

# SOUTHERN COATINGS



## Tank Inspection Report Pinecrest - Pineville

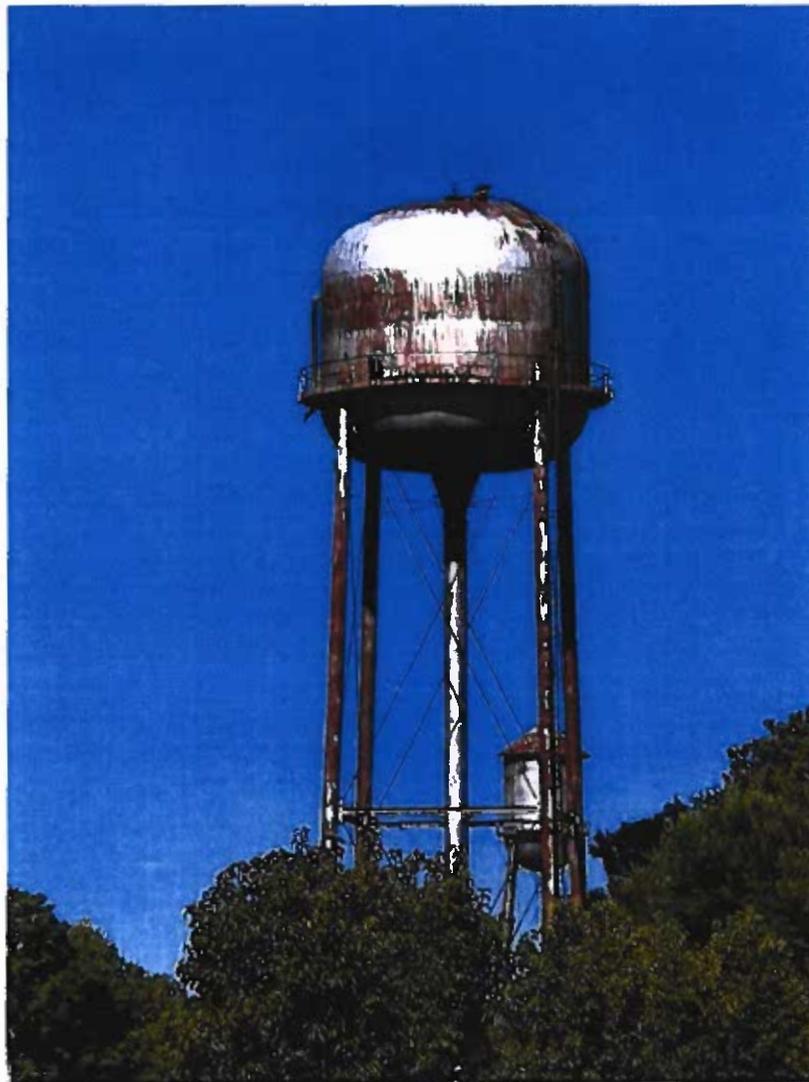
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<b>Tank Name:</b>	Pinecrest – Pineville	<b>Year Built:</b>	1980
<b>Tank Design:</b>	Elevated	<b>Builder:</b>	Brown Steel Contractors, Inc.
<b>Tank Capacity:</b>	200,000	<b>Height:</b>	130' to Overflow
<b>Tank Purpose:</b>	Drinking Water	<b>Diameter:</b>	Unknown

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<b>Inspector:</b>	Rodney Johnson, Jr.
<b>Inspection Date:</b>	8/16/2023

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Pinecrest – Pineville Support and Services  
Contact: Steve Miller

## Inspection Report

On August 17, 2023, Southern Coatings, LLC, conducted a washout and inspection on a 200,000 Gallon Elevated Water Storage Tank for Pinecrest – Pineville Support and Services. The inspection was conducted in accordance with all applicable AWWA, LDH, and OSHA requirements and/or recommendations to establish the current condition of the tank coatings and structure.

The information provided in this inspection will be used to make recommendations for repairs and ongoing maintenance. Conditions noted in the inspection are documented in the following pages and are supplemented with color photographs in Appendix A.

This water storage tank was drained and washed-out utilizing chlorination procedure and AWWA C652-02 method #2D. All tank surfaces were sprayed with 200 mg/L of free available chlorine solution and then filled to HWL. The facility operator was advised to wait a full 24-hour period before obtaining the required health sample.

