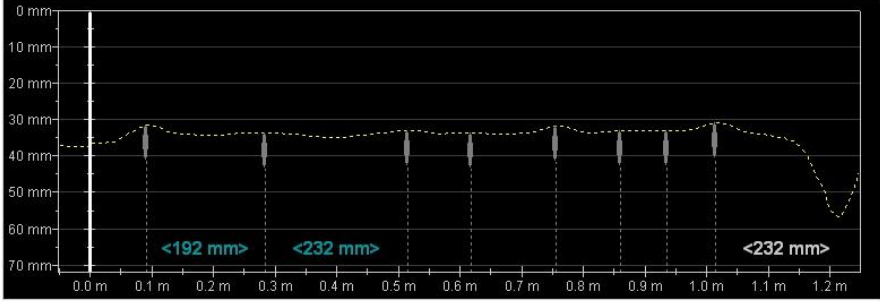
5 PROEFRESULTATEN

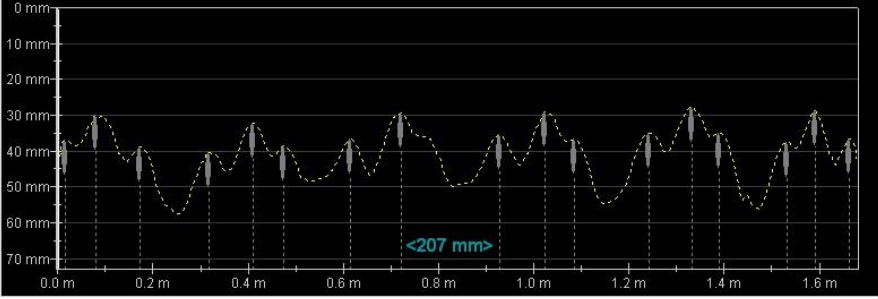
5.1 PACHOMETERPROEVEN EN CARBONATATIE

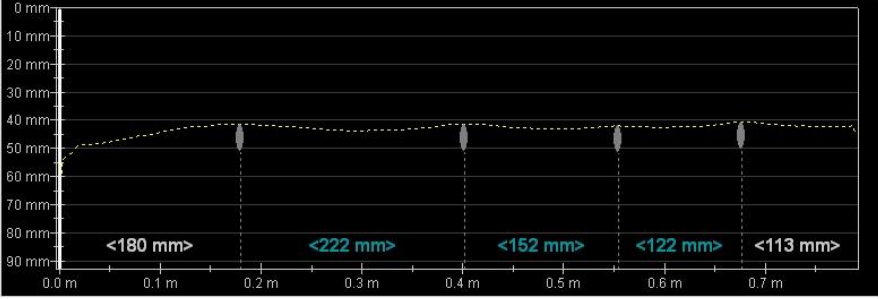
Elke carbonatatietest d.m.v. boorstof werd uitgevoerd op basis van twee naast elkaar geboorde gaten als beschreven in § 2. De twee waarden in de tabel komen overeen met deze twee metingen naast elkaar.

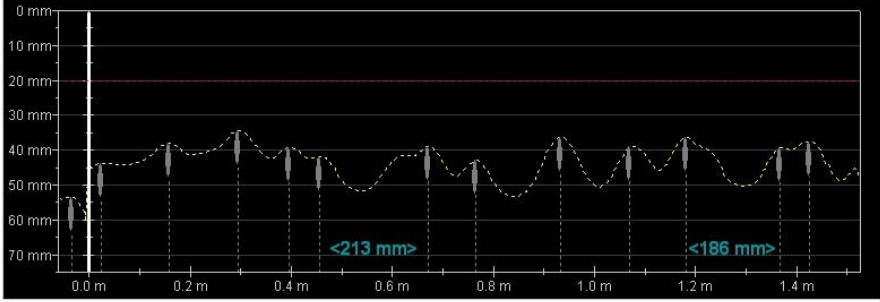
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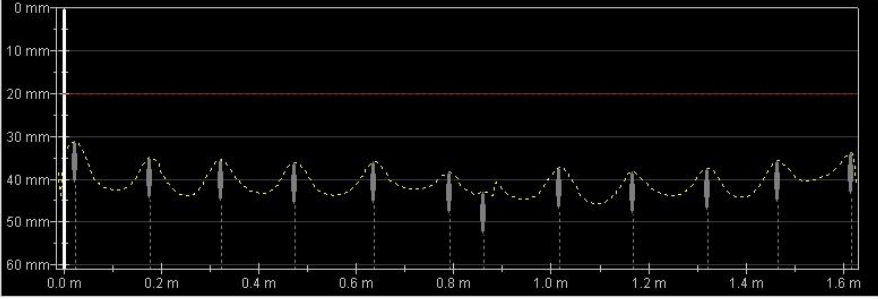
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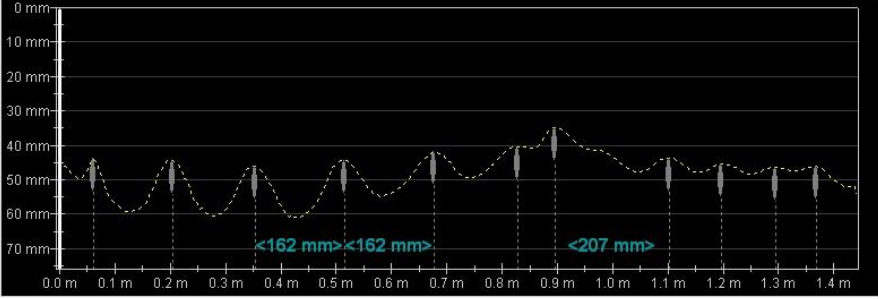
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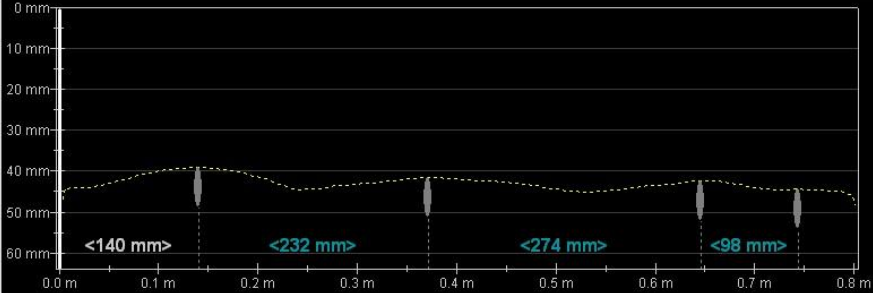
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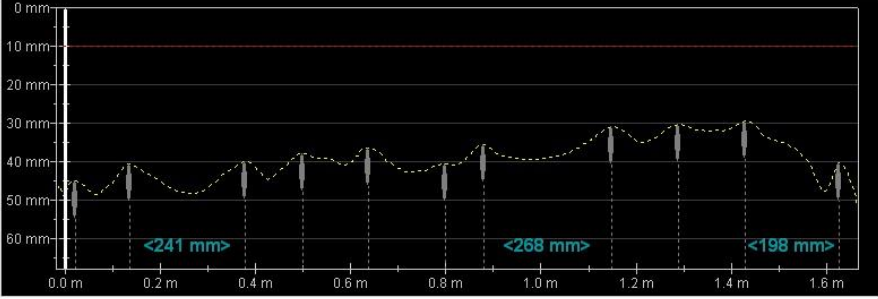
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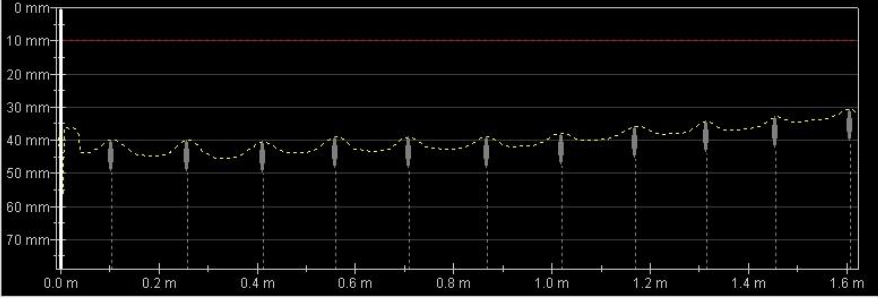
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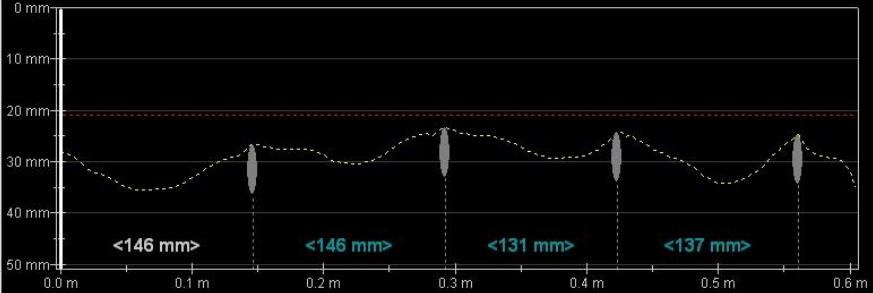
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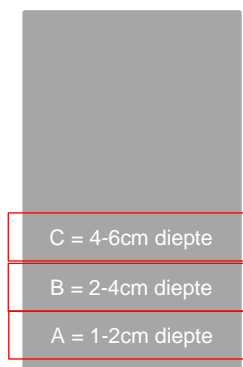
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5.2 BEPALING VAN HET CHLORIDEGEHALTE

