



**Confidential Report of Procedures and Findings  
From the Cleaning & Inspection of the  
Primary Tank  
Riverbend-Riverbank Water District  
West Linn, OR**



**By  
Midco Diving & Marine Services, Inc.**

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800.238.0217 (F)

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August 5, 2025

Riverbend-Riverbank Water District  
461 SW Hebb Park Rd  
West Linn, OR 97068

Attention: John Carnathan  
(971) 207-5147  
[carnathan5353@gmail.com](mailto:carnathan5353@gmail.com)

**RE: 2025 Tank Maintenance Project**

Dear John,

The following is a summary of a visual and video inspection of the Primary Tank for Riverbend-Riverbank Water District in West Linn, OR. This inspection was undertaken on July 26, 2025 by Midco Diving & Marine Services, Inc., of Rapid City, SD. The findings of this inspection report are a supplement to the inspection video.

The reservoir was inspected by a surface supplied commercial air diver. The diver was equipped with real-time high-definition color video and a LED lighting system as well as live voice communication between the inspecting diver and the surface team.

All procedures were carried out in accordance with Midco's *Standards and Procedures*. Prior to entering your reservoir, the diver and all equipment were disinfected with a 200 parts per million chlorine solution per ANSI/AWWA C652-19 standards, as well as the appropriate guidelines and regulations of: the Association of Diving Contractors International (ADCI), U.S. Army Corps of Engineers (USACE), Bureau of Reclamation (BOR), U.S. Coast Guard and Occupational Safety and Health Administration (OSHA). These guidelines are strictly adhered to and in many cases, exceeded by Midco Diving.

If you have any questions about this report or if you would like an additional estimate for any repair work noted below, please feel free to contact the following:

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Anika Tater  
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Records & Reports Manager

Sincerely,

*Bailey Juhl*

Bailey Juhl  
Records & Reports Coordinator

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## PRIMARY TANK FINDINGS

### EXTERIOR FINDINGS

Upon visual inspection of the exterior of the structure, the overall condition of the reservoir appears to be in fair condition, with the following findings noted:

1. Weather stripping deterioration noted on access hatch.
2. The roof vent screen is blocked with biological growth.
3. The overflow does not discharge 12"-24" above a splash plate or rip rap.
4. No engineered splash plate or riprap noted.
5. Settling cracks noted on the exterior reservoir.
6. Evidence of water migration noted.
7. Biological growth noted on the exterior reservoir.
8. Non-functioning telemetry system noted.
9. Corrosion noted on the access hatch.



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Midco Diving & Marine Services, Inc. does not provide consulting engineering services, nor do we employ licensed Professional Engineers. The findings contained herein were neither prepared or reviewed by a licensed engineer, but are based on the visual examination, experience, and training of the inspecting diver and dive support crew.

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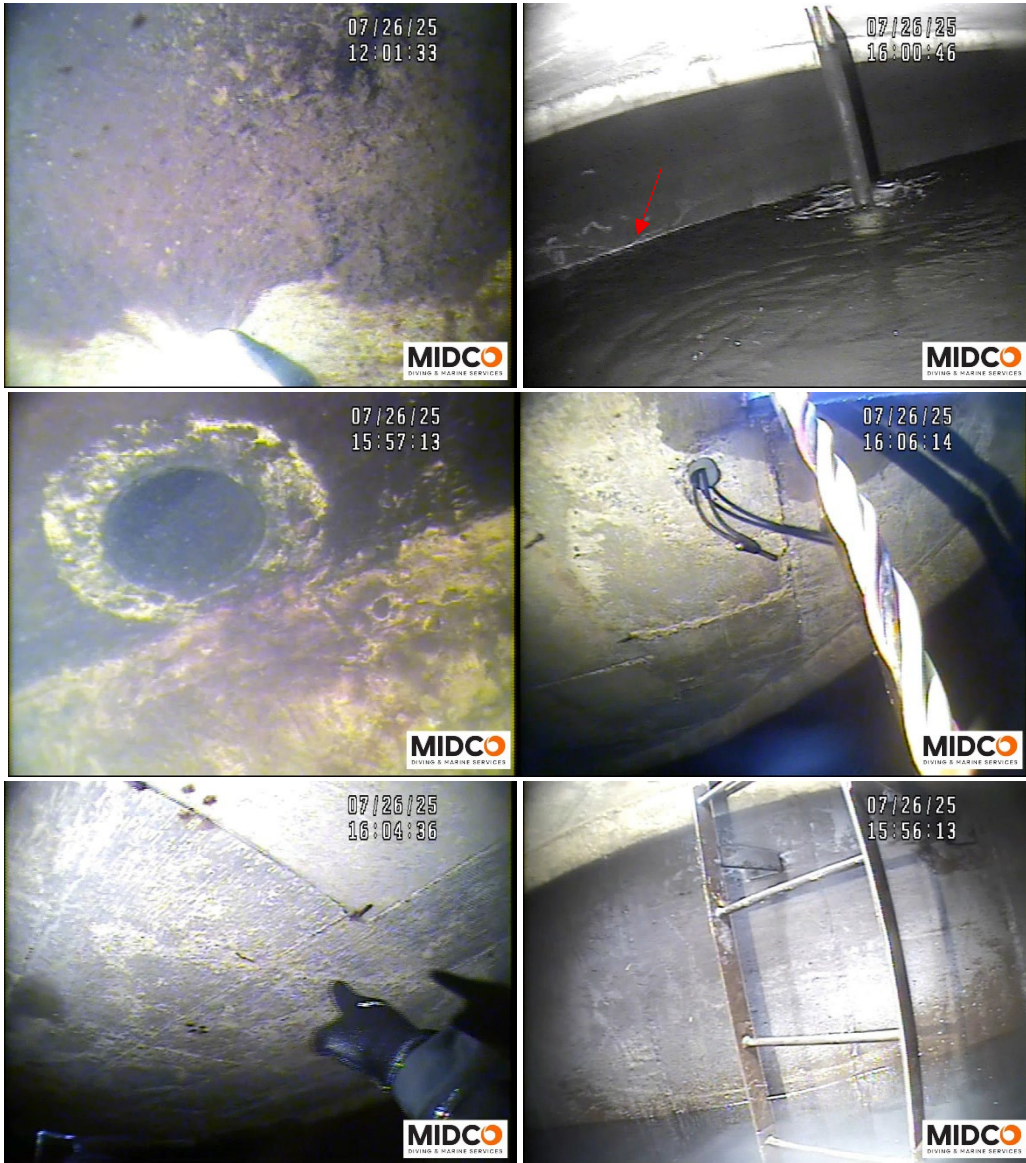
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## PRIMARY TANK FINDINGS

