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A TO Z WELL EVALUATION

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09/17/2026



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1: GENERAL INFORMATION

Information

Others Present Inspector and homeowners	Utilites On	Property Occupied? Property was: occupied
Weather Cloudy, Rainy	Soil Conditions Semi Wet	

Final Comments-Well System Details

WI Unique Well Number (if available) : QT205

Items to be further evaluated prior to real estate closing, but not limited to, by a qualified plumber include (if anything):

Well pressure system was functional

Missing a proper, non threaded sample faucet, recommend a sample faucet be installed when upgrading well components

Recommend trimming bushes around the wellhead.

Its best to consult a well driller if needing to modify well casing and components.

Property Transfer Well Inspection DNR PDF: <https://dnr.wi.gov/files/PDF/pubs/dg/DG0091.pdf>

Understanding your Property Transfer Well Inspection: <https://dnr.wi.gov/files/PDF/pubs/dg/DG0092.pdf>

Here's a homeowner's well maintenance checklist from the National Groundwater Association:

-Always use licensed or certified water well drillers and pump installers when a well is constructed, a pump is installed, or the system is serviced.

-An annual well maintenance check, including a bacterial & nitrate test, is recommended,. Any source of drinking water should be checked any time there is a change in taste, odor or appearance, or anytime a water supply system is serviced. Check with your local county health department to see if you should test for local contaminants such as arsenic.

-Keep hazardous chemicals, such as paint, fertilizer, pesticides and motor oil away from your well.

-Periodically check the well cover or well cap on top of the casing (well) to ensure it is in good repair.

-Always maintain proper separation between your well and buildings, waste systems, or chemical storage facilities.

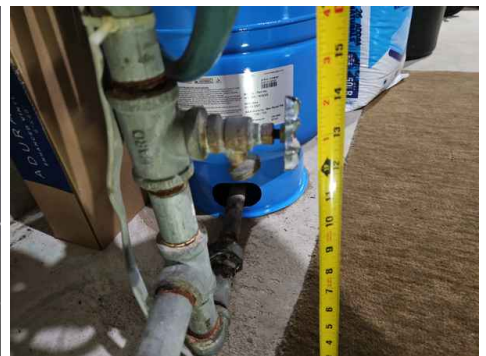
- Don't allow back-siphonage. When mixing pesticides, fertilizers or other chemicals, don't put the hose inside the tank or container.

- When landscaping, keep the top of your well at least one foot above ground. Slope the ground away from your well for proper drainage.

-Take care in working or mowing around your well. A damaged casing could jeopardize the sanitary protection of your well. Don't pile snow, leaves or other materials around your well.

- Keep your well records in a safe place. These include the construction reports, as well as annual water well systems maintenance and water testing results.

- Be aware of changes in your well, the area around your well, or the water it provides. When your well has come to the end of its serviceable life (usually more than 20 years), have your qualified water well contractor properly seal your well after constructing your new system.



Location of Well Head

Back of House

We reference where the well head in conjunction to the property. Grading should be considered near the well head. Water should not pool around casing, but go around it or away.



Well Head / Casing Photos

Well head and casing photographs provide critical visual documentation of a property's water supply system. These images capture the condition, construction, and potential maintenance needs of the well infrastructure, helping homeowners and inspectors assess the overall health and functionality of the water source.

Well head should be secured to casing, Should not be loose or have holes or cracks. The well head, cap, should be tight and vermin proof. We do not take the well cap off.



Electrical Components

Electrical conduit and connections were functional



Height of Well Casing

Well heads should extend 12 inches above ground if installed after 1991 to prevent contamination into the well head.



Well Casing Diameter

6 Inch Steel

The steel casing should be in functional condition. Small amounts of surface rust is ok, but if you see pitting or large amounts of rust or metal flaking, further evaluation is recommend by a plumber.



Pressure Tank

Functional Condition

Pressure Tank air pressure: 39

Water logged test: passed

The pressure tank should sound like a bell when knocked.

Tank pressure should be about 2-3 PSI less than the turn on pressure on the pressure switch.

If the pressure is higher than the turn on PSI, tank pressure should be adjusted.

How to replace your pressure tank <https://youtu.be/9fTzXVIQDBY?si=C1B7ZfbKW5hFSvta>

If you need to adjust the air pressure in your pressure tank, make sure all the water is drained from the tank first.

Pressure tank should be in functional condition. Sometimes surface rust can develop if the basement has a high moisture content. If surface rust is seen, we recommend monitoring it so it doesn't get worse overtime.



Pressure Switch

Appears Functional

Turn On:40

Turn Off:60

Pressure switch should be in functional condition. There should be no knockout holes open, all should be capped



Pressure Gauge

Appears functional

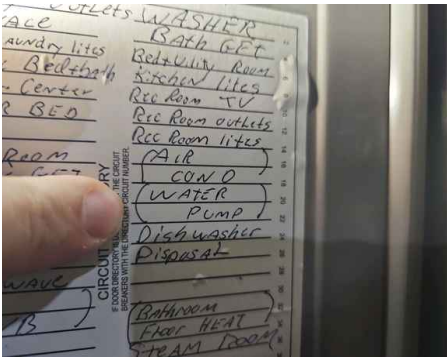
A pressure gauge is a device that measures and displays the water pressure within a well system. This gauge helps monitor system performance and can indicate potential issues such as pressure tank problems or pump malfunctions when readings fall outside normal operating ranges.