Chlorideprofiel



Zie ook het laboverslag in bijlage 2.

Proef	Fiche	Plaats	% chloriden t.o.v. betonmassa	% chloriden t.o.v. cementmassa
TC 1.03A	1.03	Voorgevel – App. 0701 – Vloer	0,097	0,70
TC 1.03B			0,069	0,50
TC 1.03C			0,051	0,37
TC 1.06A	1.06	Achtergevel – App. 0701 – Vloer	0,108	0,78
TC 1.06B			0,082	0,59
TC 1.06C			0,074	0,53
TC 1.09A	1.09	Voorgevel – App. 0201 – Vloer	0,119	0,86
TC 1.09B			0,200	1,44
TC 1.09C			0,154	1,11
TC 1.12A	1.12	Achtergevel – App. 0201 – Onderzijde bovenliggend terras	0,028	0,20
TC 1.12B			0,094	0,68
TC 1.12C			0,070	0,50
TC 1.13A	1.13	Achtergevel – App. 0201 – Kolom	0,104	0,75
TC 1.13B			0,145	1,04
TC 1.13C			0,113	0,81
TC 1.16A	1.16	Voorgevel – App. 0101 – Vloer	0,097	0,70
TC 1.16B			0,056	0,40
TC 1.16C			0,049	0,35
TC 1.19A	1.19	Achtergevel – App. 0101 – Onderzijde bovenliggend terras	0,267	1,92
TC 1.19B			0,241	1,73
TC 1.19C			0,200	1,44
TC 1.20A	1.20	Achtergevel – App. 0101 – Balk	0,095	0,68
TC 1.20B			0,140	1,01
TC 1.20C			0,149	1,07
TC 1.21A	1.21	Achtergevel – App. 0101 – Kolom	0,109	0,78
TC 1.21B			0,191	1,37
TC 1.21C			0,104	0,75

(°) Het percentage chloriden t.o.v. de cementmassa is bepaald op basis van volgende hypothesen :

- SVM beton [kg/m³] : 2300 ;
- Cementgehalte [kg/m³beton] : 320.

6 ANALYSE EN BESLUITEN

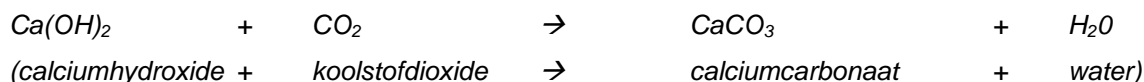
We beoordelen de vaststellingen aan de hand van enkele schadefenomenen.

Carbonatatie

Ter informatie geven we vooraf een beknopte beschrijving van het carbonatatiefenomeen:

Carbonatatie is een veel voorkomende oorzaak van degradatie van betonoppervlakken.

Het koolstofdioxide (CO₂) uit de buitenlucht dringt via de normale openingen van het beton (poriën, scheuren, grindnesten, ...) binnen en reageert er met de vrije kalk (Ca(OH)₂) die steeds aanwezig is in het beton.



Het betonstaal roest niet zolang het door Ca(OH)₂ in een sterk basisch midden wordt gehouden met een pH-waarde van ongeveer 13. Als Ca(OH)₂ omgezet wordt in CaCO₃, daalt de pH tot waarden onder 9.

Zodra het carbonatatiefront de wapening bereikt, daalt de pH-waarde van het beton er rond tot in een basisch neutrale zone en is de alkaliteit van dit beton sterk verzwakt.

