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(608)-792-3657



WELL SYSTEM INSPECTION



N7341 County Rd XX, Holmen, WI, 54636

Inspection Prepared For: Ron & Alissa Oelfke

Agent: Anne DuCharme - Castle Realty

James Haugen

Date of Inspection: 4/2/2026

Time of Inspection: 8:30 AM



www.AdvancedHomeInspectionsllc.co



YOUR EVALUATION EXPLAINED

This evaluation was of the readily accessible areas of the well system and was limited to visual observations of apparent conditions existing at the time of the evaluation only. Latent and concealed defects and deficiencies were excluded from the evaluation and the equipment, items and systems were not dismantled. Well systems are subterranean; therefore, it is impossible to determine their overall condition. No prediction can be made as to when or if a well system or its components might fail. Maintenance and other items of concern will be noted for optimal performance.

The evaluation is a visual inspection of the well and pressure system, to look for specific features that do not comply with the state's well regulations in NR 812, Wisconsin Administrative Code. Wells are generally required to meet the regulations in effect at the time the well was constructed or installed, but there are some exceptions, so not all wells are "grandfathered". This evaluation will note a well for compliance with separation distances from potential sources of contamination or flooding. NR 812 does not require any separation distance from a well to a lot line. The inspector will identify any visible and known noncomplying features of the well and pressure system. Some features - such as well casing depth - and some possible contaminant sources are buried and cannot be seen without opening the well, excavating, or conducting a records search.

The inspector will note whether additional investigation is recommended to assess features that cannot be seen. If a feature in the report is noted/the inspector will note of noncompliance or a possible concern with that feature in the summary. Some noncomplying features can be easily corrected, others cannot. For detailed explanations of noncomplying features and possible corrective actions, see the DNR publication *Understanding Your Property Transfer Well Inspection Results*, Pub. #DG-092.

Water sample test results provide important information about the quality of the water and potential health risks. Test results may detect contaminants, but this does not mean the well is noncomplying. This report represents a one-time test and is not a guarantee or warranty against latent, concealed, or future defects of the system, but instead only a report of what was found on the date of the evaluation.

Photographs: Several photos and videos are included in your inspection report for informational purposes. These visuals are intended to illustrate notable findings and conditions observed during the inspection process. It is important to note that while efforts are made to capture key defects and observations, these photos may not encompass every instance or occurrence of a defect present within the property.



Diagrams: Diagrams included in this report serve as visual aids to enhance understanding of proper installations and configurations and are intended to provide clarity and context regarding various systems and components inspected. However, please be aware that diagrams may not depict every system during the inspection accurately.

The INSPECTOR assumes no liability for any well system issues either current or arising in the future. The findings within this report merely indicate how the system appeared to be functioning at the time of the evaluation. A change in water use with a change in number of occupants or possibly following a period of vacancy with little to no use could affect how the system will function for the new occupants.

Although not required, the inspector may note observations regarding the condition, capacity or performance of the well and pressure system, including well or pump yield. Well yields can vary greatly. In general, six-inch diameter drilled wells produce more water than driven point wells, and wells in granite bedrock tend to produce less water. The number of people in a home, high water-use plumbing fixtures, and sprinkling systems can all affect a well's performance. No one can predict when a pump or pressure tank will fail or when groundwater levels will drop. Either of these could require a new well, deepening of the existing well, or lowering the pump deeper into the well.

There may be comments made in this report along with the use of specialty tools, testers, meters and the like may have been used to help determine the overall system performance. These comments (if present) and the tools (if used) were utilized as a courtesy to give you as much information as possible about the system. Although tools and their readings may be represented in photographs, these should not be wholly relied upon as they can change from day to day, with differing conditions. Any comments made will be followed by a recommendation for further evaluation and repairs by applicable licensed professionals

Factors influencing the systems lifespan include maintenance, soil conditions, and system design. Systems, equipment and components can, and do, fail-randomly and conditions at a home for sale can change in only a day or two, so a well evaluation is not meant to guarantee what condition a well will be in when the transaction closes. This is due to time and/or conditions that may reveal deficiencies that were not present at the time of inspection. It is not uncommon for conditions to change between the time of the inspection and the closing date. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is a normal part of homeownership.



