



## FAYETTEVILLE PUBLIC WORKS COMMISSION

### PROCUREMENT DEPARTMENT

<https://www.faypwc.com/bids/>

#### Bid Addendum

**PWC Number:** PWC2526075

**Bid Title:** FY26 Water Tank Maintenance Projects

**Bid Opening Date and Time:** April 7, 2026

**Addendum Number:** 1

**Addendum Date:** March 31, 2026

**Procurement Advisor:** *Shelby Lesane*  
*procurement@faypwc.com*

1. Addenda acknowledgement is required within the IFB Bid Pricing Form.
2. Following are questions received about the solicitation and the SME's answers to the questions.
  - Q1.** What year was each tank built? Are any of the tanks known to contain lead?
    - A1.** Baywood 1962, Bedrock 1969, Cliffdale 1953, Hoffer 1998, Hope Mills 1978, Eastern Blvd 1997.

For tanks containing lead: Bedrock - Lead is present below exterior coating; Cliffdale - The lead-based paint (LBP) assessment concluded that the current coatings are not LBP, but rather lead containing paint (LCP).
  - Q2.** Will there be access to water at each tank site for use while performing the project? Will there be a charge?
    - A2.** The Owner will provide access to potable water at the site; no charge.
  - Q3.** Is this a wage rate project?
    - A3.** No, this is not a prevailing wage rate project.
  - Q4.** Can more than one tank be down and worked on at a time?
    - A4.** No, PWC will only take one tank offline at time for repairs.
  - Q5.** What month do you anticipate that the Notice to Proceed will be issued?
    - A5.** The contract Notice to Proceed is anticipated in mid-June 2026.
  - Q6.** Will a third-party inspector be used? If so, who or who is being considered?
    - A6.** Testing requirements are to be in accordance with specifications Section 3.4 Inspection and Testing. Contractor is expected to perform quality control inspections and reports at identified hold points. Quality control can be documented by in-house personnel of the contractor or can be outsourced to an AMPP Certified Coatings Inspector (formerly NACE CIP II) at the expense of the contractor. The Engineer (Owner's representative) will provide quality assurance for this project to include periodic inspections and review of QC reports at no expense to the contractor.
  - Q7.** When can mobilization begin? Is the contractor able to start in June or the Fall?

- A7.** The contractor is expected to begin within 15 days of Notice to Proceed. The contract Notice to Proceed is anticipated in mid-June 2026.
- Q8.** Are there any work hour restrictions?
- A8.** Work hours will be during PWC normal business hours, 7AM-5PM.
- Q9.** Are both clear wells at Hoffer to be repaired? Bid Form only shows one at Hoffer unless those line items are to contain both. Please clarify. Pictures only show the west tank as well. The surface preparation and coating system section says both tanks.
- A9.** Yes, both clear wells will be repaired according to Technical Specifications Section 1.1 A D, which describes the specific work required for each tank.

**Attachments:**

**Pre-Bid Meeting Agenda**

**Attendance Sheet**

**FY26 PWC Water Tank Assessments (Only tanks included in this project)**

FY26 Water Tank Maintenance Projects  
Pre-Bid Conference  
March 19, 2026, 11:00 am

## Introduction

### 1. **Contract Items**

- A. Project Overview
- B. Contract duration – 90 days from NTP
- C. Bonds required

### 2. **Small & Disadvantaged Business Enterprise (SDBE) Program Requirements**

- A. **PWC has adopted a new SDBE Program** that promotes utilizing Small & Disadvantaged Business Enterprises for PWC procurements, effective December 1, 2025. The entire program and related documents are included within the contract documents.
- B. The **SDBE Program requires bidders to solicit certified SDBE businesses** and report any efforts to do so. A link to the SDBE online directory can be found in the bid packet.
- C. **PWC's geographical statistical area for the SDBE Program** includes NC DOT Regions 3–8 and 10.
- D. **This project has an aspirational goal of at least 5% SDBE participation** for construction contracts. These goals are evaluated annually and may be adjusted based on market availability.
- E. All **SDBE documents required to be submitted with the bid are clearly marked**. Good faith outreach and subcontractor utilization efforts can be documented in the SDBE forms provided in the contract documents. It is encouraged for bidders to provide these efforts at the time of bid submittal, but it is not required. Program staff will reach out to the lowest responsive, responsible bidder to obtain good faith effort evidence if not included in the bid package. At that time, the bidder is required to provide documentation within 24 hours or the following business day.
- F. The awarded bidder is required to comply with the **SDBE Program requirements** and submit subcontractor payment details on the SLS/SDBE disclosure forms with each pay application, including the final pay application. Non-compliance with subcontractor utilization or payment reporting may result in delays in pay application review and payments.
- G. **PWC also values the participation of local vendors** in our procurements. Contractors are encouraged to consider the use of local vendors whenever possible and identify such vendors in their bid. PWC's Metropolitan Statistical Area (MSA) for local vendors includes Cumberland, Hoke, and Harnett Counties.

Local vendor payments should also be included with subcontractor payment reporting.

- H. **Bidders with program questions or needing assistance locating certified SDBE businesses** may contact Aaron Harris via email at [Aaron.Harris@faypwc.com](mailto:Aaron.Harris@faypwc.com) or [Elprogram@faypwc.com](mailto:Elprogram@faypwc.com). Please include the type of subcontracted work and/or NAICS code(s) in the request.

### 3. **Schedule**

- A. Questions due Tuesday, March 24, 2026, @ 5:00 pm – must be submitted in writing via email to Shelby Lesane at [procurement@faypwc.com](mailto:procurement@faypwc.com). No phone calls.  
B. Addenda (as necessary), issued Thursday March 31, 2026, 5:00 pm  
C. Bids due 3:00 pm, Tuesday, April 7, 2026

### 4. **Procurement Items**

#### A. Submission Requirements

- Bids must be submitted using PWC-provided forms only (or exact copies)
- Late bids will not be accepted
- All bids must be signed by an authorized representative

#### B. Common Mistakes to Avoid (Critical Section): Vendors are strongly encouraged to review these frequent causes of bid rejection:

- Incomplete Bid Pricing Form
  - Correct Bid Pricing Forms issued via Addendum not used
- Missing unit prices, extended prices, totals, or signatures
- Missing Notary seal of requested documents
- Failure to acknowledge all addenda on the pricing form
- Submitting alternate pricing or modified terms not requested in the IFB
- Including unsolicited marketing materials or samples
- Omitting required affidavits and certifications
- Failure to comply with FEMA and Federal Uniform Guidance requirements
- Not submitting BABA compliance documentation (or waivers if applicable)
- Using piggybacked or sole-source contract language (strictly prohibited)