De belangrijkste voorwaarde voor roestvorming is aldus aanwezig.

Fenolftaleïne-oplossing is een chemische kleurindicator die paars-roze kleurt als de pH-waarde van het beton meer dan 9 bedraagt. Deze alkaliteit duidt dus op niet-gecarbonateerd beton.

In het prefab beton (terrasplaten) is de carbonatatie diepte beperkt (0mm aan de bovenzijde, 6-20mm aan de onderzijde). De betondekking van deze elementen bedraagt steeds meer dan 30mm waardoor alle wapening zich in het niet-gecarbonateerde beton bevindt en dus nog steeds gepassiveerd is.

De carbonatatie diepte van de elementen in ter plaatse gestort beton (kolommen en balk) varieert van 20 tot 40mm. De betondekking blijkt gemiddeld 15 tot 28mm te bedragen. Door deze variaties bevinden veel wapeningsstaven zich in het gecarbonateerde beton waardoor ze potentieel onderhevig kunnen zijn aan corrosie. Op deze plaatsen wordt dan ook zichtbare betonschade vastgesteld ten gevolge van wapeningscorrosie door carbonatatie.

Chloriden

Een tweede mogelijke oorzaak van corrosie van wapening is de aanwezigheid van chloriden in het beton. Ze kunnen tijdens het mengen toegevoegd zijn (als bindingsversneller ter voorkoming van vorstschade, gebruik van zeewater, gebruik van met chloriden verontreinigde granulaten, ...) of van buitenaf in het beton dringen via bijvoorbeeld dooizouten of blootstelling aan zeeklimaat. Chloride-ionen hebben de eigenschap in de gepassiveerde laag rond de wapening door te dringen en daardoor plaatselijk corrosie op te wekken. Deze vorm van corrosie wordt ook putcorrosie of "pitting" genoemd. Dit is een putvormige corrosie die zeer gelokaliseerd is, doch zeer hevig kan zijn en tot breuk van de wapening kan leiden zonder dat hierbij veel corrosieproducten gevormd worden, zodat hier veelal de waarschuwendende werking van afspringende betondekking en/of scheuren achterwege blijft.

De literatuur leert ons dat er geen veilige grens voor de chlorideconcentratie, waaronder geen corrosie optreedt, bestaat. Ieder spoor ervan kan in bepaalde omstandigheden van aanwezigheid van water en zuurstof staalcorrosie geven. Chloriden zijn dus absoluut te weren uit beton, aangezien zij belangrijke schade (putcorrosie) kunnen veroorzaken aan de wapening van het beton. Zoals hiervoor reeds verduidelijkt, is putcorrosie een ernstige en gevaarlijke vorm van corrosie waarbij de waarschuwendende werking van afspringende betondekking en/of scheuren vaak achterwege blijft.

Normaliter wordt het corrosiegevaar in functie van het chloridegehalte als volgt geïnterpreteerd:

% Cl ⁻ (ingemengd) t.o.v. de betonmassa	% Cl ⁻ (ingemengd) t.o.v. de cementmassa	% Cl ⁻ (ingedrongen) t.o.v. de betonmassa	% Cl ⁻ (ingedrongen) t.o.v. de cementmassa	Corrosie- gevaar
<0,075	<0,6	<0,05	<0,4	Klein
0,075 – 0,125	0,6 – 1,0	0,05 – 0,125	0,4 – 1,0	Matig
>0,125	>1,0	>0,125	>1,0	Hoog

De evaluatie van de analyse van de stalen t.o.v. bovenvermeld corrosiegevaar geeft volgend resultaat:

Proef	Fiche	Plaats	% chloriden t.o.v. betonmassa	% chloriden t.o.v. cementmassa
TC 1.03A	1.03	Voorgevel – App. 0701 – Vloer	0,097	0,70
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TC 1.03C			0,051	0,37
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TC 1.06C			0,074	0,53
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TC 1.13B			0,145	1,04
TC 1.13C			0,113	0,81
TC 1.16A	1.16	Voorgevel – App. 0101 – Vloer	0,097	0,70
TC 1.16B			0,056	0,40
TC 1.16C			0,049	0,35
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TC 1.20B			0,140	1,01
TC 1.20C			0,149	1,07
TC 1.21A	1.21	Achtergevel – App. 0101 – Kolom	0,109	0,78
TC 1.21B			0,191	1,37
TC 1.21C			0,104	0,75

Algemeen kunnen we stellen dat het gemeten chloridegehalte in de verschillende elementen hoog tot zeer hoog is. Het risico op wapeningscorrosie ten gevolge van chloriden wordt voor de terrasvloerplaten als matig ingeschat en voor de ter plaatse gestorte elementen (kolommen en balken) als hoog. De vastgestelde roestvlekken aan verschillende balken en kolommen zijn een mogelijke zichtbare indicatie van effectieve wapeningscorrosie ten gevolge van chloriden.

Algemene evaluatie

Op basis van ons onderzoek stellen we vast dat de vloerplaten van de onderzochte terrassen geen zichtbare betonschade vertonen en we deze ook niet op korte termijn verwachten gezien de zeer geringe carbonatatie diepte. Er is één uitzondering waar er betonschade werd vastgesteld aan de terrasrand t.h.v. een verankering van de borstwering. Deze schade wordt hoogstwaarschijnlijk veroorzaakt door corrosie van het anker en staat dus eerder los van de vloerplaat zelf.

Er worden weliswaar verhoogde chloridegehalten gemeten in de vloerplaten, maar gezien de prefabricatie (en dus de goede uitvoeringsomstandigheden) en de beperkte carbonatatie verwachten we een eerder geringe aantasting van de wapening. De aanwezige wapening in boorkern 1.06, waar ook een verhoogd chloridegehalte werd gemeten, vertoonde alleszins geen aantasting.



De ter plaatse gestorte elementen (balken en kolommen achtergevel) vertonen wel zichtbare betonschade. Op basis van de metingen en analyses verwachten we dat de betonschade door wapeningscorrosie ten gevolge van carbonatatie zal toenemen. Bovendien is de wapening vermoedelijk onderhevig aan putcorrosie gezien de hoge chlorideconcentraties. De lokale roestvlekken op het betonoppervlak wijzen hier mogelijk op.

