

A homebuyer's guide to

private well water

Before you buy

- 1.** Well construction records: Request any available records, including construction logs, type of well, age, depth, capacity and yield.
- 2.** Well maintenance water quality records
 - a.** Any previous water quality report?
 - b.** Any maintenance records?
 - c.** History of repair? Shock chlorination and well pump age?
- 3.** Current well condition: A certified well contractor should inspect the condition of the well, ensuring that it meets regulations and addresses any problems.
- 4.** Test water quality: Well water should be tested as part of a home inspection. Testing labs should be certified by TCEQ.
- 5.** In-home treatment systems: Determine if there are any treatment systems installed, why they are needed, if they are in good working order, and if there are any maintenance records. There are many types of household water treatment systems, including softeners, filters and reverse osmosis systems.
- 6.** Septic tank and drain field condition: The septic system should be inspected to ensure it is in good working order.
- 7.** According to Texas law, the wellhead must be at least
 - a. 50 feet** from any septic tank, cistern, property boundary, and/or non-potable well.
 - b. 100 feet** from your septic drainfield or any leach field.
 - c. 150 feet** from any feed storage area, pesticide or fertilizer storage area, or shelter or yard for pets or livestock.
 - d. 250 feet** from a manure stack or liquid waste disposal system.