#### C. Using the Bid Submittal Checklist

- Checklist ensures inclusion of all required documents for submittal
- Reminder: Checklist completion does not replace the actual forms—all documents must be fully completed and executed

### 5. **Questions**



Fayetteville Public Works Commission  
 Non-Mandatory Pre-Bid Meeting  
 PWC2526075 FY26 Water Tank Maintenance Projects  
 Thursday, March 19, 2026 @11:00am

NAME	COMPANY	PHONE NO.	E-MAIL ADDRESS
Rick Crutch	Crom/CHT	352-762-3638	rcrutch@ CromCMT. com
GARY PRIME	PWC	910-223-4740	GARY.PRIME@ FAXPWC.COM
Lacoma Jones	PWC		lacoma.jones@faypwc.com
Jarvis Brown	PWC	(910)603-0193	Jarvis.brown@faypwc.com
Aaron Harris	PWC	(910)751-0175	aaron.harris@faypwc.com
Shelby Lesone	PWC	910-223-4429	Shelby.lesone@faypwc.com
John K	Fleming + Associates		



Principals: Stephen Fleming, PE, RBEC ■ J. Ben Rogers, PE ■ Sarah Duncan, PE ■ John Kells, PE, SE

**WATER STORAGE TANK ANNUAL INSPECTION REPORT – EXTERIOR & INTERIOR DRY**

General						
<b>Tank name:</b>	Eastern Boulevard			<b>Location:</b>	550 S Eastern Boulevard Fayetteville, NC 28301	
<b>Tank capacity:</b>	1,000,000 Gallons			<b>Year constructed:</b>	1997	
<b>In-service:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<b>Type:</b>	<input type="checkbox"/> Multi-column elevated	<input type="checkbox"/> Pedosphere Elevated	<input checked="" type="checkbox"/> Hydropillar Elevated	<input type="checkbox"/> Composite Elevated	<input type="checkbox"/> Concrete Ground Supported	<input type="checkbox"/> Steel Ground supported
Inspection Information						
<b>Exterior inspection date:</b>	11/14/2025		<b>Inspector:</b> John Kells, PE, SE, NACE CIP Level 2			
<b>Interior dry inspection date:</b>	11/14/2025		<b>Last known washout</b>		2025	
<b>Next recommended inspection:</b>	FY27		<b>Next recommended washout</b>		2028	

Structural					
Item	Condition				Notes
<b>Anchor bolts:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> n/a	Significant corrosion at many anchor bolts at perimeter of skirt. <b>We recommend these be touched this fiscal year.</b>
<b>Concrete pedestals:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Legs:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Riser:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Sway rods:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Hub rods:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Steel shell:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Minor interior and exterior corrosion at sidewalls, primarily at faying surfaces and weld seams.
<b>Concrete shell:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Concrete base:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	Not exposed to view.
<b>Concrete cap:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Fluted skirt:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Minor corrosion at weld seams and faying surfaces.
<b>Ladder:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Antenna corral:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Other notes:</b>					
Steel structure appears to be in good condition overall. Minor corrosion on exterior most prominent on west elevation and at tank top. Not significant enough currently to recommend repair. Corrosion does not appear to have significantly progressed since 2025 inspection this spring.					

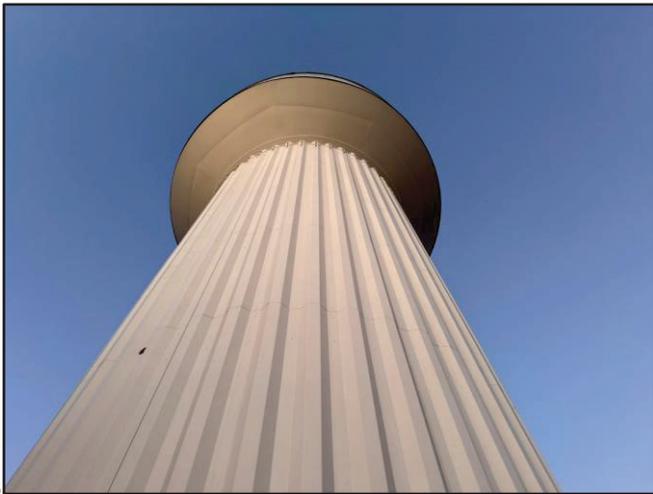
Safety/Security				
Item				Notes
Compound locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Fence continuous/secure:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	See notes.
Safety climb present:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Hatches locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Ladder security cover:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	Doors are locked at base, mechanical gate operational
Flying insect presence:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	Accessible vent locations had screens present.
				Ladybugs were present at most openings. Some wasps present. Significant debris from birds (pigeons) which appear to be entering through an open vent hatch at the top of interior dry.
<b>Other notes:</b>				
Some locations of barbed wire broken which require repair.				

Coating				
Item				Notes
Type:	Potentially TNEMEC Series 72			See TNEMEC report dated 11/19/2018
Exterior condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a
Interior condition:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a
Last known re-coat:	2015±			Per TNEMEC records
Dry film thickness:	Exterior at ground		21.8mil	
	Interior dry		n/a	
	Exterior roof		16.5mil	
	Interior wet		n/a	
				<b>Result</b>
Testing:	ASTM D 3359 (tape test)		<input type="checkbox"/>	
	ASTM D 6677 (knife test)		<input type="checkbox"/>	
	ASTM D 4752 (solvent rub)		<input type="checkbox"/>	
	Field lead test		<input type="checkbox"/>	
<b>Interior wet notes:</b>				
N/a				
<b>Exterior &amp; interior dry notes:</b>				
Coating performing well overall. Interior appears to have been spot repaired. Some areas of inner coat delamination are present on interior of sidewalls – mainly near the climbing ladder. Isolated areas of corrosion at weld seams and at top of tank. Coating on stainless steel ladder is delaminating. Continue to perform annual inspections to assess coating condition. Consider scheduling for overcoat within the next 5 years.				

