# InterNACHI® Well Inspection Standards of Practice

## 1 Definitions and Scope:

1.1 A Well Inspection is the visual inspection of the well components (well head, well head cap/seal, well pressure tank, attached plumbing, and the well pump electrical control systems), including a two-hour well pump flow test (although the flow test may be stopped if the well appears to be running dry), performed for a fee. The purpose of a Well Inspection is to discover marginally or low-producing wells or defective well pumps, and to discover and report defects that were visible at the well components.

1. The Well Inspection and pump flow test are based on the observations made on the date of the inspection, and not a prediction of future conditions. Tests are valid for the subject property on the date of inspection only. Yield, recovery rate, flow rate, static water level, and storage are dependent on the time of year, weather, soil permeability, and other variable conditions. THIS INSPECTION IS NOT A GUARANTEE OF A CONTINUOUS WATER SUPPLY OR THAT THE WELL WILL CONTINUE TO PRODUCE THE YIELD AS TESTED.

2. A Well Inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2 A **material defect** is a specific issue with a system or component at a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3 A **Well Inspection report** shall identify, in written format, defects within the system and the components defined by these Standards that are both observed and deemed material by the inspector. The inspection report may include additional comments and recommendations. The Well Inspection report will also include the total gallons of water pumped during the well pump flow test and the average (GPM) rate of water flow during the test.

1.4 **The Well Inspection report** will outline and define the items that were inspected and indicate any items that were not inspected, the reason they were not inspected, and general statements of what is commonly included and excluded during the Well Inspection.

## 2 Limitations, Exceptions & Exclusions

2.1 Limitations:

I. A Well Inspection is not technically exhaustive.
II. A Well Inspection will not identify concealed or latent defects.
III. This Standards of Practice applies to properties with a private residential water well.

**2.2 Exclusions:**

The inspector is not required to:

A. perform a four-hour well pump flow test (although the inspector may offer a four-hour pump flow test as an option).
B. measure the well's static water levels (although the inspector may offer to measure the static water levels with a four-hour well pump flow test if allowed by the homeowner and the local water/governing jurisdiction).
C. measure the depth of the well.
D. review or comment on any portion of the well driller's log.
E. estimate the well recovery rate or water storage capabilities.
F. dig soil or snow to locate a well head or in-ground well room.
G. inspect any water treatment systems.
H. inspect any in-ground water storage/cistern systems.
I. measure the distance from the well head to the septic tank(s) or leach field(s).
J. remove the well pump or perform any repairs or maintenance.
K. diagnose any well problems.
L. shock or super-chlorinate the well.
M. estimate the age or life expectancy of the well pump or any of the well's components.
N. operate any well pump that, in the opinion of the inspector, is unsafe or likely to fail during the well pump flow test.
O. give correction, replacement, or repair cost estimates.
P. enter/access any area that may or do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property.
Q. enter crawlspaces, well rooms, or other confined areas that may be unsafe or not readily accessible.
R. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, boxes, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, or anything else that might restrict the Well Inspection.

**3.0 Standards of Practice**

**3.1 Well Systems Inspection**

The inspector will:

A. perform, at a minimum, a two-hour well pump flow test (or until the well runs dry or the pump fails the current draw test);
B. calculate the total gallons of water pumped during the well pump flow test;
C. calculate the average GPM flow during the well pump flow test;

D. measure the well pump current draw at least every 15 minutes during the pump flow test;
E. measure the well pressure tank air pre-charge;
F. visually inspect the condition of the well head and surrounding site conditions (if the well head cannot be located, this must be documented in the written report);
G. measure the height of the well head from grade;
H. visually inspect the condition of the well head cap or seal;
I. visually inspect the condition of the visible portions of the well casing;
J. note approximate location of well head in written report;
K. visually inspect the condition of the well pressure tank;
L. visually inspect the condition of the well pressure switch;
M. visually inspect for the presence of and condition of a well water pressure gauge;
N. inspect for the presence of and the rating of any installed well pump control panel;
O. inspect for the presence of a well pump disconnect panel or switch; and
P. inspect for the presence of a main water shutoff valve.

3.2 The inspector shall report as in need of correction:

A. any well that runs dry during the two-hour well pump flow test;
B. any well that fails to average at least 3 GPM flow during the well pump flow test;
C. any well pump whose current draw is higher than the rating listed on the well pump control panel;
D. any well pump whose current draw fluctuates more than 1 amp during the well pump flow test;
E. any waterlogged well pressure tank;
F. any corroded or leaking well pressure tank;
G. any well pressure air pre-charge that is out of specifications;
H. any well head cap/seal that is damaged, loose, or missing;
I. any well head that does not extend above grade by at least 12 inches; and
J. any burnt or corroded pints or contacts inside the well pressure switch.