

Sparrow Point LLC - Well and Septic
Inspections
984-234-9494
caleb@sparrowpoint.com
1343 Clearwater Lake Rd
Chapel Hill, NC 27517



Garnet and Grey Inspections
5901 Ten-Ten Rd
Apex, NC 27539

Well Inspection Report - 6/10/2026

Location

5901 Ten-Ten Rd, Apex, NC 27539

Location of inspection



6/10/2026 11:46 AM

Date of inspection

6/10/2026

Inspection was performed by?

Caleb Sparrow NCWC 4195-B

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

Well tag (if present)

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

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

Yes

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.

Well production:

Unknown

Well depth:

Unknown

Static water level:

Unknown

Physical location of well:



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Physical location of well:

Rear of house

Location of well to septic/pump tank if known? (current State minimum is 50' county rules may be different)

Greater than 50'

Location of well to building foundations? (Current State minimum is 25' - County rules may be different)

Greater than 25'

Location of well to property lines? (Current State minimum is 15' - County rules may be different)

Property lines unknown

Location of well to swimming pool? Minimum 50 feet

No pool present

Well head condition:



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

Missing electrical junction box/cover

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

Is there a Well pump tag present?

No

Well pump tag (if present)

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

1/2 hp-7 gpm

Pump voltage:

240 volt

Pump wiring configuration

2-wire pump (no control box)

Well pump amp draw

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

6.25 amps / yes, correct for estimated motor size

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

Unknown

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:



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

20 gallon

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



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

9 psi / Low air charge

Are there leaks on pressure tank/fittings?

None found

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

Functional

Electrical disconnect (If Present)



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Shut off valve at pressure tank;



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

Functional

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

Yes

Pressure gauge



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Is the pressure gauge functional?

Not functional

Pressure Switch:



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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 filter installed on house? . . .type:

10" Standard sediment filter

Water treatment equipment if present



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Treatment system on house? . . type:

No treatment equipment found

Water clear or discolored?

Discolored

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

Unknown

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

PEX

- ☒ Most local health departments recommend testing for Coliform Bacteria annually. *This report does not offer any guarantee of future water quality.

Water test results for Total Coliform Bacteria;

Present - The water tested Positive for Total Coliform Bacteria and is considered a "non-potable" water system according to EPA and NC standards. The well should be properly disinfected by Shock Chlorination and/or a treatment (Ultra-Violet Light Disinfection) system installed and then re-tested for Bacteria. Total coliform includes several species of bacteria that are present normally in the soil or on plants. Total coliform may not be harmful in themselves but do indicate that there is a possible source of contamination.

Water test results for E.coli 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

2 gpg

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

3.0 ppm

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

0.5 ppm

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

6.0

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

** The pressure tank has lost most of its air charge, Just adding air is not considered a proper repair replacement of the pressure tank is recommended.

** Water test results indicate elevated iron levels. The best way to address this is with water treatment equipment.

** The water tested Positive for Total Coliform Bacteria and is considered a "non-potable" water system according to EPA and NC standards. The well should be properly disinfected by Shock Chlorination and/or a treatment (Ultra-Violet Light Disinfection) system installed and then re-tested for Bacteria. Total coliform includes several species of bacteria that are present normally.

- ☒ Actual well production numbers were not determined or confirmed with original permit (if available) during today's inspection. Unless otherwise noted