### Other Comments

- Please note that this inspection is general and visual in nature. Unless otherwise noted, no destructive testing was performed. Additional testing, if required, should be performed by parties contracted directly by PWC.
- Analysis of structural components is outside the scope of this inspection.
- Geotechnical evaluation or foundation evaluation is outside the scope of this inspection.
- Inspection of sanitary components is outside Fleming and Associates scope of work and should be performed by others.
- All other items unless directly included in this report are outside of the scope of this inspection.

### Photos



**Photo 1**  
*Southeast elevation of tank.*



**Photo 2**  
*Northeast elevation of tank.*

**Photos**



**Photo 3**  
*Interior dry - overall.*



**Photo 4**  
*Underside of steel plate in interior dry.*



**Photo 5**  
*Ladybugs in interior dry.*



**Photo 6**  
*Anchor bolt corrosion requiring repair.*

**Photos**



**Photo 7**  
*Underside of tank bowl.*



**Photo 8**  
*Catwalk – note significant debris from pigeons.*



**Photo 9**  
*Top of tank, looking south.*



**Photo 10**  
*Top of tank, looking north.*

**Photos**



**Photo 11**  
*Riser tube.*



**Photo 12**  
*Chalkiness / coating breakdown at top exterior.*



**Photo 13**  
*Top vent screen with corrosion at connection plate.*



**Photo 14**  
*Deteriorated barbed wire at north side of compound.*



Principals: Stephen Fleming, PE, RBEC ■ J. Ben Rogers, PE ■ Sarah Duncan, PE ■ John Kells, PE, SE

**WATER STORAGE TANK ANNUAL INSPECTION REPORT - EXTERIOR**

General						
<b>Tank name:</b>	Hoffer CW#2 (southwest circular tank)			<b>Location:</b>	508 Hoffer Drive Fayetteville, NC 28301	
<b>Tank capacity:</b>	4 million gallons			<b>Year constructed:</b>	1998	
<b>In-service:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<b>Type:</b>	<input type="checkbox"/> Multi-column elevated	<input type="checkbox"/> Pedosphere Elevated	<input type="checkbox"/> Hydropillar Elevated	<input type="checkbox"/> Composite Elevated	<input checked="" type="checkbox"/> Concrete Ground Supported	<input type="checkbox"/> Steel Ground supported
Inspection Information						
<b>Exterior inspection date:</b>	11/18/2025		<b>Inspectors:</b>	John Kells, PE, SE, AMPP Certified Coatings Inspector		
<b>Next recommended exterior inspection:</b>	FY27		<b>Last known washout:</b>	2022		

Structural					
Item	Condition				Notes
<b>Concrete shell:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	See below
<b>Concrete base:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	Not exposed to view.
<b>Concrete cap:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Ladder:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Other notes:</b>					
<p>Tank recoated in 2020. Exterior structure appears in good condition. Minor staining occurring at breaks in roof coating, potentially due to concrete outgassing. The breaks in the coating are presumably due to minor movement in the concrete roof structure below reading through the coating.</p> <p>One location of spalled concrete at top of sidewall, see photos. Appears to be a block of wood embedded in concrete from original construction. Recommend cementitious patching mortar repair to this area during FY26.</p>					

Safety/Security				
Item				Notes
Compound locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Fence continuous/secure:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Safety climb present:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Hatches locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Ladder security cover:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Flying insect presence:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	
<b>Other notes:</b>				
Overflow pipe screen is torn, recommend repair.				

Coating					
Item				Notes	
Type:	Modified epoxy + Acrylic			See notes below.	
Exterior condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Overcoated in 2020.
Interior condition:	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	See interior inspection report.
Last known re-coat:	2020 – exterior only.				
Dry film thickness:				n/a	
				<b>Result</b>	
Testing:	ASTM D 3359 (tape test)			<input type="checkbox"/> n/a	
	ASTM D 6677 (knife test)			<input type="checkbox"/> n/a	
	ASTM D 4752 (solvent rub)			<input type="checkbox"/> n/a	
	Field lead test			<input type="checkbox"/> n/a	
<b>Interior notes:</b>					
See interior inspection report.					
<b>Exterior notes:</b>					
Exterior pressure washed and recoated in 2020 with one coat of Tnemec series 135 Chembuild at 4.0-6.0 dry mils and a second coat of Tnemec series 73U Endura-Shield at 2.0-3.0 dry mils. Manufacturer's warranty of 10 years provided with overcoat. Coating is performing well overall.					
A few blisters were encountered in the coating on top of the tank. The blisters do not appear widespread. Moderate mildew growth is present on the sidewalls of the tank at the northwest face of the tank. Consideration may be given to routine washing.					

### Other Comments

- Please note that this inspection is general and visual in nature. Unless otherwise noted, no destructive testing was performed. Additional testing, if required, should be performed by parties contracted directly by PWC.
- Direct access to all areas was limited due to presence of water at interior of structure.
- Analysis of structural components is outside the scope of this inspection.
- Geotechnical evaluation or foundation evaluation is outside the scope of this inspection.
- Inspection of sanitary components is outside Fleming and Associates scope of work and should be performed by others.
- All other items unless directly included in this report are outside of the scope of this inspection.

### Photos



**Photo 1**

*Aerial view of tanks with designations.*

Photos



**Photo 2**  
*Exterior of tank #2 (southwest tank).*



**Photo 3**  
*18" DIP overflow pipe vent screen torn.*



**Photo 4**  
*Blister at roof.*



**Photo 5**  
*Break in coating at roof.*

**Photos**



**Photo 6**  
*Mildew at northwest sidewall.*



**Photo 7**  
*Top vent and staining.*



**Photo 8**  
*Spalled concrete at northeast sidewall.*

**WATER STORAGE TANK ANNUAL INSPECTION REPORT - EXTERIOR**

General						
<b>Tank name:</b>	Hoffer CW#3 (northeast circular tank)			<b>Location:</b>	508 Hoffer Drive Fayetteville, NC 28301	
<b>Tank capacity:</b>	4 million gallons			<b>Year constructed:</b>	1998	
<b>In-service:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<b>Type:</b>	<input type="checkbox"/> Multi-column elevated	<input type="checkbox"/> Pedosphere Elevated	<input type="checkbox"/> Hydropillar Elevated	<input type="checkbox"/> Composite Elevated	<input checked="" type="checkbox"/> Concrete Ground Supported	<input type="checkbox"/> Steel Ground supported
Inspection Information						
<b>Exterior inspection date:</b>	11/18/2025		<b>Inspectors:</b>	John Kells, PE, SE, AMPP Certified Coatings Inspector		
<b>Next recommended exterior inspection:</b>	FY27		<b>Last known washout:</b>	2022		

Structural					
Item	Condition				Notes
<b>Concrete shell:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Concrete base:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	Not exposed to view.
<b>Concrete cap:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Ladder:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Other notes:</b>					
Tank recoated in 2020. Exterior structure appears in good condition. Minor staining occurring at breaks in roof coating, potentially due to concrete outgassing. The breaks in the coating are presumably due to minor movement in the concrete roof structure below reading through the coating. See coating section for additional information.					

