

2013 UNDERWATER INSPECTION REPORT BY CHICAGO COATING GROUP

1. THE WALLS:

The walls of this pool exhibit severe blistering and in some cases, mud-cracking. We estimate that 99% of the walls remain covered with well-adhered polymer, of which approximately 80% is exhibiting blisters. Roughly 15% of those blisters have burst or cracked open, revealing the concrete beneath via adhesive failure of the coating to the substrate. The walls also show evidence of repair to numerous linear cracks. The owner has mentioned that these cracks had been repaired during the initial lining. We have been told that the pool is not currently leaking. Our visual inspection supports this claim.

2. THE FLOOR:

The condition of the coating on the floor of this pool is fundamentally different than the walls. While most of the floor area is visually obscured by the presence of scum or algae, we were unable to identify any visual blisters or delaminated coating. Overall, the coating on the floor appeared to be in good condition, with varying degrees of cosmetic distress, which was difficult to quantify due to the presence of algae.

3. THE AREA ON THE WALLS BELOW THE COPING:

The coating located directly below the copingstones, and roughly 1.5' down the wall, shows evidence of severe degradation. CCG believes this degradation is likely due to several factors including increased exposure to UV, and freeze/thaw cycle damage resulting when the water is lowered.

On March 15, 2006, we inspected the sea lion show pool, specifically the 100% polyurea coating system that we installed in the fall of 2003. We noted several large bubbles on the pool walls, several medium bubbles on the cove between the wall and the floor, and several small bubbles on the floor, especially near the drains. We have many theories that have been discussed in previous emails on why the bubbles formed, but nothing definitive.

Jim Ruzicka from Specialty Coating Solutions and Kim Rudolf from C & L contracting patched about 30 of the bubbles.

With the exception of the bubbles, the coating system is holding up very well. Most of the bubbles that they removed and patched were intact and filled with either water or air. It was very difficult for them to remove the coating around the bubbles when they prepped the surface for the patch, which indicates excellent adhesion.

I mentioned to Jeff Schultz that while the coating system is projected to last about 20-years, it may require maintenance in the form of patching when the pool is emptied every 18-mos. or so. The amount set aside for this maintenance should be about \$2,000, but will depend on the condition of the coating system which is subject to many environmental factors including the salt water, chlorine, wear, freeze/thaw from outside the pool walls, etc.

It is important to note that the manufacturer and the manufacturer's representative have performed the follow-up inspections and patching free of charge. Despite the imperfections that the bubbles represent in the coating system, the coating system is not a failure and is probably the best coating system that this pool has had since it was built in 1985. Only time will tell how many years we get out of this coating system. The history of protective coatings on this pool is as follows:

Year	Paint	Contractor	Preparation/Application
1985	Beginning of Construction of Pool		
1986	Polyamide Epoxy (Sta-crete #SS-1500- 18RFQS?)	State Painting	
1989	Kopper High-Gard Epoxy Coating	Thomas Mason	2-coats
1991	Lindsay?	Thomas Mason	paver blasted, 2 coats
1992	Tnemec 161 Fascure	Thomas Mason	sandblasted, primed, painted
1997	Insl-X (bought through Sherwin Williams)	Double T Painting	painted
1998	Wasser High Tech Coatings Mc-Luster	Porta Painting	sandblasted & painted
2003	100% Polyurea aliphatic elastomer spray coating	Specialty Coating Solutions	sandblasted, primed, & installed coating



REVISIONS:

DATE:
07/30/2014
 PROJECT:
Z067-12431
 SITE NO:
355
 BUILDING NO:
4573