Well Inspection Checklist

Part 1: Well Location and Condition

1. According to the well log, is the well a drilled well?
   - ☐ Yes
   - ☐ No; if no, how was the well constructed?

2. If the well is NOT a drilled well, has it been brought up to current standard or code, according to well records?
   - ☐ Yes
   - ☐ No

3. How old is the well, according to the well log? _________________

4. How deep is the well, according to the well log? _________________ feet

5. Are well records available? Check all that are available and attach a copy with the report.
   - ☐ Well Log
   - ☐ Water Testing Results
   - ☐ Maintenance Records
   - ☐ Other: _________________

6. According to well maintenance records, how often has the well been inspected? _________________

7. According to well maintenance records, how often were water tests performed on the well? _________________

8. Where is the well located on the property?
   _____________________________________________________________________________________

9. Is the soil around the well buried to prevent puddling around the wellhead and to divert any runoff water from going to the wellhead?
   - ☐ Yes
   - ☐ No

10. Are there any voids in the soil around the top of the wellhead which could allow runoff to travel down the borehole to the aquifer?
    - ☐ Yes
    - ☐ No

11. Is the wellhead visible and above ground?
    - ☐ Yes
    - ☐ No

12. Are any permanent structures located within 10 feet of the wellhead?
    - ☐ Yes; if yes, is the well still accessible for future repairs and service? _________________
    - ☐ No
13. Is it apparent from a site inspection that the well location meets the minimum distance from contamination sources as outlined by state or local regulation?
   - Yes
   - No; if no, please explain:

14. According to well records, are there any abandoned wells on the property?
   - Yes; if yes, are there records showing that these have been properly closed? 
     ______________________
   - No

**Part 2: Well Components**

15. Is the lining of the well (the casing) 12 or more inches above the land surface? Note: In flood prone areas, the casing should be one to two feet above the highest recorded flood level.
   - Yes
   - No; if no, indicate height of casing: ______________________

16. Are there any visible holes or cracks in the well casing?
   - Yes; if yes, please describe:
     ______________________
   - No

17. According to the well log, does the casing depth meet state and local codes?
   - Yes
   - No; if no, please describe:

18. Is the well cap vermin-proof, watertight and securely attached to the well casing?
   - Yes
   - No; if no, please describe:

19. Is there any corrosion visible at the plumbing fittings and/or the pressure/storage tank?
   - Yes; if yes, describe ______________________
   - No
20. According to the well log, is pitless equipment used?

☐ Yes; if yes, what type? ____________________; is this listed as approved under industry standard PAS-97(2017)? (The most current standard and product list is available at https://www.watersystemscouncil.org/resources/well-standards/.)

☐ No

21. Pressure Tank

☐ What is the pump cut-in pressure? _________________

☐ What is the pump cut-out pressure? _________________

☐ What is the pressure differential? _________________

22. How long does it take for the pump to go from the cut-in to the cut-out with no water running in the house? _________________

23. Does the home have any water treatment devices?

☐ Yes; if yes, list:

____________________________________________________________________________________

☐ No

24. Have water treatment systems been regularly maintained, according to well maintenance records?

☐ Yes

☐ No; if no, please explain:

____________________________________________________________________________________

Part 3: Water Testing

25. Is a water sample needed?

☐ Yes; if yes, what types?
  o Bacteria
  o Nitrate/Nitrite
  o Lead
  o Arsenic
  o Radon
  o Other (Please list): ____________________

☐ No

Part 4: Well Yield/Flow

26. Well Flow Test Results: _________________ gallons per minute (GPM)

27. Is a more extensive test needed to evaluate well yield?

☐ Yes

☐ No

If the well falls short of ideal conditions, the home inspector should recommend that the homeowner contact a licensed well contractor about further well inspection, water testing and/or the need for well repair or replacement.