Safety/Security				
Item				Notes
Compound locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Fence continuous/secure:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Safety climb present:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Hatches locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Ladder security cover:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Flying insect presence:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	
<b>Other notes:</b>				

Coating					
Item				Notes	
Type:	Modified epoxy + Acrylic			See notes below.	
Exterior condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Overcoated in 2020.
Interior condition:	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	See interior inspection report.
Last known re-coat:	2020 – exterior only.				
Dry film thickness:				n/a	
				<b>Result</b>	
Testing:	ASTM D 3359 (tape test)		<input type="checkbox"/> n/a		
	ASTM D 6677 (knife test)		<input type="checkbox"/> n/a		
	ASTM D 4752 (solvent rub)		<input type="checkbox"/> n/a		
	Field lead test		<input type="checkbox"/> n/a		
<b>Interior notes:</b>					
n/a – interior not inspected.					
<b>Exterior notes:</b>					
Exterior pressure washed and recoated in 2020 with one coat of Tnemec series 135 Chembuild at 4.0-6.0 dry mils and a second coat of Tnemec series 73U Endura-Shield at 2.0-3.0 dry mils. Manufacturer's warranty of 10 years provided with overcoat.					
Coating performing adequately overall, although moderate sized blisters have developed in several locations on the tank roof and sidewalls. See photos. Blisters are becoming more widespread, particularly at top of tank. Some mildew growth is present on the sidewalls of the tank at the northwest face of the tank. No recommended coating action at present time.					

### Other Comments

- Please note that this inspection is general and visual in nature. Unless otherwise noted, no destructive testing was performed. Additional testing, if required, should be performed by parties contracted directly by PWC.
- Direct access to all areas was limited due to presence of water at interior of structure.
- Analysis of structural components is outside the scope of this inspection.
- Geotechnical evaluation or foundation evaluation is outside the scope of this inspection.
- Inspection of sanitary components is outside Fleming and Associates scope of work and should be performed by others.
- All other items unless directly included in this report are outside of the scope of this inspection.

### Photos



**Photo 1**

*Aerial view of tanks with designations.*

**Photos**



**Photo 2**

*Exterior of tank #3 (northeast tank). Picture taken from the west side of the tank, on the sister 4MG tank.*



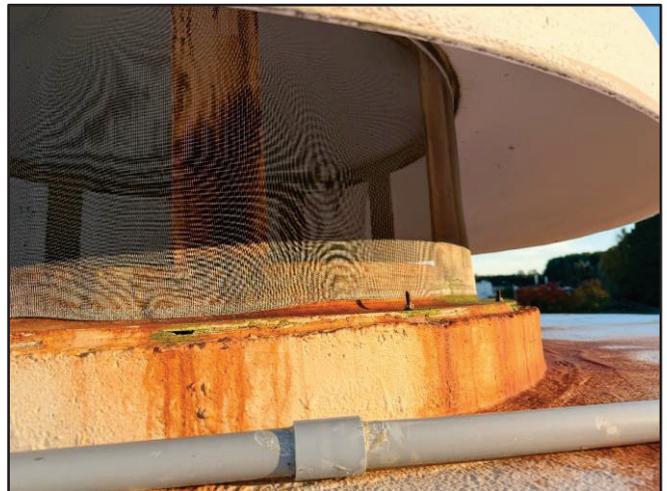
**Photo 3**

*Overall tank #3 from ground level.*



**Photo 4**

*Mildew on northwest face of sidewall.*



**Photo 5**

*Vent screen at top of tank.*

**Photos**



**Photo 6**  
*Staining at top of tank.*



**Photo 7**  
*Top of tank blister.*



**Photo 8**  
*Crack in coating at top of tank.*



**Photo 9**  
*Break in coating at top of tank.*

Principals: Stephen Fleming, PE, RBEC ■ J. Ben Rogers, PE ■ Sarah Duncan, PE ■ John Kells, PE, SE

**NOTE!!**  
 THIS IS A PRELIMINARY  
 REPORT FOR HOPE MILLS  
 WATER TANK - TANK WILL BE  
 CLIMBED AND PHOTOGRAPHED  
 IN JANUARY 2026 PRIOR TO  
 ISSUANCE OF FINAL REPORT

**TANK INSPECTION REPORT – EXTERIOR**

<b>Ge</b>						
<b>Ta</b>		<b>Location:</b>	3414 Well Street Hope Mills, NC 28348			
<b>Ta</b>		<b>Year constructed:</b>	1978			
<b>In-service:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> NO				
<b>Type:</b>	<input checked="" type="checkbox"/> Multi-column elevated	<input type="checkbox"/> Pedosphere Elevated	<input type="checkbox"/> Hydropillar Elevated	<input type="checkbox"/> Composite Elevated	<input type="checkbox"/> Concrete Ground Supported	<input type="checkbox"/> Steel Ground supported

**Inspection Information**

<b>Exterior inspection date:</b>	11/19/25 & 11/24/25	<b>Inspectors:</b> Bryan Fleming, EI, AMPP Certified Coatings Inspector
<b>Next recommended exterior inspection:</b>	FY27	<b>Last known washout:</b> n/a
<b>Next recommended interior inspection:</b>	n/a	<b>Next recommended washout:</b> n/a

**Structural**

Item	Condition				Notes
<b>Anchor bolts:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Some corrosion beginning at bottom of baseplate interface with concrete pedestals.
<b>Concrete pedestals:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Legs:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Riser:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Sway rods:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Hub rods:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Steel shell:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Concrete shell:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Concrete base:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	Concrete pedestals in fair condition. Spalling noted at one pedestal.
<b>Ladder:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Minor corrosion at rungs due to climbing hooks.
<b>Antenna corral:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Other notes:</b>					

Tank is permanently out of service. Exterior of tank was overcoated in 2020. **Recommend consideration be given to removing or relocating the existing exposed dipole omni antenna from the catwalk to a proper location on the tank corral.** Recommend relocating or removing coax cable currently loose on ladder rungs.

