



James Orr Coating Inspection LLC
1013 Valley Stream Dr.
Madison, WI 53711



Drain Out Maintenance Inspection

40,000 Gallon Ridgeway

Ridgeway Water Utility, Ridgeway

Inspection Performed on Tuesday, April 16, 2024

Inspection Performed by James Orr Coating Inspection, LLC

INSPECTION:

On Tuesday, April 16, 2024, James Orr Coating Inspection performed a drain out maintenance inspection for a 40,000 Gallon Concrete Reservoir. The reservoir is located at West Farwell St . The reservoir is owned by Village of Ridgeway . The purpose for the inspection and evaluation was to determine any structural, health and safety deficiencies, and to provide the Village of Ridgeway with a detailed inspection report. The inspection was performed by James Orr, Project Manager, James Orr Coating Inspection, LLC. The inspector was assisted by Chloe Orr, Project Manager.

TANK INFORMATION:

There was limited information on site about the reservoir. The reservoir was built using cast in place concrete construction on the side walls and floors. Concrete precast roof panels were set onto the roof with a concrete overlay on the precast roof. The reservoir has metal roof over the concrete reservoir.

RESERVOIR LOCATION:

The Concrete Reservoir is located at West Farwell St., Ridgeway, WI.

CONDITIONS AND RECOMMENDATIONS:

WELL No 1 CONDITIONS:

Well no 1 is in good condition.

WELL NO 1 RECOMMENDATIONS:

There are no recommendations for well no 1.

NORTHWEST HATCH CONDITIONS:

The northwest hatch is not attached to a hinge

NORTHWEST HATCH RECOMMENDATIONS:

Reinstall a hinge on the hatch.

SOUTHEAST HATCH CONDITIONS:

The southeast hatch is not attached to a hinge

SOUTHEAST HATCH RECOMMENDATIONS:

Reinstall a hinge on the hatch.

ROOF VENT CONDITIONS:

The roof vent is in good condition

ROOF VENT RECOMMENDATIONS:

There is no recommendation for the roof vent.

OVERFLOW PIPE CONDITIONS:

The overflow pipe is in good condition

OVERFLOW PIPE RECOMMENDATIONS:

There is no recommendation for the overflow pipe.

OVERFLOW SCREEN CONDITIONS:

The overflow screen is in good condition

OVERFLOW SCREEN RECOMMENDATIONS:

There is no recommendation for the overflow screen.

FILL PIPE CONDITIONS:

The fill pipe is in good condition

FILL PIPE RECOMMENDATIONS:

There is no recommendation for the fill pipe.

OUTLET PIPE CONDITIONS:

The outlet pipe is in good condition

OUTLET PIPE RECOMMENDATIONS:

There is no recommendation for the outlet pipe.

ELECTRICAL FILL PANEL CONDITIONS:

The electrical fill panels are in good condition

ELECTRICAL FILL PANELS RECOMMENDATIONS:

There is no recommendation for the electrical fill panels.

CONCRETE RESERVOIR CONDITIONS:

The concrete reservoir is in good condition

CONCRETE RESERVOIR RECOMMENDATIONS:

There is no recommendation for the concrete reservoir.

RESERVOIR FLOATS CONDITIONS:

The reservoir floats are in good condition

RESERVOIR FLOATS RECOMMENDATIONS:

There is no recommendation for the reservoir floats.

OVERFLOW PIPE OPENING CONDITIONS:

The overflow pipe opening are in good condition

OVERFLOW PIPE OPENING RECOMMENDATIONS:

There is no recommendation for the overflow pipe openings.

FILL PIPE OPENING CONDITIONS:

The fill pipe opening are in good condition

FILL PIPE OPENING RECOMMENDATIONS:

There is no recommendation for the overflow pipe openings.

METAL LADDER CONDITIONS:

The metal ladder is in poor condition

METAL LADDER RECOMMENDATIONS:

Do not use the metal ladder.

CONCRETE ROOF AND BEAM CONDITIONS:

The concrete roof and beams are in good condition

CONCRETE ROOF AND BEAM RECOMMENDATIONS:

There is no recommendation for the concrete roof and beams.

ROOF VENT OPENING CONDITIONS:

The roof vent opening is in good condition

ROOF VENT OPENING RECOMMENDATIONS:

There is no recommendation for the roof vent opening.

CONCRETE WALLS AND FLOOR CONDITIONS:

The concrete walls and floors are in good condition

CONCRETE WALLS AND FLOOR RECOMMENDATIONS:

There is no recommendation for the concrete walls and floors.

OUTLET PIPE CONDITIONS:

The outlet pipe is in good condition

OUTLET PIPE RECOMMENDATIONS:

There is no recommendation for the outlet pipe

SUMP CONDITIONS:

The sump area is in good condition

SUMP RECOMMENDATIONS:

There is no recommendation for the sump area.

CONCLUSIONS AND RECOMENDATIONS CONCRETE RESERVOIR

The concrete reservoir is generally in very good condition. The roof hatches would benefit from new installed hinges. Raise the air gap on the overflow pipe to 12” along with fixed flanges.

BUDGET ESTIMATE

Install hinges on the roof hatches	\$1,000.00
Raise the air gap to 12” on the exterior overflow pipe with fixed flanges	\$1,500.00
Total	\$2,500.00



Well No #1 - 40,000 Gallon Concrete Reservoir



Northwest Hatch 24" x 24"



Southeast Hatch 24" x 24"



Metal Air Vent is in Good Condition



6" Diameter Air Vent



Vent Screen is in Good Condition



Well No #1



Overflow Pipe is in Good Condition



Overflow Pipe is in Good Condition



Overflow Pipe is in Good Condition



6" Overflow Pipe is in Good Condition



Overflow Screen is in Good Condition



The Overflow Air Gap is at 8"



The Fill Pipe is in Good Condition



The Outlet Pipe is in Good Condition



The Electrical and Fill Telemetry



The Electrical System Is in Good Condition



The Concrete in the Reservoir is in Good Condition



The Overflow Opening and Floats are in Good Condition



The Overflow Opening is in Good Condition



The Fill Pipe is in Good Condition



The Metal Ladder at the Northwest is in Poor Condition



The Concrete Ceiling and Roof Vent Opening are in Good Condition



The Roof Vent Opening is in Good Condition



The Concrete Walls and Floor was Power Washed



The Concrete Walls and Floor was Power Washed



The Concrete Walls are in Good Condition



The Concrete Walls are in Good Condition



The Concrete Beams are in Good Condition



The Outlet Pipe is located in Sump



The Sump was Filled with Sediment



The Sump Area was Cleaned Out