We are committed to accurately reporting unbiased, impartial, and objective opinions to our clients based on our experience and judgement. These opinions are intended to provide the client with a better understanding of the well conditions as observed at the time of inspection. We are unequivocally committed to honesty, loyalty, and integrity to our clients. In the normal course of the profession, we have established relationships with and may receive referrals from real estate agents, attorneys, mortgage lenders, and professional business associations. While our business enterprises we do not compromise our duties and responsibilities to our clients. We pledge to provide our clients with an unbiased, impartial, and objective





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Report Summary

The well system appeared to be functional and in staisfactory condition. The complete report will include additional information to further educate the client on the condition of the property. Depending on the needs and those who will be on this property, items listed in the body of the report may also be a concern for you:be sure to read your report in its entirety.The entire inspetion report, limitations and scope of inspection, and agreement must be carefully read to fully understand the findings of the inspection. We strongly encourage that you have qualified/licensed contractors evaluate each concern listed in the summary further and the entire system(s) for additional concerns that may outside the scope of our inspection before the close of escrow.

NON COMPLIANT ITEMS		
Well		
Page 11 Item: 16	Sample faucet Observations	• The sample faucet on the well was installed less than 12 inches from the floor, which does not comply with WI Code NR 812.34. To meet regulations and ensure proper functionality, the faucet should be repositioned to the correct height. Prompt repair is needed to bring it into compliance • The sample faucet on the well was found to be threaded and not smooth, which does not meet WI Code NR 812.34 standards. For proper operation and to comply with regulations, the faucet should be repaired or replaced to ensure a smooth surface, preventing potential contamination and ensuring accurate water sampling.



Inspection Details

1. Inspection Type

Materials: Well Inspection

2. House Age

Materials: House was built in 2000

3. Occupancy

Materials: Occupied

4. Weather Conditions

Materials: Cloudy • Light Rain

5. Temperature at the Time of Inspection

Materials: 35 Degrees

6. Recent Precipitation

Materials: Yes light rain in the last 24 hrs

7. Ground Cover

Materials: Wet



Well

1. Well Number

Materials: NR241

2. Well Head Location

- Northside of the home



3. Well Type

Drilled

4. Well Depth

The depth and casing size of the well are based solely on the most recent well construction report available from the Wisconsin DNR website. This information may not reflect any subsequent modifications or changes to the well that have not been recorded. • Well Depth (in feet):84'

5. Well Head Observations

The well head must be firmly attached to the casing, without any looseness, holes, or cracks. The well cap should be securely fastened and vermin-proof. For inspection purposes, we do not remove the well cap. Ensuring these conditions helps maintain the integrity and functionality of the well system.

Observations:

- The well cap appeared to be in satisfactory condition with no visible damage or signs of wear. The well cap was visibly intact, functioning correctly as intended and in satisfactory condition at the time of the inspection, ensuring proper well protection.



6. Well Casing Observations

Specifications: 12" above grade:Yes

Materials: 4" Steel

Observations:

- The visible well casing was in good condition at the time of the evaluation and compliant with Wisconsin code regulations. There were no signs of damage or deterioration, ensuring the well's structural integrity and functionality.



7. Pump Details

Limitations:

- Pump was located inside of the well so no information is available.

8. Water Pressure Observations

Details: Recorded Water Pressure: 60 psi

- During the inspection, the well water pressure was found to be satisfactory and operating within the designated limit switch range. This indicates that the pressure levels are stable and properly regulated, meeting the expected standards for optimal performance. No issues were noted regarding the pressure during this evaluation.



9. Electrical

Observations:

- The electrical system to the well was inspected and found to be satisfactory. All connections were secure, shut off present and the system operated without any issues. The setup meets the required standards, ensuring reliable and safe electrical power for the well's operation.

10. Amperage Observations

Observations:

- Well pumps generally consume between 5 and 9 amps, depending on factors such as the pump's horsepower and the depth of the well. If the amperage exceeds this typical range, it may indicate that the pump is experiencing issues or is failing. In such cases, a thorough evaluation of the pump is recommended.
- During the inspection, the well pump was drawing the expected amperage, consistent with its horsepower and well depth. The pump operated smoothly without irregularities, and based on current performance, it appears to be in satisfactory condition. No immediate issues were observed during the evaluation.