Safety/Security				
Item				Notes
Compound locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Fence continuous/secure:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Safety climb present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Hatches locked:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	
Ladder security cover:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	Cover was in place, PWC lock has not been installed.
Flying insect presence:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	
<b>Other notes:</b>				
Compound maintained secured by Hope Mills public works.				

Coating					
Item				Notes	
Type:	Acrylic				
Exterior condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	See notes below pertaining to 2020 overcoat.
Interior condition:	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	Exterior inspection only.
Last known re-coat:	2020				
Dry film thickness:	Exterior leg at ground		n/a		
	Exterior shell at catwalk		17.9±		
	Exterior shell at roof		17.9±		
	Catwalk platform		35.0±		
<b>Result</b>					
Testing:	ASTM D 3359 (tape test)		<input type="checkbox"/> n/a		
	ASTM D 6677 (knife test)		<input type="checkbox"/> n/a		
	ASTM D 4752 (solvent rub)		<input type="checkbox"/> n/a		
	Field lead test		<input type="checkbox"/> n/a		
<b>Interior notes:</b>					
<b>Exterior notes:</b>					
Exterior pressure washed and overcoated during 2020. Overcoat specifications are as follows: two coats of Tnemec series 1028 Enduratone at 2.0-3.0 dry mils per coat. New logo was applied with overcoat. Coating performing well, although minor chalkiness of coating observed. Minor mildew buildup is occurring at the northeast side of the tank bowl and catwalk. Not enough mildew to warrant a tank wash.					

### Other Comments

- Please note that this inspection is general and visual in nature. Unless otherwise noted, no destructive testing was performed. Additional testing, if required, should be performed by parties contracted directly by PWC.
- Analysis of structural components is outside the scope of this inspection.
- Geotechnical evaluation or foundation evaluation is outside the scope of this inspection.
- Inspection of sanitary components is outside Fleming and Associates scope of work and should be performed by others.
- All other items unless directly included in this report are outside of the scope of this inspection.

### Photos



**Photo 1**  
*Exterior from ground.*



**Photo 2**  
*Exterior from ground.*

**Photos**



**Photo 3**  
*Underside of tank bowl.*



**Photo 4**  
*Concrete pedestal and column base. Corrosion present at bottom of base plate.*



**Photo 5**  
*Base of tank leg.*



**Photo 6**  
*Base of ladder, compound and ice bridge for coax support. Heavy flying insect presence at building.*



**WATER STORAGE TANK ANNUAL INSPECTION REPORT - EXTERIOR**

General						
<b>Tank name:</b>	Bedrock			<b>Location:</b>	818 Bedrock Drive Fayetteville, NC 28303	
<b>Tank capacity:</b>	500,000 Gallons (permanently out of service)			<b>Year constructed:</b>	1969	
<b>In-service:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<b>Type:</b>	<input checked="" type="checkbox"/> Multi-column elevated	<input type="checkbox"/> Pedosphere Elevated	<input type="checkbox"/> Hydropillar Elevated	<input type="checkbox"/> Composite Elevated	<input type="checkbox"/> Concrete Ground Supported	<input type="checkbox"/> Steel Ground supported
Inspection Information						
<b>Exterior inspection date:</b>	11/17/2025		<b>Inspectors:</b>	John Kells, PE, SE, AMPP Certified Coatings Inspector		
<b>Next recommended exterior inspection:</b>	FY27					

Structural					
Item	Condition				Notes
<b>Anchor bolts:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Concrete pedestals:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Some cracks present and should be monitored.
<b>Legs:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Riser:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Sway rods:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Hub rods:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Steel shell:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> n/a	Moderate corrosion present on tank shell. See coating section. <b>Top of tank shell in poor condition.</b>
<b>Concrete shell:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Concrete base:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Concrete cap:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Fluted skirt:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Ladder:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Moderate corrosion on rungs. Pitting not observed.
<b>Antenna corral:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Other notes:</b>					
Tank exterior in fair condition overall. Top of tank shell inside of antenna corral is in poor condition. Moderate corrosion on horizontal surfaces. Moderate to heavy mildew buildup on north and east sides of tank bowl and catwalk. See coating section for additional comments.					

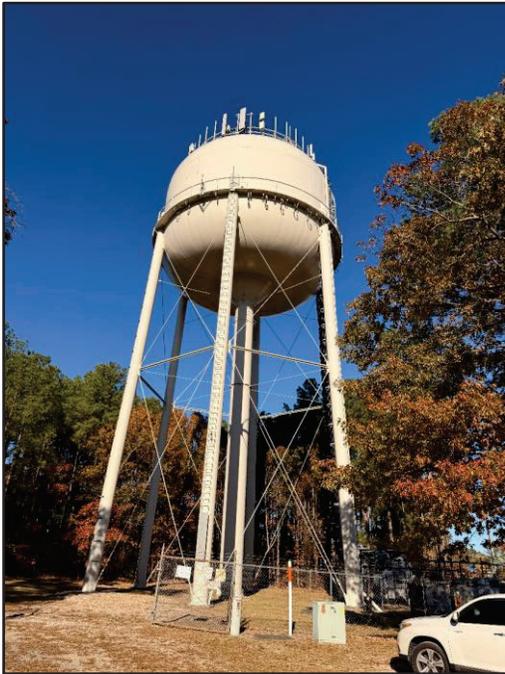
Safety/Security				
Item				Notes
Compound locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Fence continuous/secure:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	Damaged barbed wire on compound fence.
Safety climb present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	Climb is not taught at access ladder to bowl.
Hatches locked:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	Hatch at top is unlocked. Tank is empty so not a sanitary concern.
Ladder security cover:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Flying insect presence:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	
Other notes:				

