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Condition Assessment Examples

Use *IPWEA Condition Assessment & Asset Performance Guidelines: Practice Note 7* to assess and assign condition grading to the following asset examples. Table extract from the Practice Note has been provided.





2



Reservoir, internal: Condition 2 – Minor corrosion on structure. Roof coating in good condition with no significant deterioration evident.



3



Reservoir, external: Condition 3 – Moderate external corrosion, external coating no longer intact. Appears to be structurally sound.



4



Pump: Condition 5 – Severe external corrosion on upper case and shows signs of leaking, failure is imminent. There is a high risk of breakdown.



5



Valves, external, in valve pit: Condition 4 – Significant external corrosion present, valves buried in pit, valve age is reaching end of expected life.



6



Condition 1: New condition. External coating (paintwork) intact. No observable corrosion.



7



Reservoir, internal: Condition 4. Significant corrosion present, with signs of potentially deep pitting.



8



Tank, concrete wall: Condition 3 – Moderate deterioration evident. Initial leakage appears to have been (mostly) stopped.



9



Pipe outlet on tank: Condition 1 – Coating in good condition, no observable corrosion present.



10



Guardrail: Condition 2 – Minor corrosion present. No longer in as new condition, however functions correctly.



11

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Reservoir roof, internal: Condition 4 – Corrosion present, roof is damaged and large sections of protective coating is peeling off. Daylight can be seen coming in through the level indicator openings.



12



Valves: Condition 1 – new valves.



13



Ladder cage: Condition 5 – Cage is corroded, and design is outdated and doesn't comply with standards.



14



Structural beam: Condition 3 – Corrosion present on structural member.



15



Reservoir, external: Condition 4 – Concrete has cracked through. Attempt has been made to fill the crack.



16



Tank/reservoir roof: Condition 3 – Moderate deterioration evident, corrosion is present, and coating has deteriorated. Appears functionally sound.



17



Ladder: Condition 1 – Near new condition, functionally sound. Concrete wall appears in very good condition. No corrosion evident.



18



Building roof: Condition 5 – Serious deterioration present. Has failed and will be leaking, no longer providing protection to the equipment inside.



19



Pipework: Condition 2 – Acceptable physical condition but showing minor wear. No longer in new condition, minor corrosion present on flange, but remains functionally sound.



20



Pipeline: Condition 5 – Failure of line, loss of containment of water at pressure. Pipe exhibits significant external corrosion around failure location. May not be repairable.



21



Pit: Condition 2 – Good condition, functionally sound. No evidence of corrosion etc



22



Unsure what this is: Condition 4 – External corrosion present. Still functions but will need replacement in the near future.



23



Reservoir: Condition 2 – Minor deterioration, sound physical condition.



24



Reservoir: Condition 5 – Evidence of leakage



25



Tank/reservoir manhole: Condition 2 – External coating in good condition, very minor deterioration, no longer new but still functionally sound.



26



Tank wall: Condition 5 – evidence of significant leakage. Significant corrosion present.



27



Structure: Condition 1 – Near new condition. No defects.



28



Reservoir roof: Condition 3 – Moderate degradation present, minor cracking with no leakage evident, pipes appear in good condition with no leakage or breakage.



29



Reservoir roof: Condition 2 – Sound physical condition, minor degradation. Functionally in good condition (no leaks/holes etc).



30



Valve in pit: Condition 5 – severe external corrosion, spindle is at failure point. Valve is not repairable as it is cast into the concrete, requires replacement.



31



Structural joint: Condition 2 – Corrosion present, however functionally/structurally sound. Corrosion is localized to the weld and can be easily rectified.



Thank you.