### INTERIOR FINDINGS

Upon visual inspection of the structure above and below the water line, the overall condition of the reservoir appears to be in good condition, with the following findings noted:

1. Up to 10" of sediment noted.
2. Settling cracks with efflorescence noted.
3. Spalling noted.
4. Non-functioning telemetry system noted.
5. Exposed rebar with corrosion noted.
6. Corrosion noted on the plumbing & ladder.



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## PROJECT INFORMATION

Job Number: P2025184  
Date Completed: July 26, 2025  
Coordinates: 45°17'60.0"N 122°40'43.4"W

## DIVE TEAM

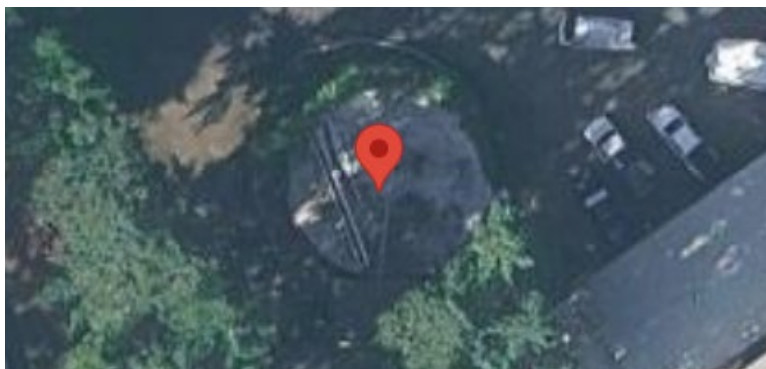
Dive Supervisor: T. Way  
Diver/Tender: J. Hopson  
Diver/Tender: S. Miranda

## RESERVOIR INFORMATION

Reservoir Name: Primary Tank  
Gallons: 70,000  
Diameter: 40'  
Height: 8'  
Water Depth: 6'  
Tank Type: On Grade  
Construction: Concrete  
Date Built: 1975  
Last Inspection: February 8, 2024 by Midco Diving & Marine Services, Inc.  
Last Cleaning: February 8, 2024 by Midco Diving & Marine Services, Inc.

## RECOMMENDATIONS

1. Replace deteriorating weather stripping on the access hatch.
2. Replace blocked roof vent screen.
3. Correct the overflow to discharge 12"-24" above a splash plate or riprap.
4. Install an engineered splash plate or riprap.
5. Monitor/repair settling cracks with efflorescence noted.
6. Monitor/repair interior spalling noted.
7. Investigate & repair evidence of water migration noted.
8. Monitor/remove biological growth noted on the exterior reservoir.
9. Repair/replace the non-functioning telemetry system.
10. Monitor/repair exposed rebar with corrosion noted.
11. Monitor/repair interior & exterior corrosion noted.
12. Consider having Midco Diving & Marine Services, Inc., install a Midco provided mixer.
13. Have Midco Diving & Marine Services, Inc. clean & inspect every 3 years or less.



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N/A - Not applicable

Excellent (Ex) - Like new condition, no maintenance needed.

Good - Cosmetic only problems, maintenance if wanted.

Fair - Minor problems, maintenance needed, not immediate.

Poor - Major problems, structural or like, immediate maintenance needed.