Gezien de vastgestelde schade en de hoge chloridegehalten is een doorgedreven betonherstelling van de balken en kolommen aangewezen waarbij het aangeraden is om ook een globale kathodische bescherming

van deze elementen te voorzien (zie ook de samenvatting hieronder uit "Aanbeveling behandeling chlorideschade", FEREB april 2011). Dit is enkel zinvol indien de wapening momenteel nog niet of nog niet te ernstig is aangetast terwijl er wel al indicaties zijn van effectieve wapeningscorrosie. Een nazicht van de staat van de wapening van de balken en kolommen is dan ook wenselijk (kijkvensters of corrosiepotentiaalmetingen).

Chloridegehalte (m/m _{cement}) f.h.v. wapening	Behandeling ²	Principes NBN EN1504-9
< 0,2% (spanbeton)	Klassieke betonherstelling	Principe 3
< 0,4% (gewapend beton)	Preventieve toepassingen: Elastische coating/Impregneren	Principes 1, 2, 6
0,4 – 1% (lichte plaatselijke corrosie)	Klassieke betonherstelling Lokale offeranodes Preventieve toepassingen: Elastische coating/Impregneren Kathodische bescherming (globaal)	Principe 3 Principe 10 Principes 1, 2, 6 Principe 10
1 – 2% (ernstige, maar lokale corrosie)	Klassieke betonherstelling inclusief spuitbeton of spuitmortel (buffer) vervangen van te sterk aangetaste zones Offeranodes (globaal) Kathodisch beschermingssysteem met opgelegde stroom Preventieve toepassingen: Elastische coating/Impregneren	Principe 3 3.3 3.4 Principe 10 Principe 10 Principes 1, 2, 6
>2% (ernstige globale corrosie; stabiliteitsrisico)	Globaal Kathodisch beschermingssysteem met opgelegde stroom met offeranodes <i>Een dergelijk systeem vereist een aangepast ontwerp en een deskundige uitvoering. Het systeem kan enkel worden toegepast wanneer de constructie nog niet te sterk is aangetast.</i> Structurele versterking (in geval stabiliteitsproblemen) Sloop	Principe 10 Principe 4 /

De mate waarin de corrosie zal optreden hangt tevens af van de mate waarin vocht of water(damp) tot bij de wapening kan indringen. Het is evident dat het optreden van infiltraties de corrosie kan bevorderen.

In het kader van een gevelrenovatie en/of betonherstellingen is het dan ook aangeraden een waterdichting aan te brengen op de terrassen en de overige zichtbare betonvlakken (balken, kolommen, onderzijde

terrassen) te voorzien van een carbonatatiereemmende coating zodat de levensduur van de constructie terug verlengd wordt.

Om een duurzame betonherstelling te bekomen raden we aan om beroep te doen op aannemers die gecertificeerd zijn voor de manuele herstelling van gecarbonateerd beton volgens de normen NBN EN 1504. Het is eveneens aangewezen om de herstellingen uit te voeren met hydraulische herstellmortels die beschikken over een BENOR-certificaat.

De gebruikte producten (herstellmortels, egalisatiemortels, betonbeschermingssystemen, ...) evenals de herstellwijze moeten conform zijn aan de normen NBN EN 1504 (delen 1 tot 10).

Principebeschrijving voor de herstelling van betonschade veroorzaakt door corrosie van de wapening in gecarbonateerd beton

Wanneer betonherstellingen uitgevoerd worden dienen volgende richtlijnen in acht genomen te worden om tot een duurzaam resultaat te komen.

Herstellprincipes klassieke betonschade:

- A. Het afhameren van de oppervlakken teneinde alle hol klinkende plaatsen of beton met slechte mechanische kwaliteit (loszittend, afgebrokkeld, gedesintegreerd...) te kunnen lokaliseren.
- B. Het afbikken van de betonoppervlakken met een luchtdrukhamer totdat men "gezond" en homogeen beton bereikt. In dit opzicht moet worden nagegaan of de kwaliteit van het beton (pH en carbonatatiestaat) van dien aard is dat ze de aanwezige wapeningen kan beschermen. In principe herkent men niet-gecarbonateerde zones aan hun paarse verkleuring als een fenolftaleïne-oplossing op de betreffende zone gespreid wordt. Op de werf dient dan ook steeds een verstuiver gevuld met een fenolftaleïne-oplossing aanwezig te zijn.
Het beton dient zodanig weggekapt te worden dat abrupte overgangen in dikte van de aan te brengen laag herstellmortel worden vermeden.
- C. Het rondom vrijhakken van het gecorrodeerde wapeningsstaal (ook de achterzijde en dit tot in het niet-gecarbonateerde beton, met tussen de achterkant van de staaf en het beton minimum 1 cm ruimte) tot 5 cm voorbij de roestgrens.
De randen van de te herstellen zones dienen haaks ingezaagd of ingehakt te worden tot tenminste 10mm diepte om te voorkomen dat er op "nul" geëindigd wordt.

- D. De vrijgekomen wapeningen worden degelijk ontroest tot reinigingsgraad Sa 2 1/2 (blinkend gestraald). Aan het einde van deze operatie dienen de niet-hechtende deeltjes zoals stof, kruimelig roest e.d. steeds verwijderd te worden. Het schoonblazen van het gereinigde oppervlak gebeurt met olievrije perslucht. Indien nodig dienen aangetaste wapeningsstaven vervangen te worden of dient er wapening bijgelegd te worden.
- E. Het behandelen van al het vrijgekomen en droog wapeningsstaal met een roestwerend product. Het roestwerend product dient goed aan te sluiten op het omliggende beton en dient compatibel te zijn met het reparatiesysteem.
- F. Afhankelijk van het gebruikte reparatiesysteem, het voorbevochtigen van de te herstellen oppervlakken of het behandelen met een hechtprimer. In het geval van voorbevochtiging moet het te herstellen oppervlak vochtig zijn, zonder evenwel glanzend nat te zijn (geen waterfilm aan het oppervlak). In het geval van behandeling met een primer, dient deze aangepast te zijn aan de drager en de droogheid ervan.
- G. Het repareren met een hydraulische betonherstelmortel die beschikt over het BENOR-merk. De reparatie wordt goed aangedrukt, zodat er geen holtes blijven, inzonderheid rond de wapening. De maximale laagdikte van de herstelmortel die per arbeidsgang mag aangebracht worden (vermeld in de technische fiches van de mortel) dient strikt gerespecteerd te worden. Op plaatsen waar over grotere dikte dient te worden hersteld dient gebruik gemaakt te worden van een gietbare herstelmortel die beschikt over het BENOR-merk. De uitvoering (bekisting, menging, ...) dient conform te zijn aan de richtlijnen van de fabrikant. De betonherstellingen worden bij voorkeur uitgevoerd door een gespecialiseerde firma die gecertificeerd is voor de manuele herstelling van gecarbonateerd beton (conform de normenreeks NBN EN 1504).
- H. Indien nodig het plaatselijk aanbrengen van een egaliseermortel om een geschikt aspect te bekomen voor het eventueel aanbrengen van een beschermingssysteem en om een bijkomende betondekking te bekomen in zones waar deze te klein is. Deze mortel dient te beschikken over het BENOR-merk en dient compatibel te zijn met het betonherstellingssysteem. Het doel ervan is om een aspect te bekomen dat zo goed mogelijk gelijk is op het aspect van de niet beschadigde betonnen delen. De herstelmortel waarop de egaliseermortel wordt aangebracht dient getextueerd te worden. Tevens dienen de richtlijnen van de fabrikant opgevolgd te worden (voorbereiding ondergrond, ouderdom herstelmortel, vochtigheid ondergrond, ...).

