



Mich-Inspect
Complete Property Inspections

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WELL AND SEPTIC INSPECTION

2484 Shadow Lake Ct NE
Grand Rapids, MI 49505

Bob Atkinson
07/06/2026



Inspector

Dan Marhofer (PLEASE SELECT FOR
WELL & SEPTIC)

Dan Marhofer

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Thank you for choosing Mich-Inspect for your inspection needs! Please look over the following report and let us know if you have any questions! We truly Appreciate your business and we are here to help you through the process however we can! One final note: If a Well inspection was part of this service we took a water sample. We turn these samples in to Prein & Newhof Labs in Grand Rapids, Michigan. The general turn around time for these samples is 24 to 48 hours. Once we get the results from the lab we will send you a separate email containing these results. If you do not see them within 48 hours please reach out and bug us! We hope you have a wonderful day!

Thank You,

Mich-Inspect Team



ITEMS INSPECTED



FUNCTIONAL



REPAIR

-
- 🔧 3.2.1 Well System - Well Pump: Adequate Pressure
 - 🔧 3.2.2 Well System - Well Pump: Functioned Properly
 - 🔧 3.3.1 Well System - Riser: Functional Riser
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 - 🔧 4.4.1 Septic System - Septic Tank Condition: Good Condition
 - 🔧 4.4.2 Septic System - Septic Tank Condition: Tank Needs Pumped
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 - 🔧 4.6.2 Septic System - Drain Field Condition: Recommend tree removal
 - 🔧 4.8.1 Septic System - Isolation Distance: Meets Standards

1: GENERAL INFORMATION

Information

In Attendance

Owner, Inspector

Front Elevation

Photo of front elevation of the home.



2: CONDITIONS

Information

Weather: Weather Conditions
Clear, Hot, Recent Rain

Soil Type: Soil at the Property
Clay/loam

3: WELL SYSTEM

Information

Well Location: Well Location
Side Yard



Well Pump: Well Pump
5 Inch PVC



Well Pump: Gallons Per Minute
8 GPM

Well Pump: Pressure Gauge Reading
60 PSI



Riser: Riser Material
PVC

Pressure Tank: Pressure Tank Material
Steel

Isolation distances: Distance From Well to Septic Tank
79 ft

Isolation distances: Distance From Well To Drain Field
Over 100 ft

Limitations

Well Location

DEPTH OF WELL

Well depth is a critical measurement determining water availability and system performance. This measurement indicates the underground distance from ground surface to the water source. We do not check the depth of the well as part of this inspection. The county records may give a depth of the well. Contact your county's Health Department.

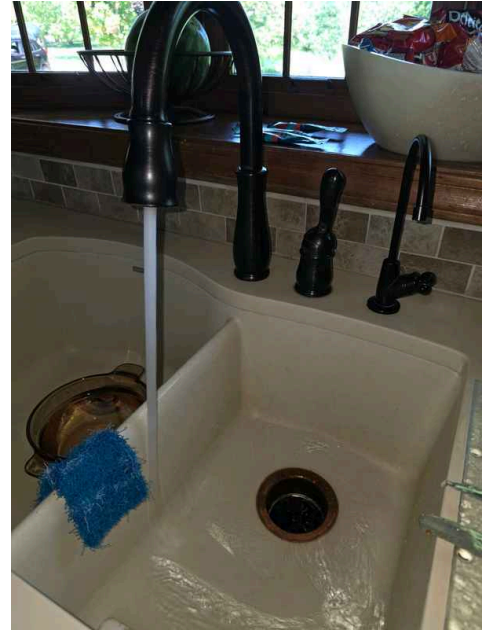
Observations

3.2.1 Well Pump



ADEQUATE PRESSURE

Well pump pressure is a critical factor in water system performance. Adequate pressure ensures consistent water flow and distribution throughout the home, supporting daily activities like washing, cooking, and bathing. Proper water pressure typically ranges between 40-60 psi and indicates a well-functioning pump and pressure tank system. The well produced adequate pressure during the inspection.



3.2.2 Well Pump



FUNCTIONED PROPERLY

Well pump functioned properly during inspection, indicating normal operational status and water delivery capability.