Component	Condition					Comments
	NA	Ex.	Good	Fair	Poor	
<i>Site Security</i>			X			
<b>Gate</b>			X			
<b>Fence</b>			X			
<b>Locks</b>			X			
<b>Alarm</b>	X					
<i>Reservoir Exterior</i>				X		<b>Settling Cracks &amp; Biological Growth Noted</b>
<b>Coating</b>	X					
<b>Cleanliness</b>				X		
<b>Seams/Joints</b>			X			
<b>Foundation</b>	X					
<i>Exterior Roof</i>				X		<b>Settling Cracks; Biological Growth; Evidence of Water Migration Noted</b>
<b>Coating</b>	X					
<b>Cleanliness</b>				X		
<b>Seams/Joints</b>			X			
<i>Exterior Ladder</i>			X			<b>Width: 14 ½"</b>
<b>Coating</b>	X					
<b>Caged</b>	X					
<b>Safety Climb</b>	X					
<i>Roof Vent</i>			X			<b>Biological Growth Noted</b>
<b>Coating</b>	X					
<b>Screen</b>				X		<b>Blockage Noted</b>
<i>Side Vent</i>	X					
<b>Coating</b>	X					
<b>Screen</b>	X					
<i>Exterior Telemetry</i>					X	<b>Not Functioning</b>
<b>Coating</b>					X	
<b>Functioning</b>					X	

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Component	Condition					Comments
	NA	Ex.	Good	Fair	Poor	
<i>Manual Level Indicator</i>	X					
<b>Tag</b>	X					
<b>Cable</b>	X					
<b>Indicator</b>	X					
<b>Pulleys</b>	X					
<b>Base</b>	X					
<i>Exterior Man Entry</i>	X					
<b>Coating</b>	X					
<b>Gasket</b>	X					
<i>Exterior Inlet</i>				X		<b>Evidence of Water Migration Noted</b>
<b>Coating</b>	X					
<b>Valve</b>			X			
<i>Exterior Outlet</i>	X					
<b>Coating</b>	X					
<b>Valve</b>	X					
<i>Exterior Drain/Scour</i>	X					
<b>Coating</b>	X					
<b>Valve/Screen</b>	X					
<i>Exterior Water Tap</i>	X					
<b>Coating</b>	X					
<b>Valve</b>	X					
<i>Exterior Overflow</i>				X		<b>Size: 5" Height: Approx. 1"</b>
<b>Coating</b>	X					
<b>Stand-offs</b>			X			
<b>Screen</b>			X			<b>Type: Flapper Valve</b>
<i>Access Hatch</i>			X			<b>Size: 24" x 24" Height: 14"      Corrosion Noted</b>
<b>Weather Stripping</b>				X		<b>Deterioration Noted</b>
<b>Coating</b>	X					
<b>Hinges</b>			X			
<b>Lock</b>			X			
<i>Safety Rail/Catwalk</i>	X					

Component	Condition					Comments
	NA	Ex.	Good	Fair	Poor	
<i>Interior Ladder</i>			X			Width: 18" – Corrosion Noted
Coating	X					
Safety Climb	X					
<i>Telemetry Sensor</i>					X	Not Functioning
Functioning					X	
<i>Float</i>	X					
Guide Wires	X					
<i>Interior Floor</i>			X			Settling Cracks with Efflorescence & Spalling Noted
Coating	X					
Seams/Joints			X			
Sediment				X		Depth: Up to 10" of Sediment Noted
<i>Interior Walls</i>			X			Settling Cracks & Spalling Noted
Coating	X					
Seams/Joints			X			
<i>Interior Ceiling</i>				X		Settling Cracks; Spalling; Exposed Rebar with Corrosion Noted
Coating	X					
Seams/Joints			X			
Rafters	X					
<i>Interior Man Entry</i>	X					
Coating	X					
Gasket	X					
<i>Support Column</i>			X			# of Columns: 9
Coating	X					
Base			X			
Top			X			
<i>Cathodic Protection</i>	X					
Anodes	X					
Wires	X					
Sacrificial Anodes	X					

Component	Condition					Comments
	NA	Ex.	Good	Fair	Poor	
<i>Interior Overflow</i>			X			Size: 7" – Corrosion Noted
Coating	X					
Top/Cap			X			
Connections/Flange			X			
<i>Interior Inlet</i>			X			Size: Approx. 6" – Corrosion Noted
Coating	X					
Riser			X			Measurement: 3' 4"
<i>Interior Outlet</i>			X			Size: Approx. 7"
Coating	X					
Riser/Sump	X					Flush
<i>Interior Drain/Scour</i>	X					
Coating	X					
Riser/Sump	X					
<i>Interior Water Tap</i>	X					
Coating	X					
Valve	X					
<i>Water Mixer</i>	X					
Hardware	X					
Functioning	X					
Manufacturer	X					

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**Cleaning Reservoir – Up to 10" of Sediment Noted**



**Cleaning Reservoir – Up to 10" of Sediment Noted**

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**Typical Floor – Settling Cracks with Efflorescence Noted**



**Floor to Wall Seam – Settling Cracks & Spalling Noted**

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**Typical Wall**



**Overflow Plumbing & Wall to Roof Seam – Spalling Noted**

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**Wall to Roof Seam – Settling Cracks & Spalling Noted**



