Wisconsin
Department of Natural Resources

Drinking Water and Groundwater Study Group Meeting

Madison

August 20, 2019

WISCONSIN
DEPT. OF NATURAL RESOURCES

Property Transfer Private Well Inspections

Liesa Lehmann– Private Water Section Chief

Property Transfer Well Inspections

Background

- History of private well inspections
  - Home inspections
  - Lender concerns
  - Optional DNR form
- Industry recommendations
  - Should only be done by licensed well professional
  - Inspectors should have consistent approach

Property Transfer Well Inspections

Background

- s. 280.30(3), Stats. adopted in 2006

PROPERTY TRANSFER WELL INSPECTIONS. (a) An individual may not for compensation, in contemplation of a transfer of real property, conduct an inspection of the real property for the purpose of locating or evaluating water supply wells or pressure systems on the real property unless the individual is a licensed well driller or a licensed pump installer.

(b) The department shall promulgate rules for inspections and evaluations described in par. (a).

Property Transfer Well Inspections

Background

- Purpose
  - Ensure qualified inspector and consistent inspection/evaluation
  - Provide information for a buyer on the condition of the well and the water quality it produces
- Implementation
  - Voluntary – not required, at discretion of buyer and seller as part of real estate transaction
  - Results not submitted to DNR

Property Transfer Well Inspections

NR 812 Requirements
(as of October 2014)

- Inspector must be a licensed WD or PI
- Inspector must collect samples, have analyzed for coliform bacteria, nitrate and arsenic
- Inspector must use DNR Form 3300-221, can add attachments

Property Transfer Well Inspections

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Property Transfer Well(s) and Pressure System(s) Inspection
Form 3300-221 (R 10/14)

Notice: Pursuant to ch. 280, Wis. Stats., and ch. NR 812, Wis. Adm. Code, this form shall be used to document any well and pressure system inspection conducted as part of a property transfer. Inspections are voluntary, and well owners are not required to bring systems into compliance as a result of the inspection. Inspectors must provide the completed form to the requester of the inspection. Do not send forms to DNR.

Contact Information

Inspection Requested By			Telephone Number
Mailing Address	City	State	ZIP Code
Owner's Name			Telephone Number
Mailing Address	City	State	ZIP Code

Property Location

County of Water System Location	Grid or Street Address or Road Name and Number (if available)	City	ZIP Code

Township	Gov't Lot #	¼ of the	¼	Section	Town N	Range E/W	Unique Well Number

Known Noncomplying Features

Identified noncomplying features are noted below with a check mark.

1. ☐ Unused Well Should be Filled and Sealed
2. ☐ Stovepipe or Thin-Walled Casing
3. ☐ Dug Well
4. ☐ Unprotected Buried Suction Line
5. ☐ Alcove (Subsurface Pumproom) or Pit
6. ☐ Non-Walkout Basement or Below-Grade Crawl Space Well
7. ☐ Poor Casing Condition (Badly Corroded or Cracked)
8. ☐ Contaminant Source less than minimum separation distance from well: _____
9. ☐ Well in Floodway or Flood Fringe
10. ☐ Well at Risk from Localized Flooding
11. ☐ Cross-Connection
12. ☐ Driven Point Well (installed after 1-31-1991) without construction report
13. ☐ Nonpressure Conduit
14. ☐ Hand Pump
15. ☐ Offset Pump or Piping Height < 12" Above Floor
16. ☐ Yard Hydrant
17. ☐ Materials for Pump and Supply Piping
18. ☐ Flowing Well Installation
19. ☐ Check Valve Location
20. ☐ Well Cap or Seal
21. ☐ Casing Height
22. ☐ Electrical Wires Not Properly Enclosed in Conduit
23. ☐ Sample Faucet is Missing or Incorrect
24. ☐ Casing less than 6" in diameter for a well in limestone, dolomite, shale, quartz or granite
25. ☐ Health/Safety Hazard

Comments

☐ Pre-1991 Driven Point Pipe Depth < 25 feet
☐ Well Construction Report Not on File or Unlocatable
☐ Well Located in Special Well Casing Depth Area
☐ Pre-1979 Two-Wire Submersible Pump
☐ Evidence of Some Corrosion on Well Casing Pipe
☐ Inaccessible or Difficult Location for Future Well Work
☐ Inaccessible or Difficult Location for Future Pump Work
☐ Non-Vermin-Proof Well Cap or Well Seal
☐ Other:

Based on my personal inspection of the real property, the well(s) and pressure system(s): ☐ **Complies** ☐ **Does not comply** with Wis. Adm. Code.

