SITE survey. APP

SITE SURVEY REPORT

Coating and Corrosion Inspection

Prepared for	Humberside Cold Store Ltd
Date	29 Sep 2026
Site	Unit 7, Riverside Trade Park, Grimsby
Prepared by	D. Okoro

FORM

Coating and Corrosion Inspection

1. Structure

Project	Unit 7, Riverside Trade Park, Grimsby: coating inspection (completed example)
Client	Humberside Cold Store Ltd
Site	Unit 7, Riverside Trade Park
Site address	Riverside Trade Park, Grimsby DN31 3LP
Inspection date	29 Sep 2026
Inspector	D. Okoro
Company	Eastfield Coatings Inspection Ltd
Structure or area (building, frame, bay)	Warehouse portal frame, bays 1 to 6, gridlines A to F
Structure location	Gridline A1 doors · 53.573120, -0.080440 (TA 27204 10214, ±8 m)
Coating system (from the specification or records, if known)	Two-coat epoxy primer and polyurethane finish (2014 specification)
Specified minimum dry film thickness (microns), if known	200
Date last coated or maintained, if known	1 Jun 2014
Corrosivity category (ISO 12944-2), from the specification if known	C3 medium
Access	Part access

BS EN ISO 12944-2:2017 classifies the corrosivity of environments from C1 to CX. Its examples run from heated buildings with clean atmospheres, such as offices and schools (C1), through unheated buildings where condensation can occur, such as depots and sports halls (C2), to industrial and coastal areas with high humidity or salinity (C5). Grade coating breakdown (rusting, blistering, cracking, flaking) to the ISO 4628 series, and measure dry film thickness on steel to ISO 19840. Corrosion needs moisture and oxygen together.

2. Areas and members

Areas 1: Column B3

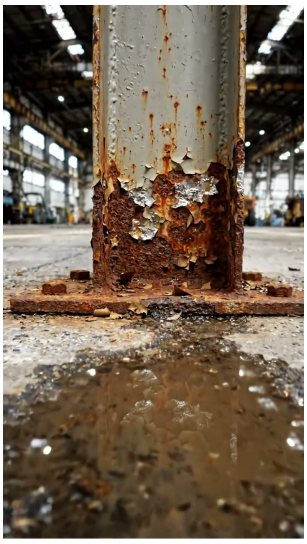
Gridline, bay or member mark	Column B3
Member	Column

Coating and corrosion seen	Rust staining, Pitting or loss of steel
Extent	Local area
Where on the member	Base or ground contact, Water or dirt trap
Length of the affected patch (m)	0.45
Width of the affected patch (m)	0.30
Affected area (m^2)	0.14
Dry film thickness reading (microns), if measured	95
Against the specification	Below the specified minimum
Visible loss of steel section?	Yes

> Visible loss of steel section. Refer it to a structural engineer before the coating is repaired.

Priority	Refer to a structural engineer

Photos (with the member mark in view)



Areas 2: Beam B3 to C3, bottom flange

Gridline, bay or member mark	Beam B3 to C3, bottom flange
Member	Beam
Coating and corrosion seen	Blistering, Flaking or peeling, Rust spots
Extent	Local area
Where on the member	Flat surfaces, Edges and corners
Length of the affected patch (m)	0.21

Length of the affected patch (m): measuring photo



Width of the affected patch (m)	0.06
Affected area (m²)	0.01
Dry film thickness reading (microns), if measured	140
Against the specification	Below the specified minimum
Visible loss of steel section?	No
Priority	Coating repair

Photos (with the member mark in view)





Areas 3: Connection C4 (beam to column)

Gridline, bay or member mark	Connection C4 (beam to column)
Member	Connection

Coating and corrosion seen	Rust staining
Extent	Isolated spots
Where on the member	Bolts and connections
Visible loss of steel section?	No
Priority	Monitor

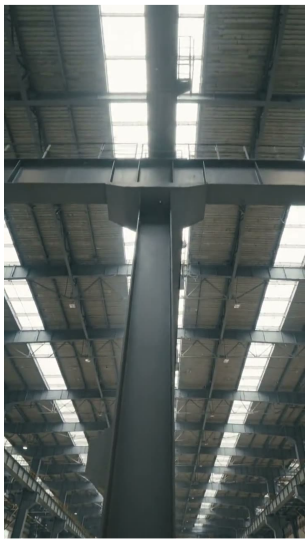
Photos (with the member mark in view)



Areas 4: Columns D1 to F6

Gridline, bay or member mark	Columns D1 to F6
Member	Column
Coating and corrosion seen	None seen
Dry film thickness reading (microns), if measured	210
Against the specification	At or above
Visible loss of steel section?	No
Priority	No action

Photos (with the member mark in view)



Areas or members inspected	4
Coating repair	1
Monitor	1
Readings below the specified thickness	2
Total affected area measured (m²)	0.15
Areas with visible loss of section	1
Areas referred to an engineer	1

> Structures with many small components and fasteners are harder to protect than large flat surfaces (BS EN ISO 12944-3 covers design for corrosion protection). Crevices hold water and lead to crevice corrosion, and water and dirt traps accelerate corrosion. Look closely at connections, edges, crevices and bases.

Areas not seen and why (height, cladding, stored goods)	Bay 6 eaves behind the racking; roof purlins above the cold room ceiling.

3. Actions and sign-off

> Record every aspect of the inspection and any problems found, with the grading standard used (ISO 4628 for breakdown, ISO 19840 for dry film thickness). The Institute of Corrosion runs a certification scheme for painting and coating inspectors in the UK.

Are further actions needed?	Yes

Further actions 1: Structural engineer to assess the base of column B3 before any repair.

What needs doing?	Structural engineer to assess the base of column B3 before any repair.
Who will do it?	Humberside Cold Store Ltd facilities

Due date	13 Oct 2026
Status	Open

Further actions 2: Prepare and patch coat the bottom flange of beam B3 to C3 to the original specification.

What needs doing?	Prepare and patch coat the bottom flange of beam B3 to C3 to the original specification.
Who will do it?	Eastfield Coatings
Due date	30 Nov 2026
Status	Open

Further actions 3: Check the downpipe discharge near B3 that keeps the column base wet.

What needs doing?	Check the downpipe discharge near B3 that keeps the column base wet.
Who will do it?	Site maintenance
Due date	6 Oct 2026
Status	In progress
Inspector name	D. Okoro
Position or company	Coating inspector, Eastfield Coatings Inspection Ltd
Inspector signature	