



866.WelGard (935-4273)

www.wellguardian.us

info@welgard.com



Address Line 1

Address Line 2

*You've taken a key step in ensuring the safety and security of your family.
SAMPLE **Home Inspections** and Well Guardian are pleased to present the results of
the Enhanced Well Inspection –
Joined by inspecting and protecting one of your most expensive home systems.*

KEY FINDINGS IN 4 CRITICAL INSPECTION AREAS

EXTERNAL EQUIPMENT - **Needs Attention - See Comments Below**

INTERNAL EQUIPMENT - **Within Normal Range**

CYCLE TIME - **Within Normal Range**

YIELD - **Within Normal Range**

SAMPLE Home Inspections - Enhanced Well Inspection Report



866.WelGard (935-4273)

www.wellguardian.us

info@welgard.com

Inspection Date / Time

Wednesday, March 08, 2023 at 10:28 AM

Inspection Firm

[Redacted]

Inspector

[Redacted]

Inspector Email

seth@ [Redacted]

Business Phone

[Redacted]-8132

Business Address

[Redacted] 07

Client

SAMPLE

Phone (Day)

SAMPLE

Address

Line 1

Line 2

Client Email

SAMPLE

Name of Person Requesting Inspection

SAMPLE

Phone

SAMPLE

External Equipment

Well Type

Drilled

Well Permit # If Known

RG-41109

Well Obstructions

None

Well Depth (Feet)

100 - 500

Height of Casing Above Ground (Inches)

2

Source of Data

Official Source (Permit, Local Government)

Well Cap

Secured / Bolted

Casing Type

PVC

Distance from Well to House (Feet)

120

Casing Size

6"

Well Completed Date

12/83

SAMPLE **Home Inspections - Enhanced Well Inspection Report**

Internal Equipment			
Pump Mfr- (If Known) Unknown	HP Unknown	Type Submersible	Amperage Reading 10 - 11.99 amps
Pressure Tank: Tank Brand Wel X Trol	Tank Model wx-250	PSI Settings 40 / 60	Tank Condition Good (Like New)
Control Box Condition Ok	Water Conditioning Equipment Description None		Wire Gauge 10-2
Pressure Switch Visibly Present / Intact		Pressure Gauge Visibly Present / Intact	
Constant Pressure System No	*If Constant Pressure System is Yes, it's normal for all Cycle Time readings to be 0.		
Low Reading - PSI 40	Seconds to High Reading 308	High Reading - PSI 60	Seconds to Low Reading 276
Low Reading - PSI 40			
Yield Testing			
Container Size in Gallons 5			
Start Time - Test #1 10:28	Seconds to Fill 5 Gallon Bucket 60	Total Gallons 5	Flow per Minute 5
Start Time - Test #2 10:56	Seconds to Fill 5 Gallon Bucket 62	Total Gallons 172	Flow per Minute 4.85
Start Time - Test #3 11:18	Seconds to Fill 5 Gallon Bucket 50	Total Gallons 293	Flow per Minute 6.02
Start Time - Test #4 11:36	Seconds to Fill 5 Gallon Bucket 51	Total Gallons 387	Flow per Minute 5.88
Start Time - Test #5	Seconds to Fill 5 Gallon Bucket	Total Gallons	Flow per Minute
Start Time - Test #6	Seconds to Fill 5 Gallon Bucket	Total Gallons	Flow per Minute

Cycle Time Parameters - Cycle time indicates the frequency of the pump starting/stopping in retrieving water to fill the Pressure Tank. This metric should be between 30 seconds and 7 minutes for optimal performance.

PSI Parameters - Based on the size and specifications of the manufacturer of the tank, the PSI noted should be between the manufacturer's recommended settings. The higher the pressure at the tank, the higher the pressure at each outlet. Higher pressures are typically achieved with a larger tank size.

Well Yield - This is the amount of water re-entering the well after an outflow of water as measured. Your well produces gallons per day. An average person uses between 75 and 100 gallons in the kitchen, bath, and laundry per day

Total Gallons	Well Yield	Cycle Time	Calculated Daily Yield (GPM)
387	5.32	584	7660.8

On Site Observations

External Equipment	Inspector Comments	Passing Criteria
Needs Attention		Passes when (1) the well is drilled (or bored/encased); (2) the well is fully accessible without obstruction; (3) the casing (steel or PVC) extends at least 6 inches above ground level; and (4) the cap is secured, sealed and contamination resistant (all bolts in place and tightened).

Internal Equipment	Inspector Comments	Passing Criteria
Pass		Passes when (1) The amp reading taken on the (submersible or jet) pump is < 10 while running; (2) the pump is functional for the full yield test period of 60-90 minutes, (3) Pressure Tank is in Good, Fair, or Poor condition based on inspector's observation of performance and appearance; (4) the Pressure Gauge is intact and moves with water use, within the manufacturer's specifications (which are on the tank); and (5) the Control Box (if present) is intact and functional.

Cycle Time	Inspector Comments	Passing Criteria
Pass	Within standard parameters due to two pressure tanks	Passes when the full cycle is completed between 30 seconds and 420 seconds. (The cycle begins at the lowest pressure reading with the 'click' that signals the pump to start, the pressure gauge rises to its highest level, and then 'clicks' to shut the pump off, with the pressure level slowly decreasing as water is used. The full cycle ends when a click is heard to start the pump again, beginning a new cycle.) Note: The larger the tank, the longer the cycle; the higher the gallons per minute of water being pumped, the shorter the cycle.

Well Yield	Inspector Comments	Passing Criteria
Pass		Passes by producing a minimum/consistent 1 gallon per minute (even if the flow is reduced during the test period) after the extraction of more than 350 gallons of water in total. This indicates the amount of water re-entering the well after an outflow of water as measured is adequate for a family of 4-6, considering reserves and peak usage. An average person uses between 75 and 100 gallons in the kitchen, bath and laundry per day.

COMMENTS

Additional Notes / Summary:

Wires Connected to pressure gauge are frayed and need to be trimmed and secured properly. Two pressure tanks are causing the cycle time to be longer than normal. Local requirement: Pressure relief valve needs to be added to system and terminate at exterior of well house. Service hydrant needs to not be buried to allow water to be drained from the system.

DISCLAIMER

The inspector has been requested to perform the above visual, non-invasive inspection. Neither the inspector nor any affiliates will be held responsible for damages to the well components resulting from normal test procedures. Individual authorizing the inspection (and current owner, if different) agrees to hold the inspector and his/her firm harmless against claims for any such damages to the property or well owner. All testing is designed to test the soundness of the well and evaluate peak use limits solely for the issuance of a WelGard Protection Plan. These published test results are not an indication of short or long-term well reliability. RESULTS WILL CHANGE OVER TIME.

Agree to Disclaimer

Yes

Full Name SAMPLE	Date Completed 03/08/2023	Signature SAMPLE
----------------------------	-------------------------------------	----------------------------

EXTERNAL EQUIPMENT PHOTOS

Well Head / Casing



House to Well Distance



Permit / Data



INTERNAL EQUIPMENT PHOTOS

Pressure Tank



Pressure Gauge



Amperage Reading



Control Box



Water Treatment Equipment