**Wall to Roof Seam**

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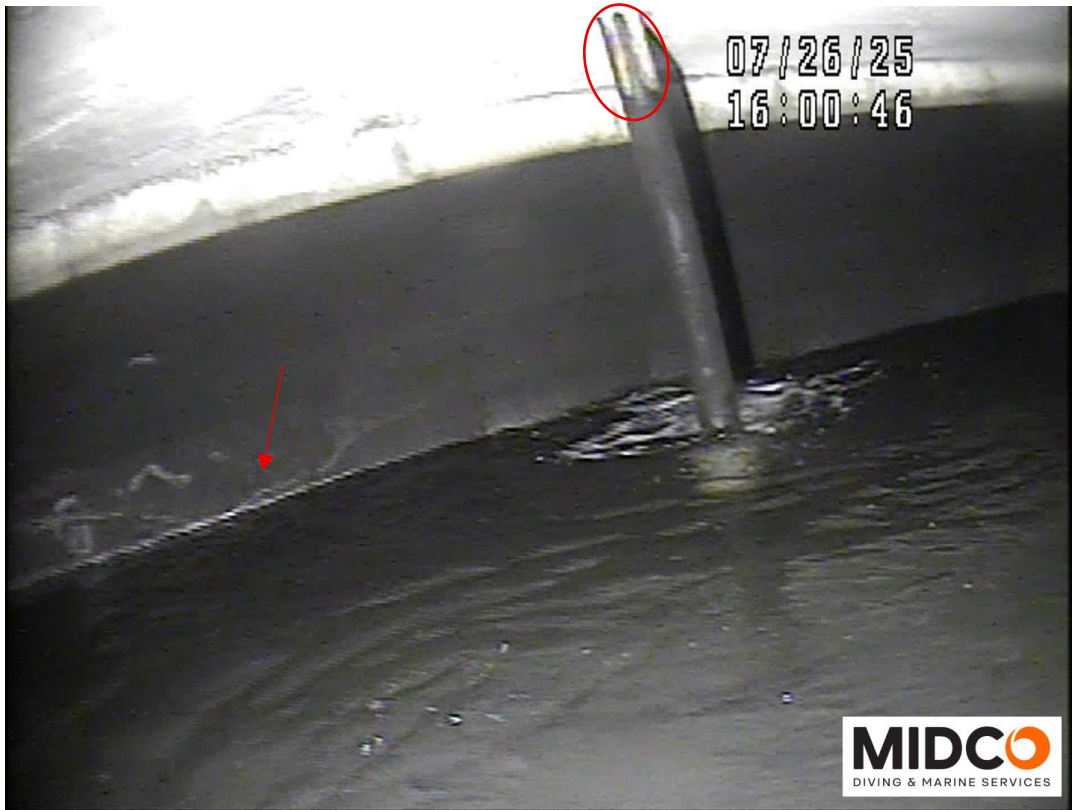
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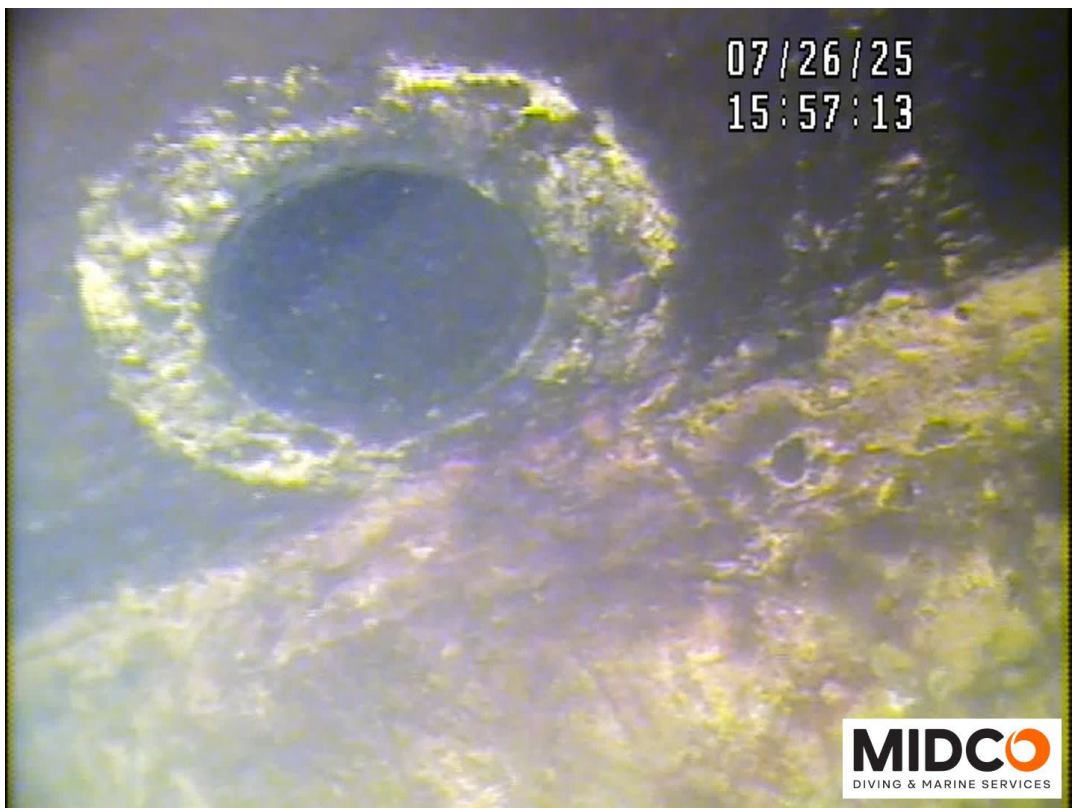
**Typical Roof – Exposed Rebar with Corrosion Noted**