Coating					
Item				Notes	
Type:	Exterior is lead based paint overcoated with modified epoxy and acrylic.				
Exterior condition:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Exterior pressure washed and Tnemec Series 135 (prime over-coat) and Series 73U (top coat) at 5.0-7.0 dry total mils applied in 2019.
Interior condition:	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
Last known re-coat:	2019				
Dry film thickness:	Exterior leg at ground		11.9-15.1mils		
	Exterior riser at ground		14.4-16.7mils		
	Sway rod at ground		9.7mils		
<b>Result</b>					
Testing:	ASTM D 3359 (tape test)		<input type="checkbox"/>	Destructive testing not performed in 2024.	
	ASTM D 6677 (knife test)		<input type="checkbox"/>		
	ASTM D 4752 (solvent rub)		<input type="checkbox"/>		
	Field lead test		<input type="checkbox"/>	Lead is present below exterior coating.	
Exterior notes:					
<p>Exterior and interior was re-coated in 2019. Several areas of minor to moderate corrosion include on ladder rungs, catwalk rails, tank side bowl, and top of tank bowl exterior, and catwalk. Rust grade at the top of the tank bowl (above the catwalk) per SSPC VIS-2 was estimated as general rusting, 1% (6-G) to 3% (5-G). Corrosion is becoming more widespread since our previous inspections with undercutting. Underside of bowl and legs did not have significant evidence of corrosion. Tank coating life expectancy is 7-8 years, the current observed coating performance indicates the life expectancy likely will not extend beyond this timeframe. Planning should be undertaken at this point to understand the future priorities for this tank. Consideration should be given to all available options such including removing the tank and potentially replacing with a telecom tower such as a monopole tower.</p>					

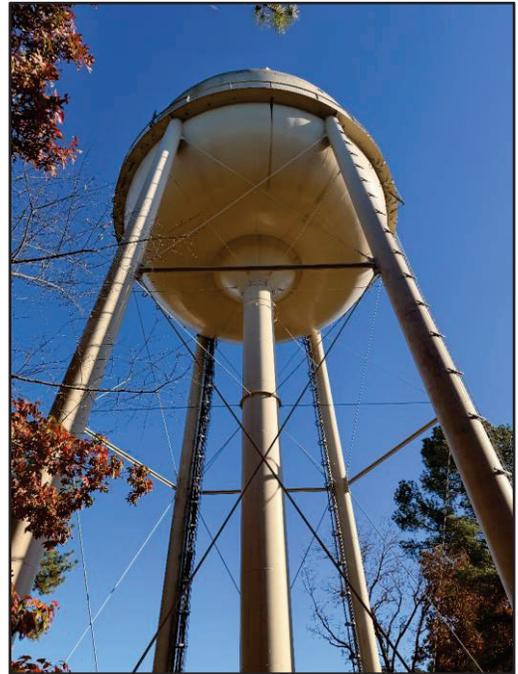
### Other Comments

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### Photos

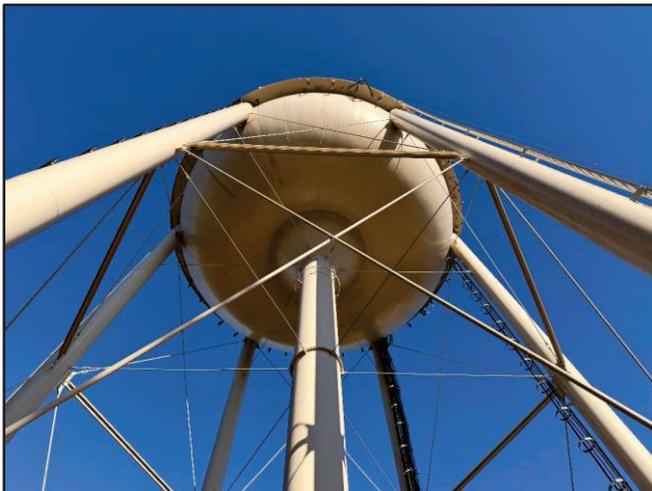


**Photo 1**  
*Overall tank.*



**Photo 2**  
*Overall tank.*

**Photos**



**Photo 3**  
*Underside of tank.*



**Photo 4**  
*Ladder cover and lock.*



**Photo 5**  
*Vegetation overgrowth at compound perimeter.*



**Photo 6**  
*Top of tank overall.*

**Photos**



**Photo 7**

*General rusting on top of tank bowl inside of corral.*



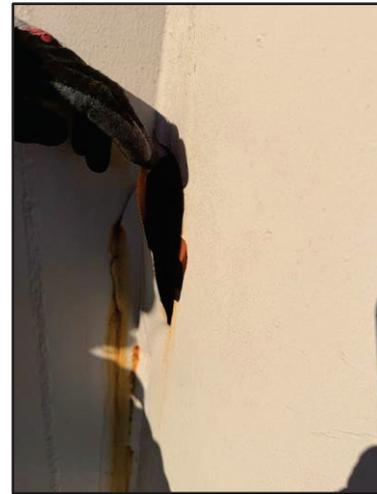
**Photo 8**

*General rusting on top of tank bowl inside of corral.*



**Photo 9**

*General rusting on top of tank bowl, zoomed in.*



**Photo 10**

*General rusting on tank side bowl.*

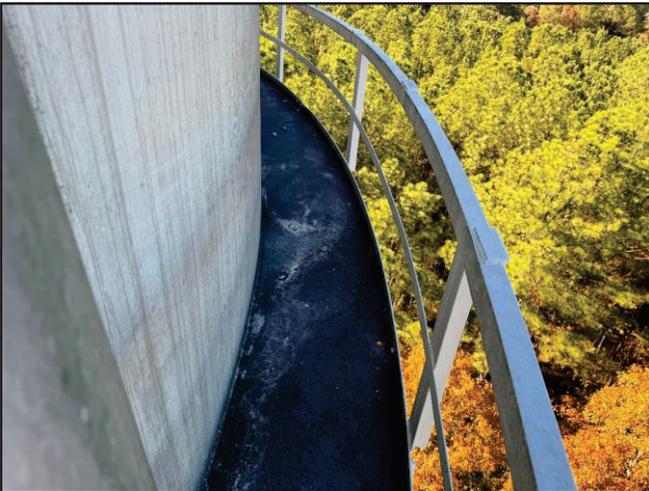
**Photos**



**Photo 11**  
*Corrosion at catwalk handrail.*



**Photo 12**  
*Corrosion at catwalk handrail.*



**Photo 13**  
*Mildew accumulation at east and north side of catwalk.*



**Photo 14**  
*Mildew buildup at tank side wall.*



Principals: Stephen Fleming, PE, RBEC ■ J. Ben Rogers, PE ■ Sarah Duncan, PE ■ John Kells, PE, SE