3.3.1 Riser

**FUNCTIONAL RISER**

A well riser is the visible portion of a water well system that extends above ground level, providing access to the well casing and components. It serves as a critical interface between the underground water source and the surface, allowing for maintenance, water sampling, and system monitoring. The riser was in good condition and appears to meet local standards.



3.4.1 Pressure Switch

**CONSTANT PRESSURE CONTROL SYSTEM**

A constant pressure control system is an advanced well water management technology designed to maintain consistent water pressure throughout a property. This system uses electronic controls and specialized components to regulate water flow and pressure, ensuring stable water delivery to fixtures and appliances, unlike traditional pressure tank systems that experience pressure fluctuations. This system was functioning properly at the time of inspection.



3.5.1 Pressure Tank



FUNCTIONAL PRESSURE TANK

A pressure tank is a critical component in well water systems that helps maintain consistent water pressure and protects the well pump from frequent cycling. It stores pressurized water and uses compressed air to deliver water to the home's plumbing system, ensuring steady water flow and reducing strain on the well pump's mechanical components. The pressure tank functioned properly during the inspection.



3.6.1 Isolation distances



MEETS STANDARDS

Isolation distances for well systems refer to the recommended minimum separation between water wells and potential sources of contamination. These distances help protect groundwater quality and ensure safe drinking water by preventing direct and indirect contamination from nearby hazardous sources. The well meets all local isolation distance standards and appears to be on the property and at least 10 feet from all property lines.

4: SEPTIC SYSTEM

Information

Distance From Septic Tank To Well 77 ft	Distance From Drain Field to Well Over 100 ft	Septic Tank Location: Septic Tank Location Front Yard
		
Drain Field Location: Drain Field Location Front Yard	Lids/Risers: Lid Material Concrete	Septic Tank Condition: Tank Style Concrete
		
Septic Tank Condition: Approximate Size 900-1000, 2 Tank system	Exit Baffle Condition: Baffle Style Concrete, PVC	Drain Field Condition: Drain Field Type Bed

Lift Station/Booster Pump: Power Supply

No Lift Station

Observations

4.3.1 Lids/Risers



LID IN GOOD CONDITION

Septic tank lids serve as critical access points for inspection, pumping, and maintenance of underground septic systems. They are designed to provide secure, protective coverage while allowing periodic access to the tank's interior for essential service and evaluation. The lids were in good condition at the time of the inspection.



4.4.1 Septic Tank Condition

**GOOD CONDITION**

Septic tanks are underground wastewater treatment systems typically used in rural areas without municipal sewer connections. They collect and process household wastewater through a series of biological and physical treatment processes, separating solids, liquids, and allowing natural bacterial decomposition before dispersing treated water into a drain field. The exposed visible portions of the tank(s) were found to be in good condition at the time of inspection. We would recommend that the system be serviced by a septic tank cleaning company every three years to avoid problems.



4.4.2 Septic Tank Condition

**TANK NEEDS PUMPED**

Septic tank needs pumping service. This indicates potential buildup of solids that could impair system function or at least two years have past since last service. Recommend scheduling professional septic tank pumping to prevent potential system failure now and every three years.

4.5.1 Exit Baffle Condition

GOOD CONDITION

The exit baffle is a critical component of a septic system that helps prevent solids from leaving the septic tank and entering the drain field. It serves as a final filtering mechanism to ensure proper wastewater treatment and protect the overall septic system's functionality. The exit baffle was in good condition and functioned properly during the inspection.



4.6.1 Drain Field Condition

DRAIN FIELD GOOD

A boring was conducted in the drain field and it presented clean and dry stone during the inspection. The drain field was functioning properly and no signs of failure were shown.



4.6.2 Drain Field Condition

RECOMMEND TREE REMOVAL

Tree roots near a septic drain field can cause significant underground damage. During the inspection, tree proximity was noted as a potential risk to the septic system's functionality. Tree roots can infiltrate and obstruct drain lines, leading to potential system failure, reduced drainage efficiency, and costly repairs. Recommend professional tree removal or strategic relocation to protect the septic infrastructure.



4.8.1 Isolation Distance

MEETS STANDARDS

The septic system meets all local isolation distance standards and appears to be on the property and at least 10 feet from all property lines.