- I. Het aanbrengen van een betonbeschermingssysteem (coating conform NBN EN 1504-2) op de betonnen delen na de herstellingen. Dit komt sowieso de duurzaamheid van de constructie ten goede. Kleine scheurvorming wordt overbrugd en de constructie wordt op die manier veel beter beschermd tegen de invloeden van buitenaf (carbonatatie, bevochtiging, eventuele chemische invloeden, ...). Naast dit technisch aspect, heeft het aanbrengen van een coating tevens een esthetisch aspect. Zonder het aanbrengen van een coating zullen de betonherstellingen immers veel meer zichtbaar blijven (kleurverschil, verschil in textuur, ...).

rapport Residentie Tennis Court - 01-09-25

Project: Residentie Tennis Court

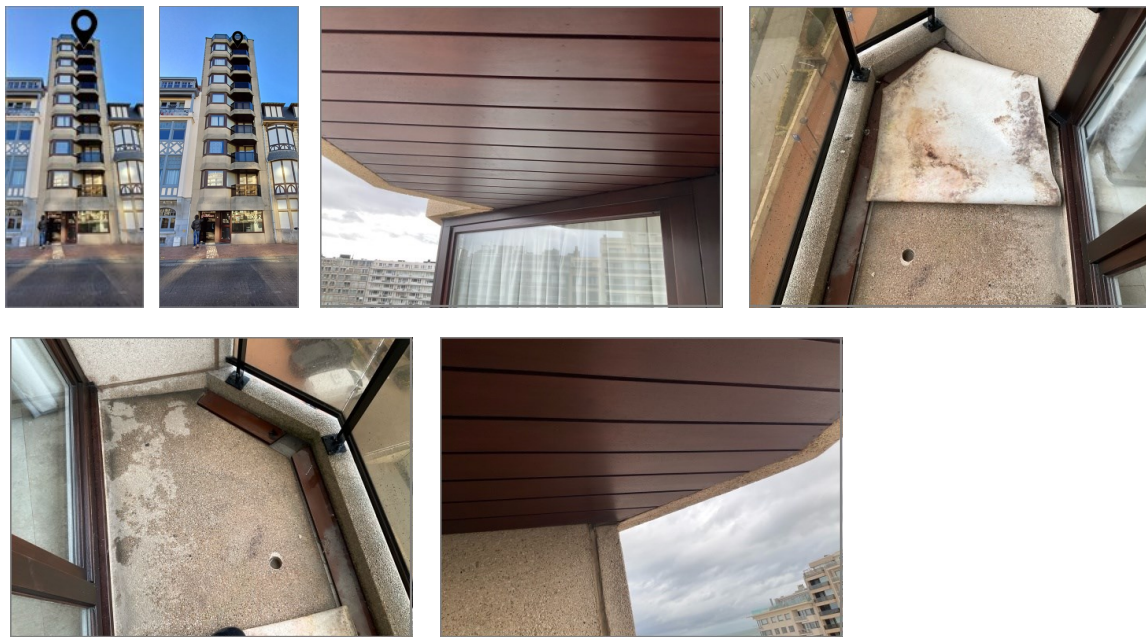
Werfadres:

1.01 Titel: **Algemeen**
Lijst: Betononderzoek voor- en achtergevel
Status: **Andere**
Subcategorie: Algemeen / Algemene beschrijving
Lokaal: Voorgevel / app. 0701

Algemeen

1.01

Het terras (2,2m x 1,1m) bestaat uit een prefab element in architectonisch beton. Op de vloer ligt een losliggende strook vinyl. De onderzijde van het bovenliggend terras is voorzien van een houten bekleding. De borstwering bestaat uit een alu structuur met vulelementen in gelaagd glas. De voeten zijn verankerd in de bovenzijde van de balkonrand. De hoogte bedraagt 90cm vanaf de balkonrand en 100cm vanaf de terrasvloer.



rapport Residentie Tennis Court - 01-09-25

1.02 Titel: **Geen zichtbare betonschade**
Lijst: Betononderzoek voor- en achtergevel
Status: **Geen opmerking**
Subcategorie: Beton/Metselwerk / Stabiliteit/Integriteit
Lokaal: Voorgevel / app. 0701

Geen zichtbare betonschade

1.02

Er is geen betonschade waargenomen aan de zichtbare delen.



rapport Residentie Tennis Court - 01-09-25

1.03 Titel: **Betondekking + carbonatatie + chloridengehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Voorgevel / app. 0701

Betondekking + carbonatatie + chloridengehalte

1.03

Betonkern in vloer. Car 0. Boorgat hersteld.



