

RESIDENTIAL WATER SYSTEM CHECK LIST FOR REALTORS

ADDRESS: _____

LEGAL DESCRIPTION: _____ DATES: _____

INSPECTOR: _____ SELLER: _____

WELL CONSTRUCTION, SET UP & MAINTENANCE

YES	NO	N/A	
			Location of well(s) known?
			Copy of well construction report(s) available? ¹
			Copy of pumping installation report or invoice available? ²
			Well has a ≥ 12 inch stick-up?
			Is the stick-up/well protected from physical damage?
			Is the well located at least 30 m (100 ft) from potential sources of contamination such as septic tank/field, livestock barn or paddock, underground storage tank, refuse burn pile? ³
			Is the Well Identification Plate visible & in good condition (applies to new well construction or altered after Nov. 1, 2005)? ⁴
			No gap is visible between the well casing and surrounding ground? ⁵
			Is the pump house clean (no inappropriate storage of chemicals, pesticides, etc.) and in good repair?
			Is there a cap on the well (all wells must be capped on or before November 1, 2007)? ⁶
			Is the well clear of any debris?
			Well pump and piping in good condition?
			Abandoned well(s) on property and location(s) known? ⁵
			Adequate water supply provided year round? If no, what is the problem and how was it/will it be resolved?

WATER QUALITY

YES	NO	N/A	
			Recent water quality report(s) available? ⁷
			Water quality problems, if known, indicated by seller?
			Water treatment system installed and working (if applicable)?
			Reviewed with owner the operation & the reason for any water treatment systems (water softener, disinfection system, reverse osmosis system, chlorination unit, etc.). Reviewed treatment device manuals to ensure proper operation and maintenance.
			Sand and grit in the indoor faucet strainer?
			Is there scale on fixtures or around the faucets indicating hard water? Lift the lid & inspect the back of the toilet tank for sand, sediment, rust particles, scaling, biological growth & any other visual signs which may indicate a water quality problem.

ISSUES THAT MAY REQUIRE ACTION

If any of the answers below are “No”, action will be required in order for the well to be compliant with the Ground Water Protection Regulation or to increase the sanitary protection. Suggested actions can be found in the footnotes.

YES	NO	N/A	
			Abandoned well on property are deactivated or closed. ⁵
			Well has secure, water tight, vermin proof cap (all wells must be capped on or before November 1, 2007). ⁶
			Is the well located at least 30 m (100 ft) from potential sources of contamination such as septic tank/field, livestock barn or paddock, underground storage tank, refuse burn pile? ³
			No gap is visible between well casing, and surrounding ground. ⁵
			There are no low spots around the wellhead – water is not ponding or hasn’t the potential to pond around the wellhead. ⁸
			Is the artesian well flow contained within the property? ⁹

POTENTIAL WATER QUALITY & QUANTITY ISSUES

YES	NO	N/A	
			Seller or inspection has indicated a water quality issue(s). ⁷
			Seller or inspection has indicated a water supply issue(s). ²

INFORMATION FOR INSPECTOR TO PROVIDE TO NEW HOME OWNER, IF AVAILABLE

YES	NO	N/A	
			Copy of well construction report(s) or well record(s)
			Other reports such as water quality report(s), pumping test reports, etc.
			Advised of any potential issues (see above).
			Groundwater brochures and fact sheets.

Footnotes:

¹ Well records may be available from the Ministry of Environment’s WELLS database (<http://aardvark.gov.bc.ca/apps/wells/>).

² If there is a water supply issue, a provincially registered qualified well driller, qualified well pump installer or professional hydrogeologist may have to be consulted. A listing of provincially registered qualified well drillers and pump installers can be found at http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells.html#reg. A listing of groundwater consultants can be found at http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/library/consultants.html. The owner, neighbours or local well drillers may know if there have been any problems with wells running dry on the property or in the area. A pumping test is not always required, but may be useful if there are concerns regarding a well’s long-term ability to produce sufficient water.

³ Wells that are poorly sited are at greater risk of contamination. A qualified professional such as a professional hydrogeologist (look in the yellow pages) or provincially registered qualified well driller (http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells.html#reg) may need to be consulted or contact Public Health at your local Health Authority.

⁴ If the well identification plate is damaged or missing (only for wells installed after November 1, 2005), replacement plates can be obtained, free of charge, from your local Ministry of Environment office.

⁵ The cost of closing or upgrading the well(s) using a provincially registered qualified well driller may be considered when negotiating the sale price for the home.

⁶ A well cap can be purchased or a qualified well driller can be consulted (http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells.html#reg).

⁷ If no recent water quality test results are available, it is recommended that water samples be collected for analysis to confirm suitability for its intended use – including drinking water. Analytical laboratories can be found in the yellow pages under Laboratories - Analytical. If the water quality tests identified an issue, refer to the Guidelines for Canadian Drinking Water Quality (http://www.hc-sc.gc.ca/ewh-semt/water-eau/drink-potab/guide/index_e.html) and/or consult Public Health at your local Health Authority on how to deal with the issue. Some water quality issues make the water less pleasant to drink, but are not health concerns.

⁸ Ground should be sloped to promote flow of surface water away from the well.

⁹ Controlling artesian flow means to ensure the flow is entirely through the well casing and the flow does not pose a threat of flooding, property or environmental damage, risk to public safety, or adverse impacts on the aquifer, and can be stopped, if required. If the artesian flow is not controlled, a provincially registered qualified well driller or qualified professional should be consulted.