

Well & Septic Information and Purpose

(Note) the statements below will be based on both well & Septic but one or the other may not apply if both types of evaluations are not to be performed.

Well Inspection

The purpose of this inspection is to identify evident defects and even code violations of the well and pump installation that was in effect at the time of installation. There will be limitations due to lack of visibility of underground components and from not removing well pipe and pump from casing or even the well cap. Newer wells will have unique identifying numbers of which many times are not present during the inspection. These numbers will give access to the well installation report.

This inspection is not a warranty or guarantee of the system nor is it a detailed full well examination. This would include removing the pump, pipe and viewing the casing with a camera of which is beyond the scope of this inspection. Some of the information that also could be limited is the brand of pump, well depth, age, and type of pit-less adapter. Any information that the owner/agent has should be made available to this inspector to clarify these items. The age of the well is very important and every effort should be made to verify this by the owner/agent and provide it to this inspector.

There will be observations made to determine proper well separation distances from points of potential contamination based on the code for the year the well was installed. The pump will be run to determine adequate pump recovery rate. Due to limitations of time the pump most likely will not be run for more than a few minutes.

In addition to knowing the capacity of the pump to insure adequate water supply, this will show the system in operation & show the condition of the pressure tank as far as air charge or bladder condition.

Certain submersible pumps manufactured prior to 1979 contained non-food grade oil and possible PCB containing capacitors. If ever an oily sheen is observed in the water from an old pump, a pump oil leak is likely. A pump installer should be called to assess the situation and correct it. If the submersible pump is older than 1979 I suggest periodic water sample for PCB's. Note: Older submersible pumps with the control box with inside capacitors in the basement or at the well do not have in well capacitors and PCB's should not be a threat.

If there are any old wells located on the property that are not in use they will need to be properly abandoned by a well professional to protect your water source.

This inspection is based on proper information given to the inspector by the responsible party that the represented well is on and the age is from that source. Newer installations have a visible Unique # this is a reliable source of information and can be used when made available or when is visible at the equipment site.

Septic Evaluation.

The purpose of this existing POWTS (Private Onsite Wastewater Treatment System) evaluation is to provide a professional opinion of the apparent functional status of the system located at the property described herein, on the date of the observation. The evaluation and report will conform to the standards of practice set forth in the WOWRA Manual for Evaluating Existing POWTS.

The level of evaluation is determined by the availability and quality of Department of Commerce recognized Documents.

Soil conditions are a critical component of POWTS function. In the event that an acceptable soil report is not available from the county where the POWTS is located, a Wisconsin Certified Soil Tester will complete a soil boring and a description of conditions will be included in the evaluation report. (Note: If the client or owner does not authorize this testing then we would consider the soil conditions as not verified. Local soil testers may not be confident in borings and may recommend a complete soil evaluation typically called a perk test. Most County Sanitarians are in the process of checking for compliance of older systems and may require replacement due to certain criteria not being met.

This evaluation does not cover defects not reasonably observable during the evaluation, including, but not limited to, modification or concealment of current or prior defects. This evaluation will not and cannot alert the evaluator of client to conditions of the POWTS which are concealed, not readily accessible or would require unreasonable excavation or destructive testing. The evaluator will not enter unsafe or inaccessible areas to perform the evaluation.

The evaluation is limited to the POWTS. Interior plumbing connections will not be inspected for conformance. The evaluator will not predict future conditions, including failure or life expectancy of any Powts component. The evaluator will not go onto surrounding property to perform the inspection.

Additional limitations may be noted in the report. Be aware that POWTS evaluations done in winter conditions (snow cover, frost, low light, sub-freezing temperatures, etc) have severe limitations.

No warranties or guarantees are expressed or implied as a result of the well Inspection or septic evaluations. These observances are not a compliance evaluation or certification for governmental codes or regulations of any kind other than NR812 Wisconsin well code.

The observations reported in this evaluation report are the property of the evaluator and the client. The evaluator will retain this report and the information herein will not be disclosed to any party other than the client without the express permission of the client. The client may provide the report to other interested parties.

The evaluator is not responsible for damage to, or repair of, unmarked buried private utilities that are not clearly marked and located by the owner.