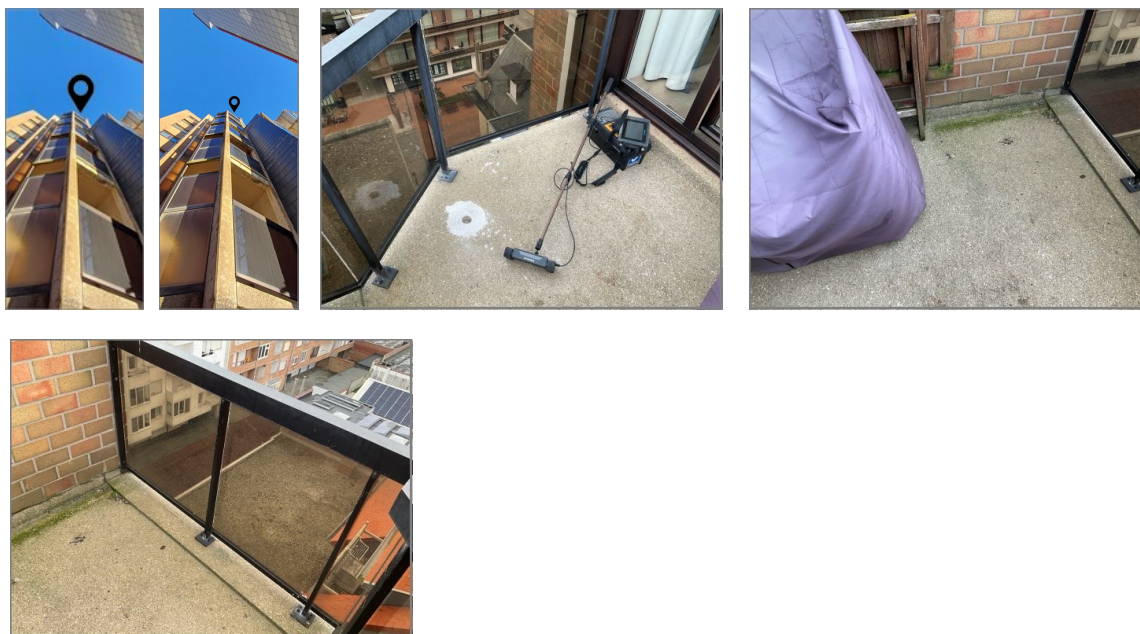
rapport Residentie Tennis Court - 01-09-25

1.04	Titel:	Algemeen
	Lijst:	Betononderzoek voor- en achtergevel
	Status:	Andere
	Subcategorie:	Algemeen / Algemene beschrijving
	Lokaal:	Achtergevel / app. 0701

Algemeen

1.04

Het terras (2,2m x 2,0m) bestaat uit een prefab element in architectonisch beton. Er is geen bovenliggend terras. De borstwering bestaat uit een alu structuur met vulelementen in gelaagd glas. De voeten zijn verankerd in de terrasvloer. De hoogte bedraagt 96cm.



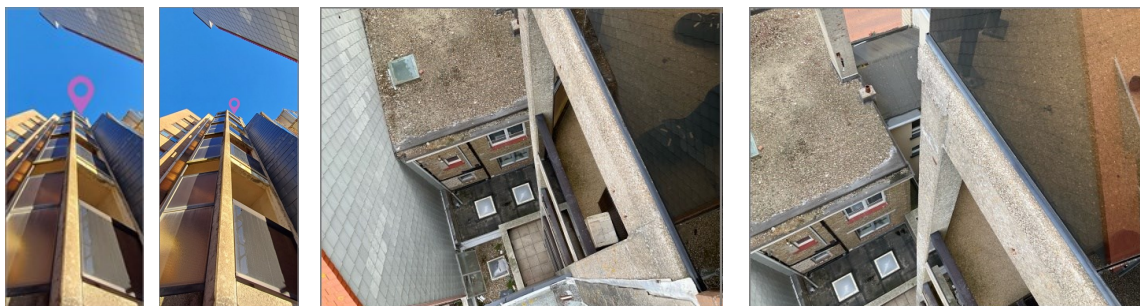
rapport Residentie Tennis Court - 01-09-25

1.05 Titel: **Betonschade (algemeen)**
Lijst: Betononderzoek voor- en achtergevel
Status: **Betonschade**
Subcategorie: Beton/Metselwerk / Stabiliteit/Integriteit
Lokaal: Achtergevel / app. 0701

Betonschade (algemeen)

1.05

De onderliggende balk en kolom vertonen sporen van betonschade (loskomende schil, roestvlek).



rapport Residentie Tennis Court - 01-09-25

1.06 Titel: **Betondekking + carbonatatie + chloridengehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Achtergevel / app. 0701

Betondekking + carbonatatie + chloridengehalte

1.06

Boorkern in vloer. Car 0. Boorgat hersteld.



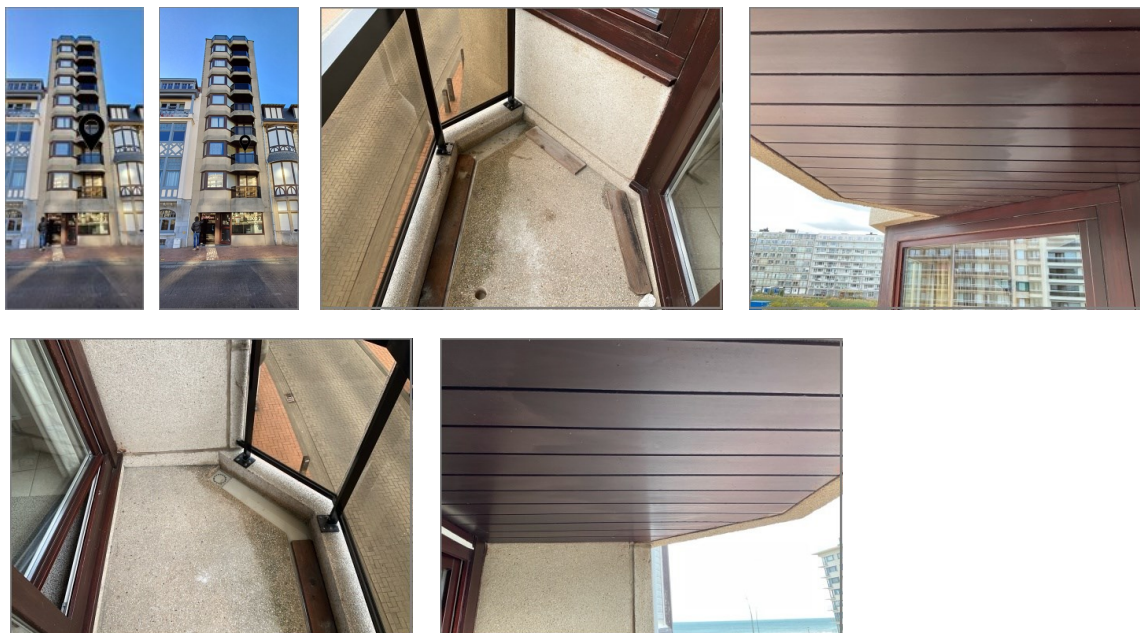
rapport Residentie Tennis Court - 01-09-25

1.07	Titel:	Algemeen
	Lijst:	Betononderzoek voor- en achtergevel
	Status:	Andere
	Subcategorie:	Algemeen / Algemene beschrijving
	Lokaal:	Voorgevel / app. 0201

Algemeen

1.07

Het terras (2,2m x 1,1m) bestaat uit een prefab element in architectonisch beton. De onderzijde van het bovenliggend terras is voorzien van een houten bekleding. De borstwering bestaat uit een alu structuur met vulelementen in gelaagd glas. De voeten zijn verankerd in de bovenzijde van de balkonrand. De hoogte bedraagt 90cm vanaf de balkonrand en 100cm vanaf de terrasvloer.



