

Job #35002691

Inspect-Water Supply Inspection Report

**The Water Specialist Inc.-608 Cornerstone Ct
Hillsborough, NC 27278-919-732-1578-
robbie@thewaterspecialist.com**

This report does not constitute a guarantee or warranty, nor does it in any way represent future performance of the well, well pump, controls or pressure tank system.

Name:

Mary Kelley (agent)

Address:

114 Wester Road, Henderson, NC 27537 USA

Date:

3/17/2022

Inspector:

Evan Watkins NCWC 4311-B

Water Supply:

☒ Private

Well info

Is original permit available? (when originally drilled, this well was permitted with the county)

☒ No permit info available

Is the well tagged? (a tag at the well head displays all the info for the well attached by driller)

☒ No tag present

Date well was drilled: (If no permit or tag information is available this date may be unknown.)

Unknown

Is the well above ground level? (older wells may be buried)

☒ Buried

"The well head is just below the surrounding grade, this does not meet current codes and is more likely to become contaminated."

Well production per tag or permit info:

Well production notes:

- ☒ No estimates for well production were given in the report. We are unable to give any estimates on how much water this well can produce because the original drilling permit was not available and/or there was not a tag on the well to provide the actual production numbers for the well. The actual well recovery rate was not determined as part of today's inspection. Unless otherwise noted, no evidence was found during the inspection to suggest that there is a water supply issue. However, the only way to determine the exact production of the well is perform a pump drawdown flow test. This test may involve lowering a high volume well pump into the well in an attempt to pump all of the water out. Once this is done, measurements would be taken to determine how fast the well filled back up. (Cost \$350-750, time for test approx 2-3 hrs)

Well production:

Unknown no permit or well tag information available at the time of inspection.

Well depth:

Unknown no permit or well tag information available at the time of inspection.

Static water level:

Unknown no permit or well tag information available at the time of inspection.

Well location:**Physical location of well:**

- ☒ Right of house

**Location of well to septic/pump tank if known? (Minimum 100 feet; property age may predate setback requirements)**

- ☒ Less than 100' (see notes)

"98' to the house"

Location of well to drain-field if known? (Minimum 100 feet; property age may predate setback requirements)

- ☒ Greater than 100'

"105' to the dispersal field"

Location of well to building foundations? (Minimum 50 feet ; property age may predate setback requirements)

- ☒ Greater than 50'

"73' to the house"

Location of well to property lines? Minimum 40 feet

- ☒ Property lines unknown

Location of well to swimming pool? Minimum 50 feet

- ☒ No pool present

Well head condition:

Does the grout seal on the well appear to be in-tact? (this seal is used to seal the casing into the earth)

- ☒ Unknown, Buried well



Is the well seal properly installed? (contamination risk if there are open holes to the well)

- ☒ Missing electrical junction box/cover
- ☒ Missing well vent
- ☒ Not installed properly (see notes)



Is the well head insulation adequate? (improper insulation may cause pipes to freeze)

☒ Yes



Are there leaks present at well head? (leaks would indicate repair may be needed)

☒ No leaks detected

Well pump info:

Well pump size: (this is the capacity of the pump to remove water from the well)

☒ Estimated
☒ 3/4 hp-10 gpm

Pump voltage:

☒ 240 volt

Pump wiring configuration

☒ 2-wire pump (no control box)

Pump running amps/correct for motor size? (high or low amp draw may indicate pending motor failure)

6.83 amps/correct for estimated motor size.



Well pump depth: (this is how deep the pump is hung in the well)

Unknown no pump tag information available at the time of inspection.

Well pump age:

☒ Unknown

Well pump type: (jet pump will be on top of the ground, submersible down in the well)

☒ Submersible

Well pump pressure tank and controls:

Pressure tank size/age: (small pressure tanks increase pump wear and tear)

- ☒ 20 gallon
- ☒ 15+ years



Pump psi operating range: (operating range is usually set by the original installer)

- ☒ 30-50 psi

Pump short cycling? (a short cycling pump will greatly reduce pump life)

- ☒ No

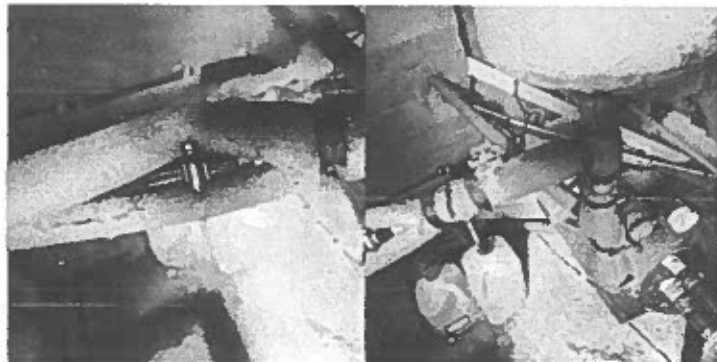
Air charge in pressure tank: (low or high air charge may alter pump/tank life and water pressure)

16.5 psi / proper air charge is 28 psi.



Are there leaks on pressure tank/fittings?