**Typical Roof – Exposed Rebar with Corrosion Noted**



**Inlet Plumbing – Corrosion & Settling Cracks Noted**



**Outlet Plumbing – Spalling Noted**

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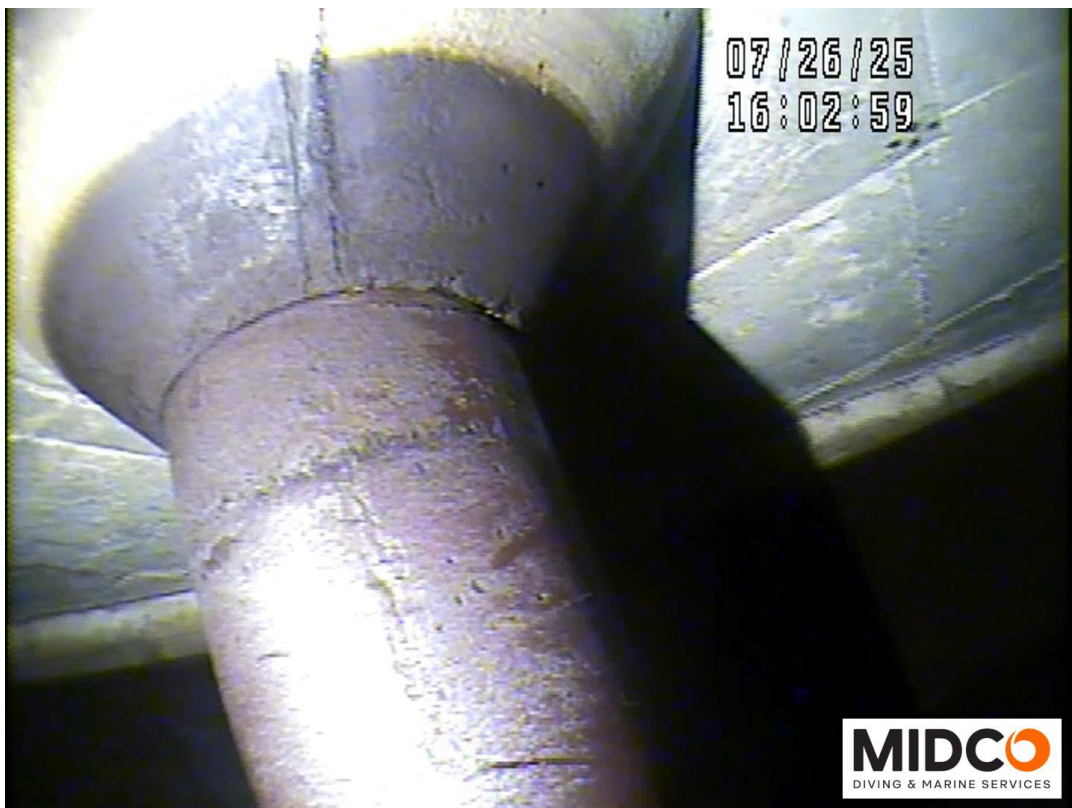
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**Typical Support Column**



**Typical Support Column**



**Interior Telemetry – Not Functioning**



**Interior Ladder – Corrosion Noted**

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**Access Hatch – Weather Stripping Deterioration Noted**



**Access Hatch – Corrosion Noted**

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**Access Hatch – Settling Cracks & Corrosion Noted**



**Access Hatch – Corrosion Noted**

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**Access Hatch – Corrosion Noted**



**Roof Vent – Biological Growth Noted**

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**Roof Vent Screen – Biological Growth Noted**



**Roof Vent Screen – Blockage Noted**

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**Exterior Roof – Evidence of Water Migration Noted**



**Exterior Roof – Evidence of Water Migration Noted**

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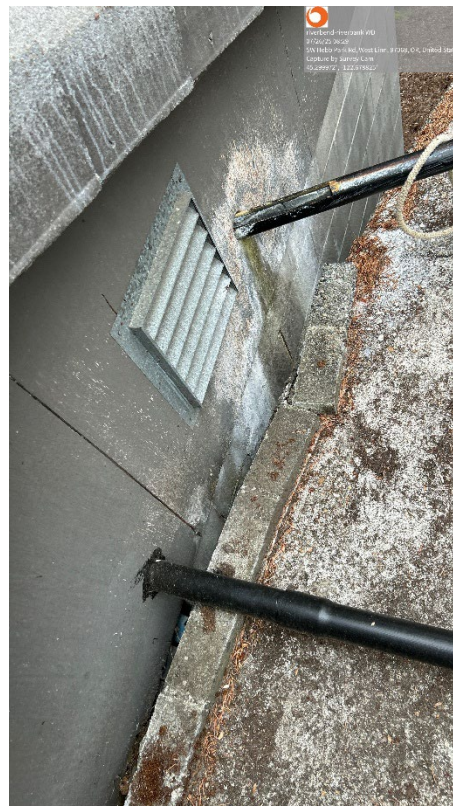
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**Exterior Roof & Telemetry – Not Functioning**