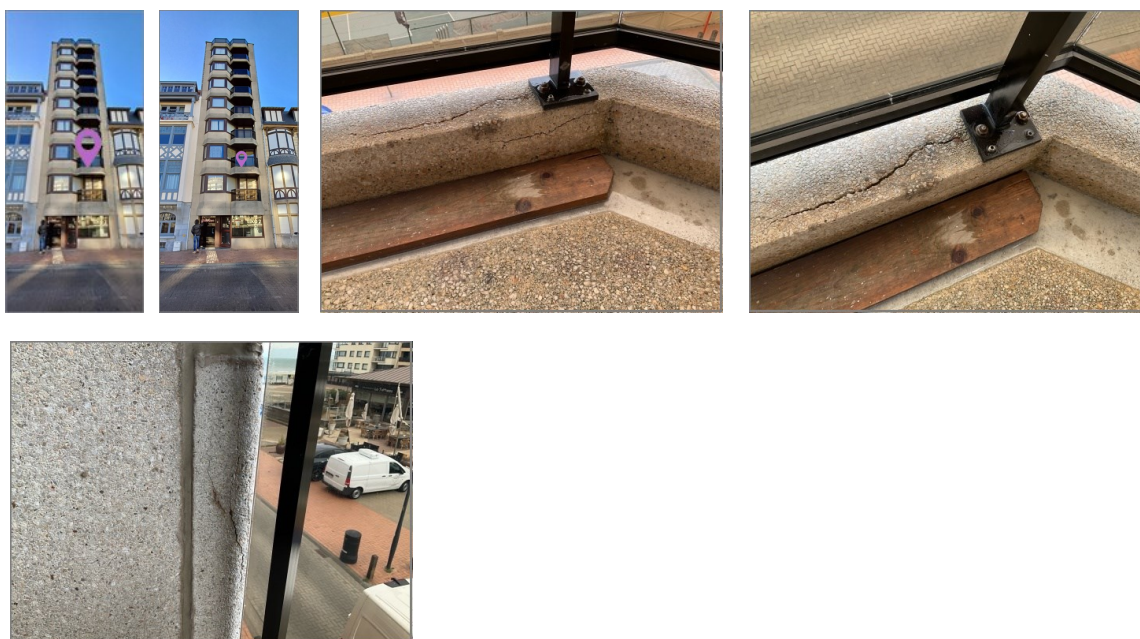
rapport Residentie Tennis Court - 01-09-25

1.08 Titel: **Betonschade (algemeen)**
 Lijst: Betononderzoek voor- en achtergevel
 Status: **Betonschade**
 Subcategorie: Beton/Metselwerk / Stabiliteit/Integriteit
 Lokaal: Voorgevel / app. 0201

Betonschade (algemeen)

1.08

De balkonrand vertoont betonschade (scheuren) t.p.v. de verankering van een voet van de borstwering.
Ook een gevelement vertoont scheurvorming.



rapport Residentie Tennis Court - 01-09-25

1.09 Titel: **Betondekking + carbonatatie + chloridgehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Voorgevel / app. 0201

Betondekking + carbonatatie + chloridgehalte

1.09

Boorkern in vloer. Car 0. Boorgat hersteld.



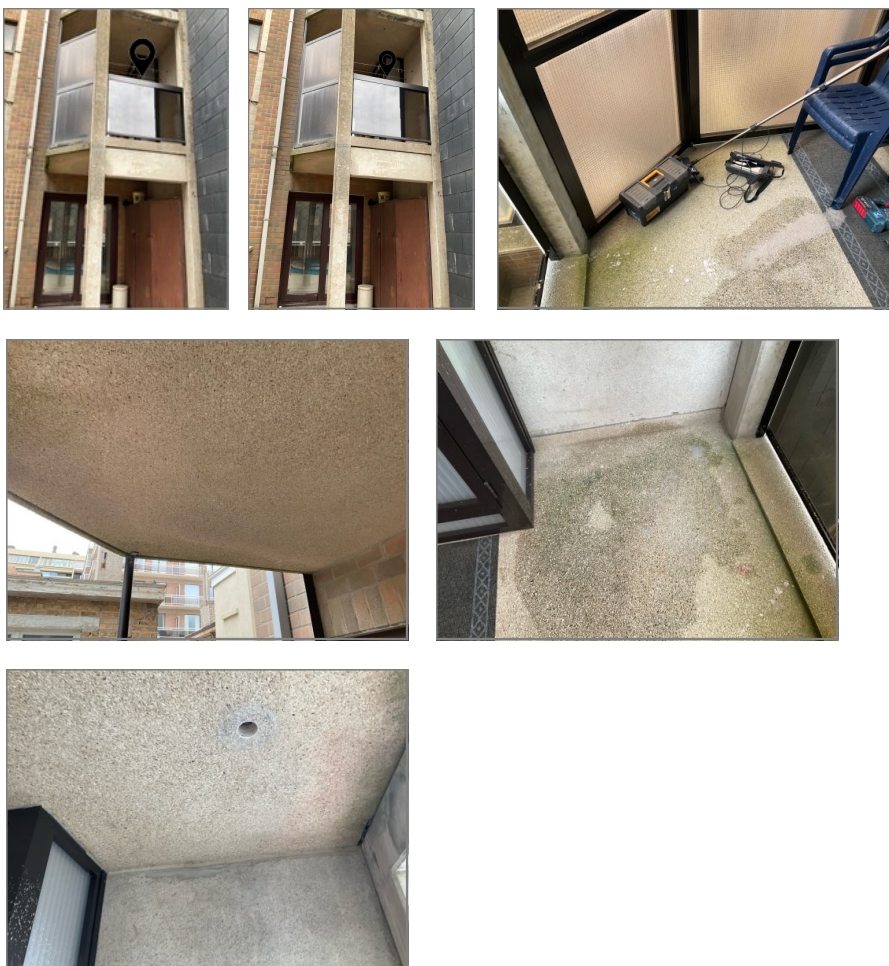
rapport Residentie Tennis Court - 01-09-25