☒ Yes (see notes)



"There was a leak on the plumbing close to the other well that is not in use."

Electrical disconnect at the tank/Functional? (used to turn off power to the well pump)

☒ None found

Water line cut off at the tank/Functional? (used to turn off all the water to the house)

☒ Yes

☒ Not functional



Is Check Valve in the well holding? (prevents water from rushing back into well from house)

☒ Yes

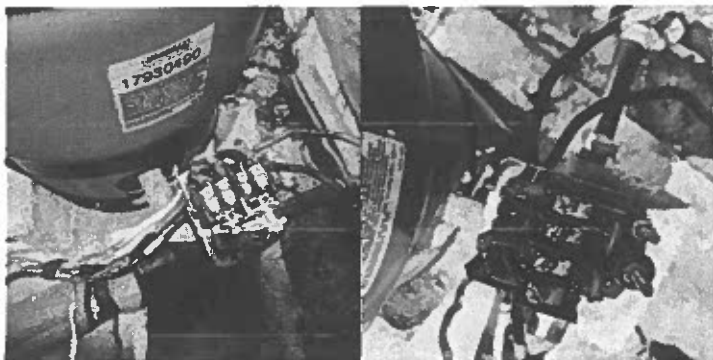
Is the pressure gauge functional?

☒ Yes



Pressure switch condition: (burned or worn contacts on a switch may indicate problems)

☒ Worn



Is the pressure switch set correctly with tank? (incorrect settings on a pressure switch may cause pump problems)

☒ Yes

Water treatment and quality

Things to know about a water treatment system:

- Most water treatment equipment will require routine maintenance to operate at maximum efficiency.
- Filters may need changing every few months or as needed when soiled.

- Salt may need to be added to water softeners.
- Media may need to be added or replaced in certain types of equipment.

Water filter installed on house? . . .type:

☒ No filter found

Treatment system on house?. . .type:

☒ No treatment equipment found

Is chlorine present in well pump system?(chlorine would cause water tests not to be accurate)

☒ No chlorine present

Water clear or discolored?

☒ Clear

House vacant/Occupied: (a vacant house could affect test results and odors)

☒ Occupied

Type/size of house plumbing: (house plumbing can have a great effect on pressure and flow)

☒ Unknown

Water test results:

Most local health departments recommend testing for Total Coliform Bacteria annually.

*This report does not offer any guarantee of future water quality regardless of the test results at the time of inspection.

Total Coliform Bacteria-Water should test absent for Bacteria

☒ Absent - Total Coliform Bacteria was not found to be present.

E.coli Bacteria-Water should test absent for Bacteria

☒ Absent - E.coli Bacteria was not found to be present.

Hardness-Raw/Treated-1 gpg =17.1 ppm) - wastes soap, forms scale, clogs hot water heater and pipes 0-3 gpg = soft, 3-6 gpg = moderately hard, 6-9 gpg = hard, 9-20 = very hard, 20+= extreamly hard

8 gpg

Dissolved Iron-EPA recommends under 0.30 ppm. Over 0.3 ppm may cause red staining on plumbing fixtures and clothing.

0 ppm

Precipitated Iron-EPA recommends under 0.30 ppm. Over 0.3 ppm may cause red staining on plumbing fixtures and clothing.

0 ppm

pH-Under 7.0 = acidic (6.8 or under is corrosive to fixtures and piping), 7.0 = neutral, over 7.0 = alkaline

8.0

Nitrate-The EPA recommends under 10 mg/l. Over 10 ppm can be harmful for babies under 6 months of age.

Test not requested

Nitrite-EPA recommends 1 mg/l or below

Test not requested

Lead-EPA recommends 0.015 mg/l or below

Test not requested

Notes regarding this water supply system on the day of inspection

****** There was a leak on the plumbing close to the other well that is not in use.

****** The well head is just below the surrounding grade, this does not meet current codes and is more likely to become contaminated.

Additional notes:(if needed)

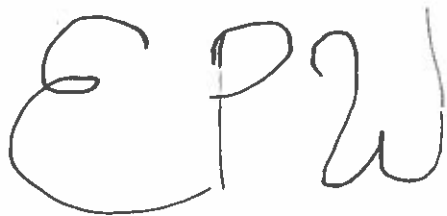


"There is a 2nd well located in the well house that is not in service. The environmental health dept. would strongly urge that any well not in use be properly abandoned."

Actual well production numbers were not determined or confirmed with original permit (if available) during today's inspection. Unless otherwise noted, no evidence was found during the inspection to suggest that there is a water supply issue. However, the only way to determine the exact production of the well is perform a pump draw-down flow test. This test may involve lowering a high volume well pump into the well in an attempt to pump all of the water out. Once this is done, measurements would be taken to determine how fast the well filled back up. (Cost \$350-750, time for test approx 2-3 hrs)

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Signature

A handwritten signature in black ink, consisting of the letters 'EPW' in a stylized, cursive-like font. The 'E' is large and loops around the 'P', which is also large and loops around the 'W'. The signature is written on a plain white background.