**Inlet Plumbing – Evidence of Water Migration Noted**

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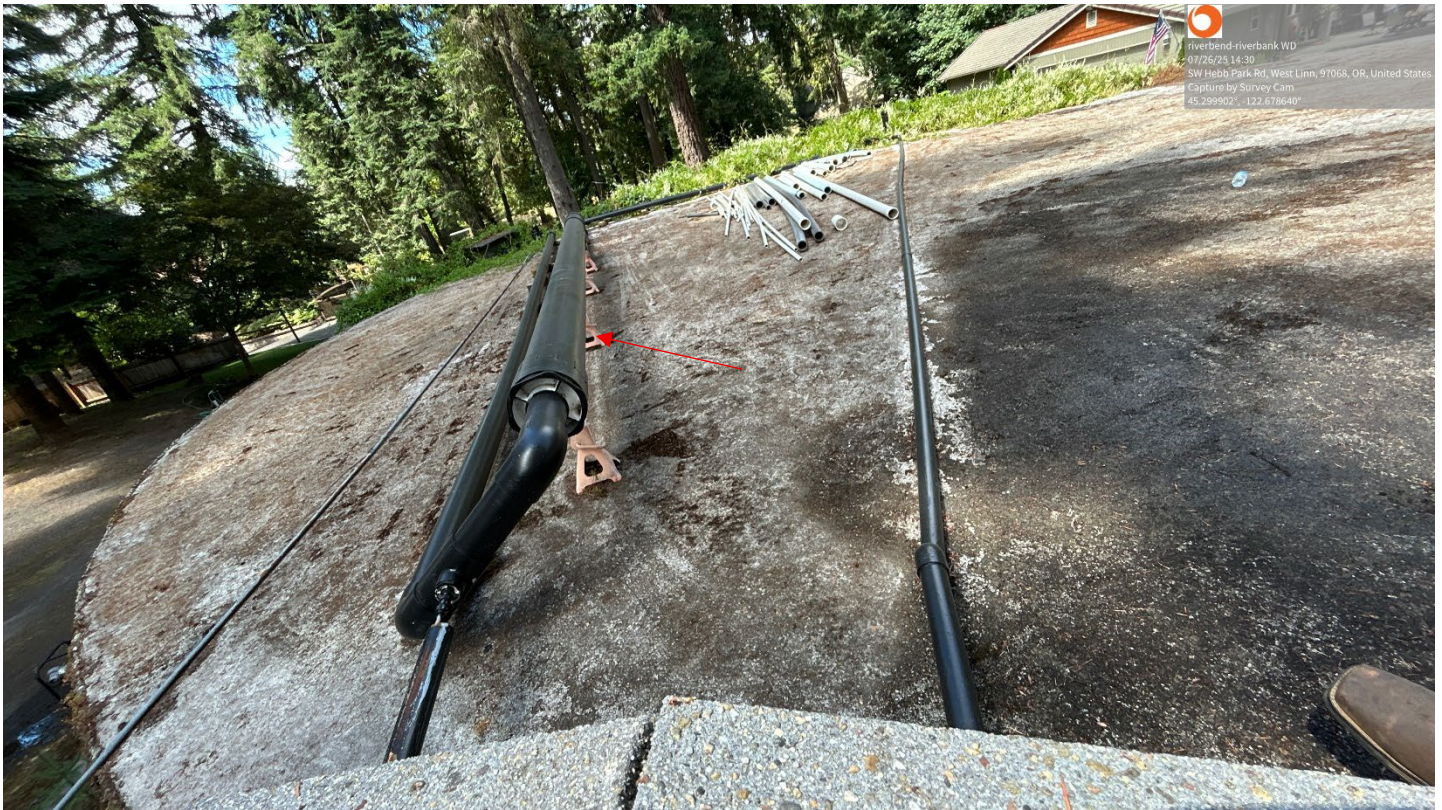
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**Inlet Plumbing**