Pump Shut off Switch if Present

Functional

Shut off switch may be near the pressure tank or at the electrical meter. Shut off switch should be functional.

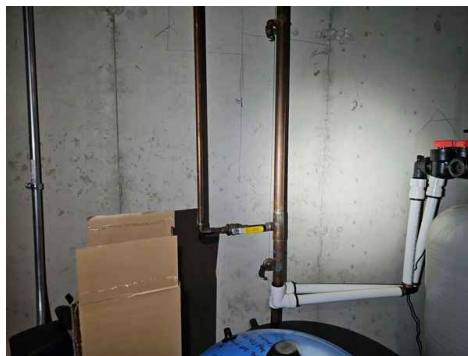
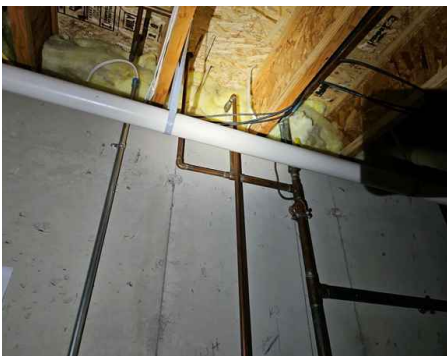


Condition of Water Supply Lines

Functional

Water Pipe material: copper

We check for leaks, if seen, and will report them. If a leak develops later on, please seek further evaluation from a plumber



Components Checked

Water Softener

We do not open filtration equipment, these components can sometimes be brittle and break. Please ask seller when the last time filters for water/softeners were replaced.

Filters should be changed as needed and checked every three months.



Sample Faucet

Sample faucet Missing

General information regarding a sample faucet:

<https://dnr.wi.gov/files/pdf/pubs/DG/DG0100.pdf>

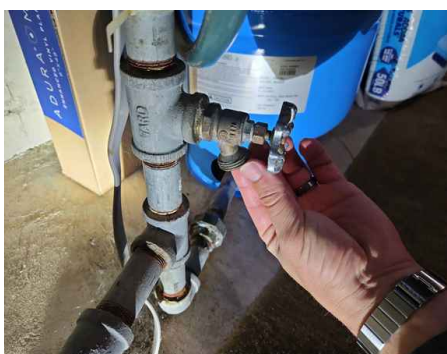
NR 812.34 Sample faucet should be installed upstream of the pressure tank, 12 inches above the floor, inside diameter of 1/4 inch and smooth sample end. This is per most recent up to date code.

Some homes will not have the well components up to date due to the age and build of home. If the sample faucet does not meet these standards a qualified plumber should further evaluate components of the well.

Property Transfers- A sample faucet that was installed on or after February 1, 1991 and is non complying, or a well and pressure system without a compliant sample faucet shall be recorded as **non complying** for property transfer inspection regardless of the installation date of the system.

Sample faucets shall be smooth end. Sample faucets cannot be threaded faucets that have had the threads filed off. Sample faucets shall be 12 inches above the floor and have a down turned spout in a sanitary area. All sample faucets shall be metal and shall have an inside diameter of at least 1/4 inch.

The sample faucet shall be installed at or upstream of the pressure tank and upstream of any water treatment equipment for collection of water samples directly from the well. There are some limited exceptions refer to NR 812.34 (1) and (2)).



Well Set Backs

Compliant with Local Requirements

Well set backs refer to the minimum required distances that a water well must maintain from potential contamination sources such as septic systems, property lines, and other structures. These distances are established by local health departments and regulations to protect groundwater quality and ensure safe drinking water. Proper set back compliance is essential for well safety and long-term water quality protection.

STANDARDS OF PRACTICE

General Information

WI NR 812, the state's well code, provides the regulations that apply to property transfer well and pressure system inspections effective October 1, 2014. If a well inspection is done as part of a property transfer, it must be done by an individual who is a licensed well driller or a licensed pump installer. The inspector will visit the property to conduct a visual inspection of the well and pressure system, looking for features that do not comply with state well code. The inspector will not remove the cap or otherwise enter the well, so the results will be based on what is observed. The inspector is required to take samples of the well water and have them analyzed for bacteria, nitrates and arsenic by a certified laboratory. The inspector is also required to search the property for any unused wells that may not be properly filled and sealed.

The inspector is required to provide results on a DNR form that clearly indicates whether the well and pressure system are in compliance with state well construction standards. If the inspector notes on the form that a well or pressure system has one or more known noncomplying features, this means the inspector believes there is a component of the system that does not comply with standards. Since the DNR does not have a role in the property transfer transaction, any decision on whether to bring the system in compliance is between the buyer and the seller.

The inspector can provide advice on how to bring the system into compliance. An inspector may also attach inspection notes, well construction reports or other documents to provide additional information to their client, such as the well performance or pump yield.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls or sump pumps equipped with internal or water dependent switches; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation/drainage systems; Spas, except as to functional flow and functional drainage; Interior of flues, chimneys and vents; Solar water heating systems; Any exterior plumbing components such as water mains or swimming pools; Determine water temperature; Determine the proper sizing, design, or use of proper materials; or Determine if there are gas leaks in the fuel distribution piping - gas piping can be pressure tested by propane provider and/or utility company.

The plumbing in the home was inspected and reported on. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified, licensed professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.