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WELL SYSTEM INSPECTION & FLOW TEST

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Summary: Any summary section is not the full report. The complete inspection report, including all sections and attachments, should be reviewed in full to understand the system's condition and performance. The summary highlights select observations but does not imply that any specific work must be completed.

Photos: Photos are representative examples provided for reference. They illustrate key observations but may not show every instance or extent of a condition. Captions indicate approximate locations. Evaluate the entire system or component, not individual photos alone.

Observation Categories: 1) Maintenance (blue): routine upkeep or preventative care; 2) Deficiency (orange): conditions needing repair or improvement; and 3) Safety (red): items that may pose potential hazards. NOTE: A single system or area may include more than one category depending on context and severity.

Inspection Scope, Use & Limitations: This well system inspection and flow test was a non-invasive, visual, and functional evaluation of the system as installed and operating at the time of inspection. Components were not dismantled or altered. Measurements and observations reflect system performance under normal operation and available access on the date and time of the inspection.

The inspection provides an estimate of water pressure and flow rate, and general observations of visible components such as the well casing, pressure tank, and pump equipment. Results are intended as a reference point only to help determine whether further, more specialized testing (such as yield, drawdown, recovery, or water quality analysis) is warranted.

This inspection does not determine total well capacity, water quality, pump depth, age, or design specifications. It does not guarantee performance, adequacy, or compliance with any specific standard, nor does it predict future output or reliability. Conditions may change due to use, maintenance, weather, or equipment wear after the date of inspection.

No warranty, guarantee, or prediction of future performance is expressed or implied. Shasta Premier Inspection Group does not determine or confirm well registration, permit status, or code compliance, and assumes no responsibility for concealed, inaccessible, or disconnected components.

Ownership and Use: This report is the property of Shasta Premier Inspection Group and the client named herein. It is non-transferable and may not be sold, copied, or relied upon by any other party. Unauthorized use or reliance voids the report in its entirety.Third parties seeking well inspection information should contact Shasta Premier Inspection Group directly to obtain a current inspection for their specific transaction.

Contact: For questions or to schedule a new inspection, contact Shasta Premier Inspection Group at (530) 598-7856 or info@shastapremier.com.

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ITEMS INSPECTED

1

DEFICIENCY OBSERVED

4.1.1 Well System Components - Well Head: Unsealed Opening

1: GENERAL

Information

General: Inspection Method
Visual, Test Equipment, Tactile

General: Approximate Analysis Time for Water Sample
2 - 4 Business Days

General: Water Quality Testing
Bacteria Testing

Water samples taken will be delivered to the appropriate laboratory for analysis and the written analysis report will be delivered immediately upon completion. Water quality analysis may take two (2) to fourteen (14) business days, depending upon the analysis requested.

Limitations

General

SYSTEM AS INSTALLED

This flow test and domestic well system inspection evaluates the functionality and performance of the residential water system as installed at the time of inspection. The existing well pump, pressure tank, and appurtenant components are not removed, dismantled, or modified for this inspection or test. This is not a drawdown or recovery test. The results reflect only the functional performance of the system as installed and operating at the time of inspection, and do not determine total well capacity or predict future performance.

2: FLOW TEST

Information

Flow Test: Duration
2 to 4 hours

Flow Test: Total Gallons Pumped
680

Flow Test: Average Flow Rate
5-6 gpm

Flow Test: Pump On / Off
On at 30 psi, Off at 50 psi

Flow Test: Pounds per Square Inch Average
40

Flow Test: Performance
Good

Limitations

Flow Test

FLOW TEST RESULT

This flow rate test is a basic test of the system, as installed, and is accurate to within plus or minus 5%.

Flow Test

SYSTEM AS INSTALLED

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3: LOCATION & HOUSING

Information

General: **Well Head Location**
Interior

General: **Well System Components Location**
Pump House

Pump Housing: **Type of Structure**
Small Pump House

Pump Housing: **Structure Condition**
Good

Pump Housing: **Insulation**
Good

4: WELL SYSTEM COMPONENTS

Information

Well Head: Approximate Location
Visual Only, Non-Invasive, Pumphouse

Well Head: Well Casing Size
6"