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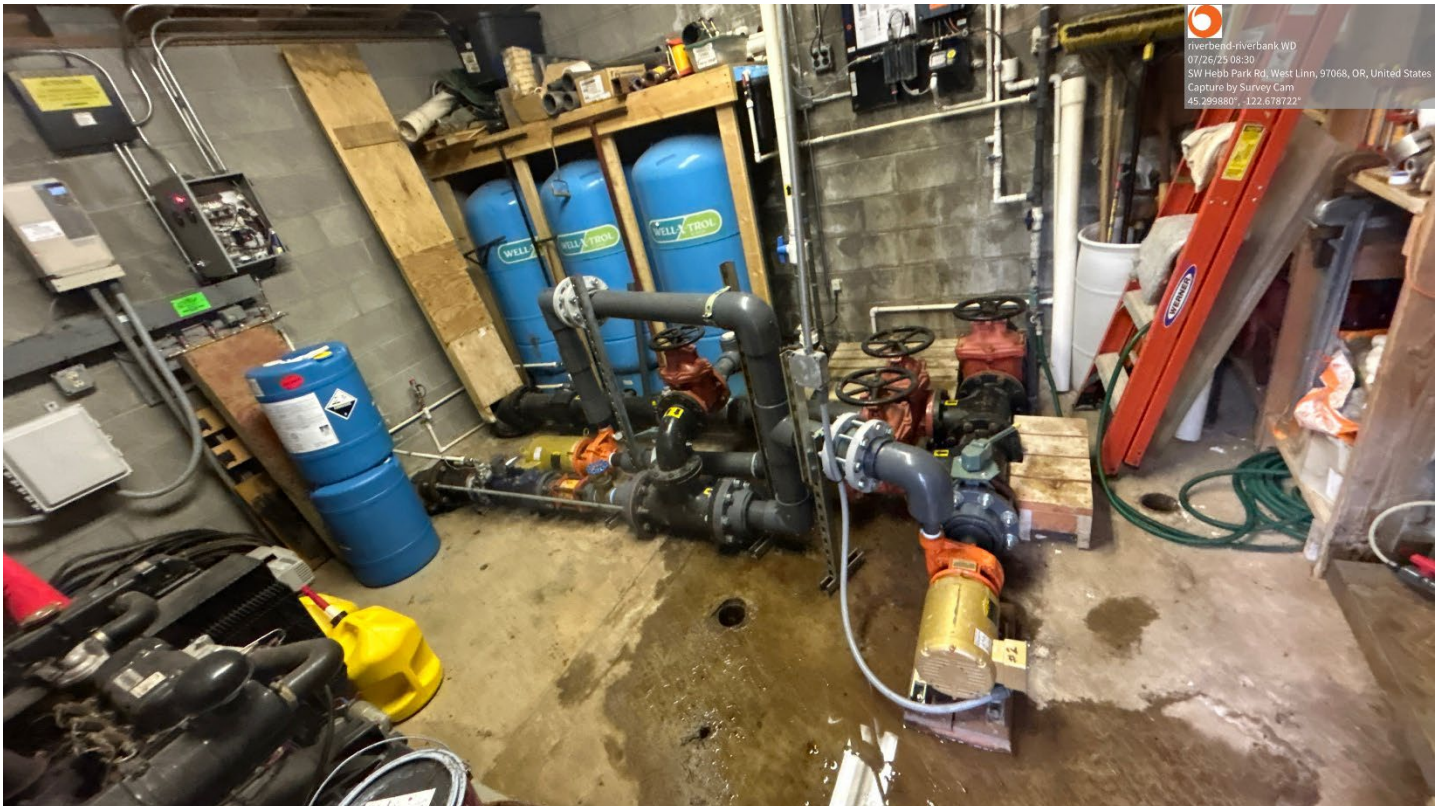
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**Inlet Plumbing – Biological Growth Noted**



**Inlet Plumbing – Evidence of Water Migration Noted**

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**Exterior Ladder**



**Exterior Ladder**

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**Overflow Plumbing**



**Overflow Plumbing – Settling Cracks Noted**

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**Overflow Plumbing**



**Exterior Reservoir – Settling Cracks Noted**

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**Exterior Reservoir – Settling Cracks & Biological Growth Noted**



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<b>EPA Region 8 Drinking Water Unit</b> <b>Finished Water Storage Tank Inspection/ Cleaning Checklist</b> Fill out one checklist per storage tank & submit labeled photos of each tank component with this form		
PWS Name: Riverbend-Riverbank Water District	PWS ID:	
Tank Name: Primary Tank	Tank ID:	
Proposed Inspection Date: July 26, 2025	Actual Inspection Date: July 26, 2025	
Name of Person Filling Out Form: Bailey Juhl	Title of Person Filling Out Form: Records & Reports Coordinator	
I certify that this information is complete and accurate: Yes; <i>Bailey Juhl</i>		Date: August 5, 2025

<b>Inspector Qualifications (answer to all questions must be "yes" if entering a confined space)</b>	
Name and contact information of inspector or inspection company: <b>Midco Diving &amp; Marine Services, Inc.</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has the inspector completed confined space training?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Did the inspector have a confined space entry permit?