1.10	Titel:	Algemeen
	Lijst:	Betononderzoek voor- en achtergevel
	Status:	Andere
	Subcategorie:	Algemeen / Algemene beschrijving
	Lokaal:	Achtergevel / app. 0201

Algemeen

1.10

Het terras (2,2m x 2,0m) bestaat uit een prefab element in architectonisch beton. Het bovenliggende terras steunt af op een betonbalk en 2 kolommen. Deze dragende structuur bestaat uit ter plaatse gestort beton. De onderzijde van het bovenliggend terras is onbekleed (architectonisch beton). De borstwering bestaat uit een alu structuur met vulelementen in gelaagd glas en is bevestigd aan de kolommen. De hoogte bedraagt 100cm. Een zijde van het terras afgesloten met een terrasscherm bestaande uit een alu structuur en gewapend glas. We vermoeden dat dit scherm niet voldoet aan de weerstandseisen voor borstweringen.



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1.11 Titel: **Betonschade (algemeen)**
Lijst: Betononderzoek voor- en achtergevel
Status: **Betonschade**
Subcategorie: Beton/Metselwerk / Stabiliteit/Integriteit
Lokaal: Achtergevel / app. 0201

Betonschade (algemeen)

1.11

De betonbalk onder het bovenliggend terras vertoont betonschade.



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1.12 Titel: **Betondekking + carbonatatie + chloridengehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Achtergevel / app. 0201

Betondekking + carbonatatie + chloridengehalte

1.12

Onderzijde bovenliggend terras. Boorkern. Car 20



rapport Residentie Tennis Court - 01-09-25

1.13 Titel: **Betondekking + carbonatatie + chloridgehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Achtergevel / app. 0201

Betondekking + carbonatatie + chloridgehalte

1.13

Kolom. Boorstof. Car 21/20. Boorgaten hersteld.



rapport Residentie Tennis Court - 01-09-25

1.14	Titel:	Algemeen
	Lijst:	Betononderzoek voor- en achtergevel
	Status:	Andere
	Subcategorie:	Algemeen / Algemene beschrijving
	Lokaal:	Voorgevel / app. 0101

Algemeen

1.14

Het terras (2,2m x 1,1m) bestaat uit een prefab element in architectonisch beton. De onderzijde van het bovenliggend terras is voorzien van een houten bekleding. De borstwering bestaat uit een alu structuur met vulelementen in gelaagd glas. De voeten zijn verankerd in de bovenzijde van de balkonrand. De hoogte bedraagt 90cm vanaf de balkonrand en 100cm vanaf de terrasvloer.



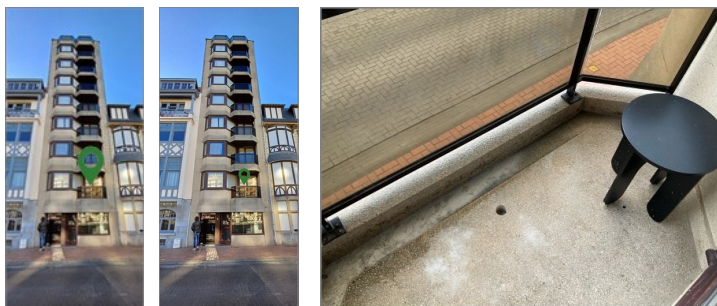
rapport Residentie Tennis Court - 01-09-25

1.15 Titel: **Geen zichtbare betonschade**
Lijst: Betononderzoek voor- en achtergevel
Status: **Geen opmerking**
Subcategorie: Beton/Metselwerk / Stabiliteit/Integriteit
Lokaal: Voorgevel / app. 0101

Geen zichtbare betonschade

1.15

Geen betonschade waargenomen aan de zichtbare delen.



rapport Residentie Tennis Court - 01-09-25

1.16 Titel: **Betondekking + carbonatatie + chloridengehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Voorgevel / app. 0101

Betondekking + carbonatatie + chloridengehalte

1.16

Boorkern in vloer. Car 0. Boorgat hersteld.



rapport Residentie Tennis Court - 01-09-25

1.17	Titel:	Algemeen
	Lijst:	Betononderzoek voor- en achtergevel
	Status:	Andere
	Subcategorie:	Algemeen / Algemene beschrijving
	Lokaal:	Achtergevel / app. 0101

Algemeen

1.17

Het betreft een dakterras voorzien van betontegels op tegeldragers. Het bovenliggende terras steunt af op een betonbalk en 2 kolommen. Deze dragende structuur bestaat uit ter plaatse gestort beton. De onderzijde van het bovenliggend terras is onbekleed (architectonisch beton). De borstwering bestaat uit een metselwerk muur. De hoogte bedraagt 90cm.



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1.18 Titel: **Betonschade (algemeen)**
Lijst: Betononderzoek voor- en achtergevel
Status: **Betonschade**
Subcategorie: Beton/Metselwerk / Stabiliteit/Integriteit
Lokaal: Achtergevel / app. 0101

Betonschade (algemeen)

1.18

De kolommen vertonen vrij uitgebreide betonschade (scheuren, loskomende schillen, roestvlekken)



rapport Residentie Tennis Court - 01-09-25

1.19 Titel: **Betondekking + carbonatatie + chloridengehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Achtergevel / app. 0101

Betondekking + carbonatatie + chloridengehalte

1.19

Onderzijde bovenliggend terras. Boorkern. Car 6mm. Profiel op 10, 20, 30mm



rapport Residentie Tennis Court - 01-09-25

1.20 Titel: **Betondekking + carbonatatie + chloridgehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Achtergevel / app. 0101

Betondekking + carbonatatie + chloridgehalte

1.20

Betonbalk. Boorstof. Car 42/31. Boorgaten hersteld.



rapport Residentie Tennis Court - 01-09-25

1.21 Titel: **Betondekking + carbonatatie + chloridgehalte**
Lijst: Betononderzoek voor- en achtergevel
Status: **Staalname**
Subcategorie: Beton/Metselwerk / Staalname
Lokaal: Achtergevel / app. 0101

Betondekking + carbonatatie + chloridgehalte

1.21

Kolom. Boorstof. Car 21/18. Boorgaten hersteld.