Well Head: Approximate Well Depth
Unknown

Well Head: Contamination Source Clearance
Good

Well Head: Data Plate
Not Present

Well Pump: Manufacturer
Water Horse

Well Pump: Type
Submersible

Well Pump: Size
1/2 hp

Well Pump: Amps
Unable to determine

Booster Pump: Information
Not Present

Pressure Tank: Size
44 US Gallons

Pressure Tank: Condition
Good

Pressure Tank: Manufacturer
Foltec

Pressure Tank: Model No.
FP712008

Pressure Tank: Serial No.
001C09L0432

Pressure Tank: Manufacture Date
Unknown

Pressure Tank: Age
Unknown

Storage Tank: Information
None

Pressure Switch: Manufacturer
Square D

Pressure Switch: Settings
30/50

Pressure Gauge: Information
Present

Pressure Gauge: Manufacturer
Merrilr

Pressure Gauge: Condition
Good

Piping: Material
Galvanized

Piping: Piping Size
1 1/4"

Piping: Material Condition
Good

Electrical System: Panel Location
Pump House

Electrical System: Panel Manufacturer
Cutler Hammer

Electrical System: Overcurrent Protection Device Type
Safety Switch

Electrical System: Panel Capacity
30 AMP

Electronic Control Box: Pump Level Control Box
Present

Electronic Control Box: Manufacturer
Franklin Electric

Pressure Control System: Treatment System
Not Present

Float Control: Float Control
Not Present

Pressure Tank: Purpose - Pressure Tank

Pressure tanks typically installed on a private well system for residential use have an average useful lifespan of 10 to 15 years.

Your pressure tank is equipped with a captive air bladder or diaphragm that maintains a pre-charged level of air pressure. This stored air pressure allows the tank to deliver water to the home at consistent pressure levels.

Most residential pressure tanks are designed to operate between approximately 40 and 60 pounds per square inch (psi), depending on system setup and user preference. As water is pumped from the well into the pressure tank, the air inside compresses until it reaches the preset shut-off pressure (typically around 60 psi). When a faucet or fixture is opened, the

air pressure in the tank pushes water through the plumbing system until pressure drops to the preset cut-in level (typically around 40 psi), which signals the pump to turn on again.

This cycle repeats automatically as water is used. The volume of water delivered by the pressure tank between the time the pump shuts off and when it turns back on is called the drawdown. Proper air charge and pressure settings help ensure steady water pressure and efficient pump operation.

Pressure Switch: **Purpose - Pressure Switch**

The pressure switch controls the operation of the well pump to maintain consistent water pressure within the system. As water is used and pressure in the tank decreases, the switch senses the drop and activates the pump. The pump then refills the pressure tank until pressure rises to the preset upper limit, at which point the switch turns the pump off.

This automatic cycle keeps water pressure within the desired range and prevents pressure from dropping too low or running continuously. Without a functioning pressure switch, water pressure would gradually fall until flow at fixtures was significantly reduced.

Electronic Control Box: **Purpose - Electronic Control Box**

The pump control box helps protect and manage the operation of a submersible well pump. It monitors electrical conditions and pump performance to prevent damage from problems such as low or high voltage, reduced water levels, low-yield wells, clogged well screens, or malfunctioning pump components.

Most modern control boxes use microprocessors to track power-line voltage and the pump motor's power draw, helping ensure efficient operation and extending the life of the pump and motor.

Limitations

Well Head

WELL DEPTH APPROXIMATE

Well depths are approximate and taken from information found at the well site, or from any public record that may be available. This information may be reliable but may not be accurate. The inspector does not guarantee the reliability of this information.

Well Head

VISUAL ASSESSMENT ONLY - CLEARANCES

A visual assessment of clearances from possible contamination sources is made; however, the inspector does not conduct an in-depth record search or history of the property. Any sources of contamination that may be identified are done so by visual means only. The inspector does not guarantee that no sources of contamination exist.

Well Pump

PUMP AMPERAGE NOT AVAILABLE

The pump's rated amperage and operating amperage were not available for review. These values are typically located on the pump motor itself or inside sealed control equipment that is not accessible during a standard inspection. The inspector does not perform diagnostic electrical testing on well components. The inspector disclaims the condition or performance of components that could not be accessed or tested.

Piping

PIPING - VISIBLE PARTS ONLY

This is a visible, non-invasive inspection and no digging or excavation is undertaken. Inspection is limited to visible portions of the piping system, only.

Observations

4.1.1 Well Head

Deficiency Observed

UNSEALED OPENING

SEE PHOTO CAPTIONS

Observation: At the time of inspection, the well head cap was observed to have an unsealed hole.

Implication: An unsealed well cap can allow contaminants to enter the well and may affect water quality.

Recommendation: It was recommended that the well cap be correctly sealed.

Recommendation

Contact a qualified professional.

Pump House

STANDARDS OF PRACTICE

General
This inspection was performed in accordance with the InterNACHI® Well Inspection Standards of Practice that were in effect on the date of the inspection. Any limitations or conditions that modified the scope of the inspection are noted in the Limitations section of this report.