

External Tank Inspection

DATE _____ LOCATION. _____ OPERATOR _____

AREA	PRIORITY	STATUS	COMMENTS
Compound			
Vandalism			
Walls			
Ladder			
Entry Hatch			
Platforms			
Walkways			
Roof			
Roof Hatches			
Handrails			
Davit			
Ventilation			
Bird Proofing			
Electrical			
Level Indicator			

TYPICAL FEATURES AND COMMENTS

AREA	COMMENTS
Compound	1. Not secure, no lock. 2. Top wires loose or damaged. 3. Holes in netting. 4. Able to enter under the wire, or gate.
Vandalism	1. Rock impacts to walls. 2. Graffiti. 3. Entry to tank. 4. General damage.
Walls	1. Coating damage through impacts or weathering. 2. Corrosion at base area. 3. Concrete defects, cracking. 4. Leaks.
External Ladder	1. No lock, or not secure. 2. Unsafe to climb, structurally or design wise.
Entry Hatch	1. Not locked or secure. 2. Raised edge required to seal against contamination. 3. Hatch not sealing effectively. 4. Unsafe to use.
Roof Hatches	As above.
Roof Platforms	1. Contamination entering tank. 2. Water ponding. 3. Unsupported areas of roof. 4. Unsafe to work on.
Roof	1. Storm damage. 2. Loose sheeting, missing screws. 3. Unsafe to work on. 4. Contamination able to enter tank. 5. Asbestos sheeting.
Handrails	1. Lack of rails on work areas. 2. Damaged. 3. Unsafe to use existing rails. 4. Bad design or construction.
Davit	1. Required for confined space rescue. 2. Existing unit does not function as intended. 3. Is unsafe to operate (risk of falling off tank)
Ventilation	1. Unsecured or damaged. 2. Bird proofing defects.
Bird Proofing	1. Entry through hatch covers, roof areas, ventilation - internal evidence of feathers or bodies. 2. Can be possums & snakes.
Electrical	1. Cables exposed. 2. Telco antennas close to work area. 3. Conduit covers damaged.
Level Indicator	1. Is it operating? 2. Scale difficult to read. 3. Cable broken. 4. Contamination can enter through cable holes or pulley cover area.

PRIORITY RATINGS: Priority numbers are placed on each item inspected, to create a target and time schedule for planned maintenance.

	0	Urgent attention required: If personnel safety is compromised carrying out routine operations; water quality affected that places the consumers at risk; structural defects requiring costly reinstatement if left unattended.
	1	1 year from inspection date: Will not place at risk the day-to-day operation of the asset. Dealing with security, safety, water quality and structural defects likely to cause further damage if not rectified within twelve months.
	2	2 years from inspection date: To be used for priority maintenance. Coating defects, entry hatches, safety rails, roofing, internal ladders, pipework and supports.
	3	3 years from inspection date: Structural and coating maintenance to preserve the effective asset life. Additions that can be carried out as finances permit.
	4	Items likely to remain structurally sound for at least 3–4 years, based on past experience of the asset. Includes roofing, external fixtures not requiring coating, ventilation, animal proofing and concrete structures with a proven history.

STATUS INDICATORS

A	Attention is required
F	Re-assessment or monitoring is required (Flagged)
D	Deferred until the next inspection

There are 8 standardised categories available to distinguish between ratings:

0A	Urgent works required. Consider taking tank off line until rectification works can be completed. (eg. Roof or ventilation holes, bird activity and faecal material observed in tank)
1A	Priority of works required (eg. Entry hatch without a raised and unsealed edge and possible entry of roof drainage)
2A	Works required to fix an issue before it escalates to a more urgent level (eg. Roof sheets unsecured at edge)
2F	An issue has been identified and requires planning (eg. The entry hatch is made of light weight material and could be damaged by determined persons)
3F	An issue with the feature has been noted and needs to be planned for works (eg. handrails are showing signs of mild corrosion not impacting structure)
3D	An issue has been noted but rectification works unlikely to be performed within 3 years (eg. slight weepage noted in external wall)
4F	All Ok but management need to be aware (eg. graffiti on external areas of compound)
4D	All areas are OK and to be reassessed at next 4 yearly inspection