Overall Tank Condition				
	Significant Deficiency	Required Correction	Proposed Completion Date	Actual Completion Date
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does the tank appear to be structurally sound?	If no, what repairs are suggested by the tank inspector?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are there any unprotected openings in the tank (breaches, <b>leaks</b> , daylight coming through tank in spots, etc.)?	If yes, indicate type of breach and how it should be repaired: <b>Investigate &amp; repair evidence of water migration noted.</b>		

Air Vent				
	Significant Deficiency	Required Correction	Proposed Completion Date	Actual Completion Date
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Does the tank have a vent separate from the overflow?	If no, indicate proposed correction:		

<b>Above Ground Tanks (Ground Level or Elevated)</b> <input type="checkbox"/> Check if NA				
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<u>Downturned vent</u> : Is the vent at least 24" or 3 pipe diameters above the roof? <b>Unable to evaluate</b>	If no reconfigure vent to provide proper air gap.		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<u>Non-downturned vent</u> : Is there a solid cover down to the bottom of the vent screen?	If no, indicate deficiency and proposed correction:		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<u>Non-downturned vent</u> : Is the screen at least 8" above the roof surface? What is the height of the start of the screening above the tank?	If no, indicate deficiency and proposed correction:		

<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the vent covered with #24 mesh corrosion resistant screening (some exceptions apply)? Mesh Size: <b>screen blockage noted</b>	If no, indicate deficiency and proposed correction: <b>Replace blocked roof vent screen.</b>		
<b>Buried or Partially Buried Tanks</b> <input checked="" type="checkbox"/> Check if NA				
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the vent covered with #24 mesh corrosion resistant screening?	If no, install proper #24 mesh corrosion resistant screening.		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the air vent terminate downward?	If no, re-configure the vent so that it terminates downward.		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the air vent at least 24" above the tank roof or ground surface (whichever is higher)? What is the height of the vent above the roof or ground surface?	If no, raise air vent to provide for an appropriate air gap.		

Access Hatch				
Significant Deficiency		Required Correction	Proposed Completion Date	Actual Completion Date
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the hatch raised at least 4" above the roof (for ground level or elevated tanks) or at least 24 inches above the roof or ground, whichever is higher (for buried or partially buried tanks)? What is the height of the access hatch above the roof or ground surface? <b>14"</b>	If no, the hatch should be raised to the appropriate height above the tank roof or ground.		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does the hatch have a shoe box lid?	If no, a properly designed shoe box type lid should be installed.		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the lid watertight and sealed with a rubber gasket? <b>Deterioration noted</b>	<b>If no, the reason for the lack of a seal should be investigated and repaired.</b>		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the hatch locked?	If no, the hatch should be equipped with a lock.		

Overflow <input type="checkbox"/> Check if N/A				
Significant Deficiency		Required Correction	Proposed Completion Date	Actual Completion Date
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Does the tank have an overflow separate from the vent?	If no, indicate proposed correction:		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Discharge has #24 mesh corrosion resistant screen OR a duckbill valve OR a properly sealed <b>flapper valve</b> with a screen inside (EPA recommends #24 mesh screen)? <b>Unable to evaluate</b>	If no, indicate proposed correction:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Overflow terminates between 12 and 24 inches above the ground surface. At what height does the overflow discharge?	<b>If no, modify overflow to provide for an appropriate air gap.</b>		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Overflow discharges over an inlet structure, splash plate, or engineered riprap?	If no, indicate proposed correction: <b>Install an engineered splash plate or riprap.</b>		

<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Does the overflow have an air gap of 3 or more pipe diameters above the entrance to any storm or sanitary sewers?	If yes, indicate proposed correction:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is there blockage in the overflow, an inadequately sized overflow, a malfunction of the level control system, or other issue that is causing the tank to overflow through the hatch or vent?	If yes, indicate what is causing the problem and how it should be repaired:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the overflow discharge point visible? If no, it is recommended that the discharge point be moved to a location that is visible.	<u>Not Required</u>		

Drain <input checked="" type="checkbox"/> Check if NA				
Significant Deficiency		Required Correction	Proposed Completion Date	Actual Completion Date
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the drainpipe have an air gap of 3 or more pipe diameters above the entrance to any storm or sanitary sewers?	If no, indicate proposed correction:		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the discharge have a #24 mesh corrosion resistant screen OR a duckbill valve OR a properly sealed flapper valve with a screen inside? If no, EPA recommends that a #24 mesh screen be installed.		<u>Not Required</u>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the drain terminate between 12 and 24 inches above the ground surface and discharges over an inlet structure or splash plate? If no, it is recommended that the discharge point be modified to provide for the appropriate air gap.		<u>Not Required</u>	

Cleaning and Other Items				
Significant Deficiency		Required Correction	Proposed Completion Date	Actual Completion Date
Describe any other items noted by the inspector that have the potential to cause contamination of the finished drinking water:		What repairs are suggested to prevent or eliminate the source of contamination?		
Depth of sediment found in the tank before cleaning (inches): <b>Up to 10" of sediment noted</b> How was the storage tank cleaned? <b>Diver with vacuum/hand nozzle</b> How was the storage tank disinfected after cleaning? <b>N/A</b> List any objects found inside the tank during cleaning that may have introduced contamination into the water system (examples: debris, animals, etc.): <b>N/A</b>				
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	If animal carcasses or other animal debris were found, was EPA notified immediately?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Was the entry point for the carcass or debris eliminated? Describe:			
Please attach tank as-built drawings (if available) or a sketch of the tank's configuration and dimensions including the location, layout, and dimensions of all major components (i.e., access hatch, vent, overflow, drain)				