Christina Torres / Member  
Southern Coatings, LLC  
1064 Maurice Rd.  
Broussard, LA 70518  
(318) 359-9027  
[tina@southercoatings.com](mailto:tina@southercoatings.com)  
Louisiana Contractor's License #71151

## Condition Observations

### Tank Exterior

- **Antennas** – There are (0) antennas currently installed on the tank.
- **Lights** – There are (7) lights currently installed on the tank. There are (5) on the balcony handrails and (2) located on the vent cap. One of the (7) lights on the handrails the globe is broken (see photos).
- **Balcony & Railing** – The balcony railing measures 42” in height and exhibits severe rusting. The balcony floor exhibits severe rusting, deterioration, and ponding water. See recommendations.
- **Coating** – The exterior coating is in poor condition; it exhibits severe rusting, complete paint failure and deterioration. Recommend complete blast and application of a 3- coat system. See recommendations page for details.
- **Ladder** – The exterior of the tank is equipped with (2) ladders:
  - **Access Ladder** – The exterior access ladder is in good condition and the coating exhibits severe rusting and paint failure. The exterior access ladder is equipped with a safety climb device.
  - **Shell Ladder** - The exterior shell ladder is in good condition and the coating exhibits severe rusting and paint failure. This ladder is not equipped with safety climb device, and it is OSHA regulation that all ladders to be equipped with a LAD – SAF safety climb device.
- **Ladder Gate** – There is no ladder gate/vandal guard currently installed on the exterior access ladder. Recommend installing ladder gate/vandal guard to prevent unauthorized use of the tank.
- **Ladder Gate Lock** – N/A
- **Overflow Pipe** – The overflow pipe measures 8” and it is in good condition. The coating on the overflow pipe exhibits severe rusting and paint failure. The overflow pipe ends at the bottom of the balcony floor, and it is equipped with a screen on the end. Recommend extending the overflow to ground level with a flap gate. See recommendations for details.
- **Overflow Pipe Screen** – good condition
- **Splash Pad** – There is no splash pad currently installed under the overflow pipe. Recommend installing 4’X4’X6” concrete pad to prevent erosion from the foundation of the tank.
- **Roof Vent** – The vent neck measures 28” the vent is in good condition. The coating on the vent exhibits rusting and paint failure. The vent was not opened due to the steel conduit for the lights. The screen appears to be in good condition.
- **Roof Hatch** – The roof hatch is a 24” square. The lid/cap is missing off the roof hatch and the interior of the tank must be as watertight as possible to exclude surface runoff, debris, bats, insects, birds, and other animals. You must install locks and keep them locked at all times to prevent unauthorized access. The hatch must be fitted with a solid watertight cover which extends down around the frame at least 2” and have a neoprene gasket seal on the hatch cover to prevent contamination from entering the water system.
- **Riser Pipe** –The riser pipe measures 4’ and it is in good condition. The coating on the riser exhibits rusting and paint failure. Recommend complete blast and application of a 3 – coat system. See recommendations for details.
- **Riser Manway** – 16” oval. According to AWWA (AWWA D100-11, Sec. 5.4.4): The riser shall have a hinged manway not less than 24 inches in diameter. The manway shall be located approximately 36 inches above the riser baseplate. If the manway weighs more than 50 pounds it shall be equipped with a davit arm.

## Tank Interior

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- **Cathodic Protection System** – There is no cathodic protection system currently installed in the tank.
- **Coating** – The interior coating is in poor condition. The interior coating exhibits rusting, deterioration, pitting, complete paint failure. Recommend complete blast and application of a 3- coat system. See recommendations page for details.
- **Interior Ladder** – There are (4) ladders currently installed on the interior of the tank:
  - **Roof – to – Floor Ladder** – The top 10 feet of the interior access ladder exhibits severe deterioration and will need to be replaced. The roof – to – Floor ladder is not equipped with a safety climb device, and it is OSHA regulation for all ladders to be equipped with LAD SAF safety climb device.
  - **Balcony – to – Floor Ladder** – The ladder is in good condition. It exhibits severe rusting and paint failure.
  - **Cone Ladder** – The ladder is in good condition. The coating on the ladder exhibits rusting and paint failure. The cone ladder is not equipped with a safety climb device.
  - **Riser Ladder** – The riser ladder exhibits severe rusting and complete paint failure. The Safety climb device broke because of deterioration and needs to be replaced.
- **Interior Ladder Safety Device** – All (4) interior ladders are not equipped with a safety climb device it is OSHA regulation for all ladders to be equipped with LAD SAF safety climb devices.
- **Level Indicator** – The float on the level indicator is in poor condition and should be replaced to ensure proper working order.
- **Ceiling** – The ceiling coating exhibits severe rusting and paint failure.
- **Floor** - The floor exhibits pitting, rusting and paint failure.
- **Walls** – The walls exhibit pitting, rusting and paint failure.
- **Riser Grate** – The riser grating exhibits deterioration and severe rusting.