**WATER STORAGE TANK ANNUAL INSPECTION REPORT – INTERIOR DRY AND EXTERIOR**

General						
<b>Tank name:</b>	Baywood			<b>Location:</b>	1201 Wild Pine Drive Fayetteville, NC 28312	
<b>Tank capacity:</b>	100,000 Gallons			<b>Year constructed:</b>	1962	
<b>In-service:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<b>Type:</b>	<input type="checkbox"/> Multi-column elevated	<input checked="" type="checkbox"/> Pedosphere Elevated	<input type="checkbox"/> Hydropillar Elevated	<input type="checkbox"/> Composite Elevated	<input type="checkbox"/> Concrete Ground Supported	<input type="checkbox"/> Steel Ground supported
Inspection Information						
<b>Inspection date:</b>	11/20/2025		<b>Inspector:</b>	John Kells, PE, SE, AMPP Certified Coatings Inspector		
<b>Next recommended inspection:</b>	FY27					

Structural					
Item	Condition				Notes
<b>Anchor bolts:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Concrete pedestal:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Leg:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Interior dry riser:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Recoated in 2020.
<b>Sway rods:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Hub rods:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Steel shell:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Concrete shell:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Concrete base:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Recoated in 2020.
<b>Concrete cap:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Fluted skirt:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Ladder:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Antenna corral:</b>	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> n/a	
<b>Other notes:</b>					

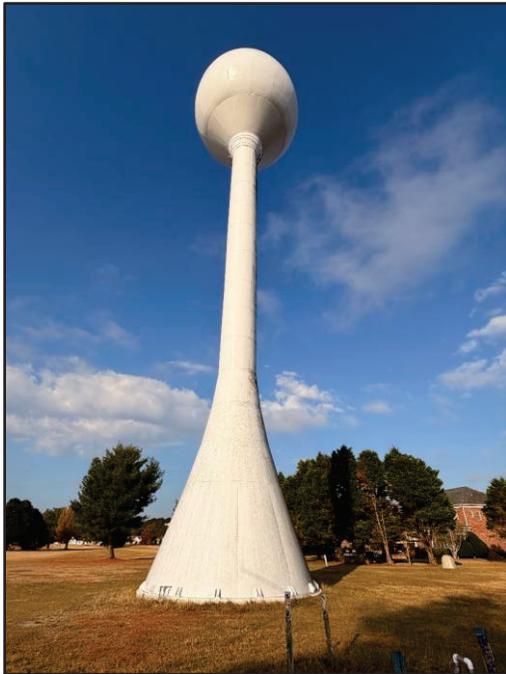
Safety/Security				
Item				Notes
Compound locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	No compound, door lock present.
Fence continuous/secure:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Safety climb present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Hatches locked:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Ladder security cover:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Flying insect presence:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	Live wasps at platform near top of dry riser
<b>Other notes:</b>				
n/a				

Coating				
Item				Notes
Type:	Acrylic & Fluoropolymer			See specifications from 2020 overcoat below.
Exterior condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a
Interior condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a
Last known re-coat:	2020			Exterior, logo, and interior dry overcoated.
Dry film thickness:	Exterior leg at ground		33.2-34.7mil	Per previous testing.
	Interior dry riser		11.2-18mil	Per previous testing.
<b>Result</b>				
Testing:	ASTM D 3359 (tape test)		<input type="checkbox"/> n/a	
	ASTM D 6677 (knife test)		<input type="checkbox"/> n/a	
	ASTM D 4752 (solvent rub)		<input type="checkbox"/> n/a	
	Field lead test		<input type="checkbox"/> n/a	
<b>Interior dry notes:</b>				
Interior dry did not have significant corrosion at the time of our inspection. Spot areas of corrosion exist at weld seams, elevated platform, riser tube, and horizontal stiffeners/ribs. Coating deteriorating/cracking at some of these locations, see photos. Corrosion similar to that observed in the spring of 2025. Moderate to significant pitting of the steel remains at interior dry riser. <b>We recommend that consideration be given to touching up the corroded areas to reduce corrosion via hand and power tool cleaning (SSPC-SP 2/3) spot repairs.</b> We also recommend treating the wasps.				
<b>Exterior notes:</b>				
Exterior was pressure washed and overcoated in 2020 with one coat of Tnemec Series 118 Uni-Bond Mastic Waterborne Acrylic at 6.0 – 8.0 dry mils and a second coat of Tnemec Series 700 Hydroflon applied at 2.0 – 3.0 dry mils. Due to the thickness of the coatings, the next exterior coating will likely require a blast to bare metal and recoat. Mildew is present on the northeast elevation. <b>We recommend washing the exterior.</b> No coating modifications are recommended to the exterior at present time.				

### Other Comments

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### Photos



**Photo 1**  
*Tank elevation.*



**Photo 2**  
*Tank elevation.*

**Photos**



**Photo 3**  
*Mildew accumulation.*



**Photo 4**  
*Top of tank exterior.*



**Photo 5**  
*Top of tank exterior.*



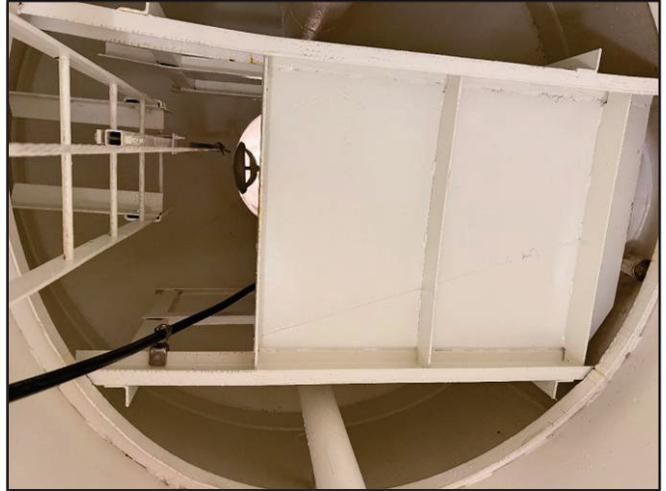
**Photo 6**  
*Top of intermediate platform.*