Amperage upon startup



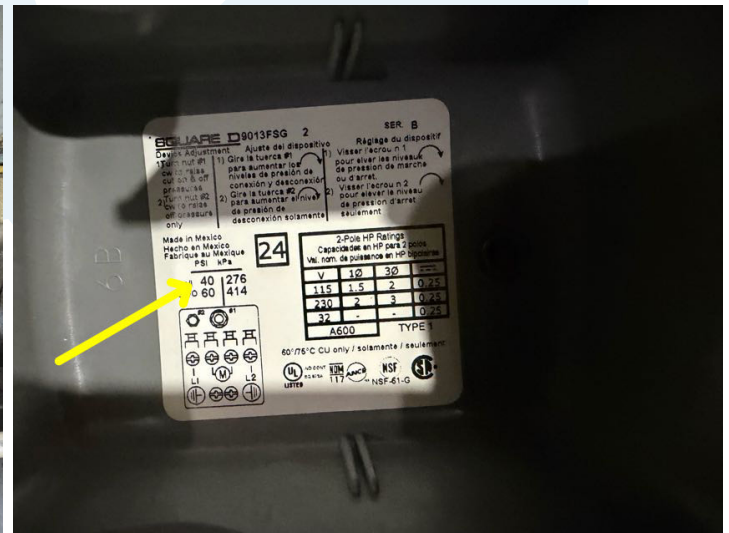
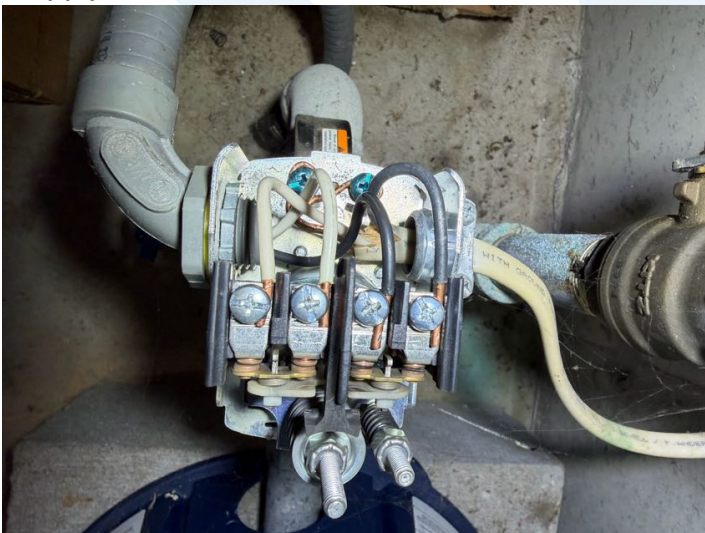
Amperage while running

11. Pressure Switch

Specifications: The 40/60 limit means the switch triggers the pump when water pressure drops to 40 psi and shuts it off at 60 psi. This ensures consistent water supply and prevents pump damage from running dry or excessive pressure.

Observations:

- The pressure switch was functioning properly and in good condition at the time of the inspection. It accurately activates the pump and deactivates as intended maintaining stable water pressure. The switch shows no signs of wear or corrosion, ensuring reliable operation and consistent water supply.



12. Controls

- Pump Control Box was not present or inaccessible.

13. Filter System

Style: None

Observations:

- The inspector not open filtration equipment or test water conditioning systems, as these components can be fragile/ prone to damage. Please inquire with the seller about the last filter replacement or water conditioning systems serviced. Filters and/or water conditioning systems should be serviced and/or replaced as needed or according to the manufacturer's guidelines and checked every three months to ensure optimal performance.

14. Pressure Tank

Specifications Bladder style pressure tank noted. This style tank can be made of steel or fiberglass and maintain 100% separation between the air pre-charge in the tank and the water in the system. The bladder style tank is substantially more efficient and delivers greater water pressure than any other style of pressure tank that exists and is the highest longevity of all well pressure tanks by design. • Pressure Tank Volume: 35 gallons

Observations:

- the pressure tank is operating correctly and in good condition. It maintains optimal water pressure and cycles properly with the pump. The tank shows no signs of leaks, corrosion, or damage, ensuring reliable performance and a steady water supply for the property.



15. Plumbing

Materials: Copper

Observations:

- The visible plumbing supply lines in satisfactory condition. However, only the accessible pipes around the pressure tank and well components were inspected.

16. Sample faucet Observations

Materials: Sample faucet comply: No

Observations:

- The sample faucet on the well was installed less than 12 inches from the floor, which does not comply with WI Code NR 812.34. To meet regulations and ensure proper functionality, the faucet should be repositioned to the correct height. Prompt repair is needed to bring it into compliance
- The sample faucet on the well was found to be threaded and not smooth, which does not meet WI Code NR 812.34 standards. For proper operation and to comply with regulations, the faucet should be repaired or replaced to ensure a smooth surface, preventing potential contamination and ensuring accurate water sampling.



17. Flow Rate

6 GPM

Observations:

- The optimal flow rate for a how is in between 5-8 gallons per minute. Older well pumps may produce low flow rates. An acceptable flow rate balances system efficiency and water demand. Factors like pump size, casing diameter, depth, and well conditions significantly influence flow rates, affecting overall performance and reliability.
- The well flow test was performed and yielded a satisfactory result, with a flow rate of 6 gallons per minute. This flow rate meets the necessary standards, indicating that the well is operating effectively and providing an adequate water supply.