## Footings/Foundation

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- **Anchor bolts** – Area around anchor bolts is clean. The anchor bolts are tight. The bolt-to-base plate connections and the bolt-to-nut connections are tight.
- **Foundation** – The foundation of the tank is eroding in some areas around the legs of the tank
- **Base Plate Connections** – There are some areas around the base of the leg to the concrete foundations where the concrete is missing. Recommend sealing those voids with concrete.

## Security

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- **Fencing** – Construction site is fenced in. Fence is secure and intact.
- **No Trespassing Sign** – Sign is not present on construction site gate. Recommend installing a “no trespassing” sign to prevent unauthorized use of the tank.

## Other

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- **Access for Large Equipment** – Construction site has adequate access for large equipment.
- **Electrically Grounded** – Tank is electrically grounded.
- **Electricity** – Construction site does have working electricity. There are no receptacles on the construction site. There is access to receptacles at a building approximately 200 yards away from the construction site.
- **Located Near Buildings** – Construction site is located within 200 yards of buildings.
- **Power Lines Near Site** – Power lines are present within 50 feet.
- **Water** – Running water is not available on site. The nearest spigot is 200 yards away at a building. Recommend installing a spigot at the base of the riser.

**Exterior Structural and Coating Conditions**

	Mildew	Heavy Scale	Flaking	Chalking	Fungus /Mold	Blistering	Rusting	Existing Paint Runs
Anchor Bolts and Nuts							X	
Aviation Warning Lights							X	
Balcony							X	
Balcony Railing							X	
Beams							X	
Bowl							X	
Dome							X	
Exterior Coating							X	
Fill Pipe							X	
Foundations								
Ladder Gate								
Ladders							X	
Legs							X	
Overflow							X	
Riser							X	
Riser Manway							X	
Roof Hatch							X	
Roof Vent							X	
Shell Walls							X	
Splash Pad								
Wind Rods							X	
X - Rods							X	

**Interior Structural and Coating Conditions**

	Heavy Sediment	Paint Runs	Deterioration	Blistering	Lapped Weld Seams	Pitting	Rust	Stains
Bowl /Floor						X	X	
Dome							X	
Interior Coating							X	
Riser			X				X	
Riser Ladder			X				X	
Riser Railing/ grating			X				X	
Balcony Ladder							X	
Shell Walls						X	X	
Access Ladder			X				X	
Ceiling							X	

## Summary

The overall **Interior** condition of the tank is in poor. Recommendations follow:

- The interior should be blasted in accordance with SSPC-SP 10 Near-White Metal Blast Cleaning (NACE No. 2) standards set forth by the Society for Protective Coatings (SSPC) and NACE International Standard
  - First coat – to be applied to all blasted areas – Tnemec Series 90G-1K97 Zinc Primer (2.5 – 3.5 mL)
  - Stripe coat – to be applied to interior weld seams, nuts, and bolts – Tnemec Series 20 Pota-Pox Epoxy
  - Second coat – to be applied to primed areas – Tnemec Series 20 Pota-Pox (2.0 – 6.0 mL)
  - Third coat – Tnemec Series 20 Pota-Pox (2.0 – 6.0 mL)
- Once blasting and application of primer fill all pits with Tnemec Series 215 Pit Filler
- Once blasting is complete and 3-coat system is applied, caulk all weld seams using Sika Flex 1A
- Install safety climb devices to (4) interior ladders
- Remove and replace approximately 10 feet of the interior access ladder.
- Remove and replace level indicator floating device

The overall **Exterior** condition of the tank is poor. Recommendations follow:

- The exterior should be blasted in accordance with SSPC-SP 10 Near-White Metal Blast Cleaning (NACE No. 2) standards set forth by the Society for Protective Coatings (SSPC) and NACE International Standard
  - First coat – to be applied to all blasted areas – Tnemec Series 90 Hydro-Zinc Primer (2.5 - 3.4 mL)
  - Stripe coat – to be applied to weld seams only – Tnemec Series 66 Hi-Build Expoxoline
  - Second coat – to be applied to primed areas – Tnemec Series 73 E dura Shield (2.0 – 3.0 mL)
  - Third coat – Tnemec Series 700 Hydroflon (2.0 – 3.0 mL) – color to be chosen by owner
- Install Overflow extension to ground level and equipped with a flap gate
- Install 4' X4'X6" concrete splash pad and the foot of the overflow pipe
- Fill all voids on the base plate to concrete foundations
- Fill all holes on construction site ground to prevent further erosion.
- Install Lid and locking device on roof hatch.
- Remove existing riser manway and replace with 24" or greater manway and it to be equipped with davit arm if necessary.
- Drill additional weep holes in balcony floor for adequate drainage of ponding water.