

Dates Inspected:						Inspected by:

TS-0050 Water Well (under ground or submersible pump)

These instructions are to be used as a guide to help you maintain your home or office in a safe and efficient manner. They do not replace the requirements of the manufacturer. You should ALWAYS review your owner's manual for additional preventive maintenance requirements.

This inspection is designed to maintain water and water pressure.

Water wells come in many shapes and sizes from on-demand wells used for irrigation, to pressure systems used for domestic water. This inspection includes the submersible pump, pressure switch, pressure tank, and associated piping. You should also consult your owner's manual for additional manufacturer's suggested maintenance.

Submersible Pump:

1. Inspect the piping coming from the well to your pressure system for leaks. Make necessary repairs or contact a professional
2. Turn the pump on and watch for unusual drips and listen for excessive noise, or vibration.
3. Visually inspect wires and control boxes for signs of corrosion or insect infestations (repair as needed).

Pressure Switch (if required)

1. Run water until the pressure switch turns on and record the pressure as indicated on the gauge. The pump should continue to run until the pressure reaches the high end of the setting and then the pump should shut off. Record the pressure at which the pump shut off. These recordings will help you through other inspections as you will be able to tell if the pump is working the same or if something has changed.

Pressure Tank (if required):

1. Inspect the pipes and the tank for leaks, make repairs as needed.
2. Pressure tanks have a bladder in them in which air is trapped above the water. As the water fills the tank, pressure builds in the air chamber above the bladder. Once the pressure inside the tank reaches the desired settings in accordance with the pressure switch, the pump should shut

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off. Larger tanks hold more water and require more water to be released before the pump starts. If the pump turns on and off rapidly, often that is a sign that the bladder inside the pressure tank has failed. Some pressure tanks have replaceable bladders and others require total tank replacement. A professional will be able to assist you should you have a problem.

3. Inspect the pressure tank for leaks. Older tanks can rust and if caught early, can be repaired using a special self tapping screw that can be purchased from pump and well supply stores. They are very inexpensive and can prolong the life of your tank for many years.

Note: Water leaks cause your pump to turn on more often than it should. The results are a shorter pump life and additional electricity costs. Leaks should be repaired as soon as possible even if they are in pump houses where water damage may be minimal or non existent.

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