



Soils and Environmental Services, Inc.

WHAT TO EXPECT DURING A Water Well Inspection

Call (540) 428-3919

Schedule online @ www.ses-company.com

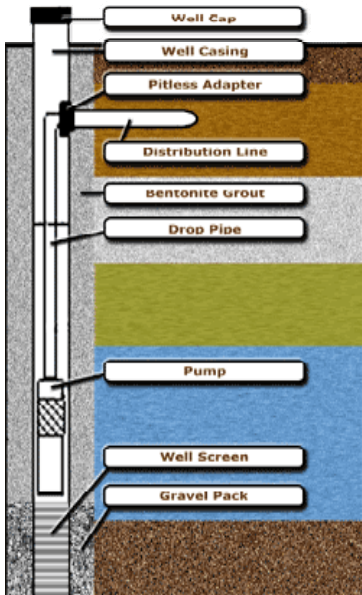
Why Inspect & Sample a Water Well?

A key reason to inspect and sample a water well is to be sure your water supply is safe to drink.

Most lending institutions require an inspection and lab sample as a condition of the loan and most real estate contracts hold the seller responsible for obtaining the inspection. There are no State regulations governing the collection and analysis requirements for existing wells so the typical default is an analysis for coliform bacteria. This is required before a new well is declared safe and potable. In some cases HUD requirements and State Regulations for public wells are applied to transactions. Remember, most contaminants in drinking water are invisible and most are odorless.



Just because it's clear, doesn't mean it's safe!!



Testing for coliform bacteria checks to be sure there are no harmful bacteria in the entire water supply system. Wells are rarely contaminated with coliform bacteria as this indicator species is only found above ground and it's presence in a water sample indicates a potential leak of surface water into the well or contamination of the water supply and indoor plumbing system. This is often caused by not properly disinfecting the system after a plumbing repair or pump replacement. The presence of fecal coliform indicates contamination from human or animal waste.

Water Well Testing Requirements For Real Estate Transactions

HUD & FHA guidelines require that a well be tested in accordance with the latest state and local drinking water guidelines. If there are no guidelines then their requirements kick in.

It is our professional opinion that a passing test for coliform bacteria meets the HUD and FHA standard per the Virginia Well Regulations 12VAC5-630-370-E.

Additional Parameters

Additional analysis for water quality can be performed at the discretion of the purchaser or owner of a property.

SES's Recommended Water Analysis

(In accordance with EPA Recommendations)

- **Initial Testing :** WaterCheck screen for Coliform & E-Coli, 19 heavy metals, 6 inorganic chemicals, 5 physical factors, 4 trihalomethanes & 47 volatile organic chemicals. Pesticides can be added if desired.
- **Annually thereafter:** Coliform / E-Coli testing
- **Every three years:** Repeat WaterCheck testing above.

Concerned about your public water source?

Ask about our City-Check Sampling



Water Quality is as important as Water Safety to your family.