**Photos**



**Photo 7**

*Riser tube to top of tank (looking down from top).*



**Photo 8**

*Underside of intermediate platform.*



**Photo 9**

*Corrosion at stiffeners.*



**Photo 10**

*Zoomed in at corrosion.*

**Photos**



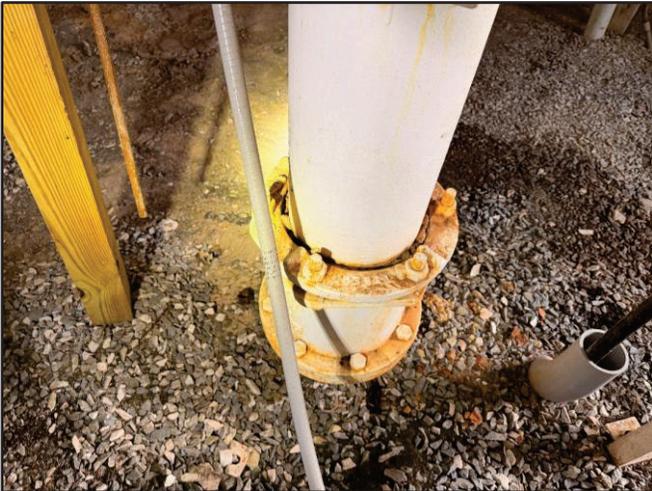
**Photo 11**

*Corrosion & cracking of coating at stiffener.*



**Photo 12**

*Corrosion on pump equipment.*



**Photo 13**

*Pinpoint corrosion on riser tube.*



**Photo 14**

*Base of tank viewed from interior. Minor corrosion encountered and cracking/delamination of coating.*



Principals: Stephen Fleming, PE, RBEC ■ J. Ben Rogers, PE ■ Sarah Duncan, PE ■ John Kells, PE, SE

**WATER STORAGE TANK ANNUAL INSPECTION REPORT - EXTERIOR**

General						
<b>Tank name:</b>	Cliffdale			<b>Location:</b>	601 Castle Rising Road Fayetteville, NC 28314	
<b>Tank capacity:</b>	1,000,000 Gallons			<b>Year constructed:</b>	1953	
<b>In-service:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<b>Type:</b>	<input checked="" type="checkbox"/> Multi-column elevated	<input type="checkbox"/> Pedosphere Elevated	<input type="checkbox"/> Hydropillar Elevated	<input type="checkbox"/> Composite Elevated	<input type="checkbox"/> Concrete Ground Supported	<input type="checkbox"/> Steel Ground supported
Inspection Information						
<b>Exterior inspection date:</b>	11/18/2025		<b>Inspector:</b>	John Kells, PE, SE, AMPP Certified Coatings Inspector		
<b>Next recommended exterior inspection:</b>	FY27					

Structural					
Item	Condition				Notes
<b>Anchor bolts:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Corrosion at underside of various baseplates, some corrosion at anchor bolts.
<b>Concrete pedestals:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Cracks observed on several pedestals. Spalling evident at what appears to be previous repairs.
<b>Legs:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Spot corrosion and some pitting on legs.
<b>Riser:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Spot corrosion on handrails and stairwell treads.
<b>Sway rods:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Minor corrosion at concealed turnbuckle surfaces. Corrosion at faying surfaces at rod connections.
<b>Hub rods:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Minor to moderate corrosion at faying surfaces throughout exterior of tank.
<b>Steel shell:</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	Spot corrosion at damaged surfaces. Some delamination of coating at underside of steel ribs. Moderate chalking throughout.
<b>Ladder:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Antenna corral:</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a	
<b>Other notes:</b>					

Safety/Security				
Item				Notes
Compound locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Fence continuous/secure:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Safety climb present:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> n/a	
Hatches locked:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Ladder security cover:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> n/a	
Flying insect presence:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> n/a	
<b>Other notes:</b>				
Remote gate access was functional.				

Coating				
Item				Notes
Type:	Potentially TNEMEC Series 1028/1029			See TNEMEC report dated 11/20/2018
Exterior condition:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> n/a
Last known re-coat:	2013±			Per TNEMEC records
Dry film thickness:	Exterior leg at ground		n/a	No change since previous report.
	Exterior shell at catwalk		n/a	No change since previous report.
	Exterior roof		24-32mil	
				<b>Result</b>
Testing:	ASTM D 3359 (tape test)		<input type="checkbox"/> n/a	
	ASTM D 6677 (knife test)		<input type="checkbox"/> n/a	
	ASTM D 4752 (solvent rub)		<input type="checkbox"/> n/a	
	Field lead test		<input type="checkbox"/>	

**Exterior notes:**

Moderate to heavy chalkiness observed, particularly at shell sidewalls. Some isolated corrosion throughout various elements including most prominently at the catwalk (pinpoint rusting typically estimated as type 4-P, and in some isolated areas more significant), at the tank legs, tank bowl, and the riser stairs at isolated areas. The crown of the tank was overcoated during removal of the interior corral in the summer of 2022. **Due to several factors, including: 1) the high traffic roads adjacent to the tank and preference for containment, 2) lifecycle costs of an overcoat vs. blasting, and 3) the telecommunications equipment on the tank, we recommend not performing an overcoat but rather budget for blasting and installing a new high-performance coating in the next 3 years.** Coating rehabilitation should occur before corrosion begins to result in pitting or deterioration of structural elements – particularly ladders used to access the tank by maintenance personnel. In the meantime, PWC should continue to perform annual inspections to assess coating condition.

### Other Comments

- Please note that this inspection is general and visual in nature. Unless otherwise noted, no destructive testing was performed. Additional testing, if required, should be performed by parties contracted directly by PWC.
- Analysis of structural components is outside the scope of this inspection.
- Geotechnical evaluation or foundation evaluation is outside the scope of this inspection.
- Inspection of sanitary components is outside Fleming and Associates scope of work and should be performed by others.
- All other items unless directly included in this report are outside of the scope of this inspection.

### Photos



**Photo 1**

*Underside of tank and center riser.*



**Photo 2**

*Underside of tank.*

**Photos**



**Photo 3**

*Cracks / spalling at concrete pedestal.*



**Photo 4**

*Cracks / spalling at concrete pedestal.*



**Photo 5**

*Catwalk under bowl.*



**Photo 6**

*Tank side bowl.*

**Photos**



**Photo 7**

*Safety gate with moderate corrosion and staining.*



**Photo 8**

*Corrosion at catwalk.*



**Photo 9**

*Chalkiness of coating at tank sidewall.*



**Photo 10**

*Top vent screen.*

Photos



**Photo 11**  
*Corrosion at faying surfaces.*



**Photo 12**  
*Corrosion at faying surfaces.*



**Photo 13**  
*Top of tank bowl.*



**Photo 14**  
*Riser tube.*