☐ More comprehensive or additional research is needed regarding:
☐ an unused well ☐ floodways/floodplains ☐ contaminant sources ☐ other:

This form lists the visible conditions of the well(s) and pressure system(s) on the property at the time of inspection and does not imply or give any guarantee.

Signature of Licensed Water Well Driller or Pump Installer	Individual License #	Date	Telephone Number

Inspection Results

- One-page Form
  - 25 items evaluated
  - Comments
  - Complies/Does Not Comply
- Well Test Results
- Form and test results reported to individual who requested inspection

Property Transfer Well Inspections

How's it working after 4+ years?

- How many inspections occurred? Where?
- How many wells were noncomplying?
- How many noncomplying wells were corrected or replaced?
- How many well test results exceeded water quality standards?

Unknown

DNR is not involved in property transfers. There is no state requirement to bring a well and pressure system into compliance to sell a property. Reports and sample results are not sent to DNR.

Property Transfer Well Inspections

How's it working after 4+ years?

Inspector experiences

- One-page form –
  - Some like simplicity, some think it doesn't include enough
  - Many add cover letter/attachments to explain the results
- Disclaimer - visual inspection only
- Additional checkbox when can't find the well construction report

Property Transfer Well Inspections

How's it working after 4+ years?

DNR staff experiences

- Lots of inquiries!
- From Buyers/Sellers/Realtors/Lenders …
  - more information to explain results
  - options to address noncompliance
  - options to address water quality
  - can we get a variance?

- Anecdotal evidence => many wells are corrected or replace due to contingency or lender requirement

Property Transfer Well Inspections

What's next …

- Form update
- New publications
  - PTWI Fact Sheet
  - Understanding your PTWI

Property Transfer Well Inspections

A fact sheet for buyers and sellers

If you're in the market to buy or sell a property with a private well, you may have the well inspected as part of the property transfer. Several important regulations apply to ensure proper inspection and sampling.

What is happening nationally with Manganese results above EPAs Health Advisory Level from the Unregulated Contaminant Monitoring Rule (UCMR)

Kyle Burton – Field Operations Director

Manganese

- Naturally occurring mineral
- Essential nutrient

No MCL

- The secondary standard (0.05 mg/L) is for aesthetics
- Sampled every 3 years (IOC panel)

UCMR4

- Part of the 4th UCMR list
- Sampling occurs from 2018 - 2020

EPA United States Environmental Protection Agency

Environmental Topics | Laws & Regulations | About EPA | Search EPA.gov

CONTACT US

SHARE

Monitoring Unregulated Drinking Water Contaminants

Monitoring Unregulated Drinking Water Contaminants Home

About the Unregulated Contaminant Monitoring Rule (UCMR)

Fourth Unregulated Contaminant Monitoring Rule

EPA Health Advisory

- Children under 6 should not drink water with Manganese above 0.3 mg/L for more then 10 days/yr

- The general population should not drink water with Manganese above 1.0 mg/L for more then 10 days/yr

Health Effects

- Infants at highest risk
  - Learning or behavioral problems

- Adults
  - Nervous system disorders (Manganism)
    - Similar to Parkinson's
    - Tremors, shaking, unsteady gait

Bagley, Iowa

Central Iowa town's residents warned not to drink water after high levels of manganese discovered

Anna Spoerre and Tyler J Davis, Des Moines Register Published 2:43 p.m. CT March 6, 2019 | Updated 5:00 p.m. CT March 7, 2019

March, 2019 - 1.4 mg/L

Pierre, South Dakota

News

Pierre drinking water passes state, federal requirements; Manganese advisory continues

May 29, 2019 Jody Heemstra

March, 2019 - 2.5 mg/L

Brooklyn Center, MN

- Average 0.29 – 0.38 mg/L
- Took high Manganese wells offline

Ironwood,MI / Hurley, WI

Ironwood/Hurley Residents Told to Use Bottled Water for Infants

Updated: August 09, 2019 10:49 PM

- One well 0.52 mg/L
- Took high Manganese wells offline

Wisconsin

- We’re looking at the data
- And developing a plan
- More to come

Internal Updates

Kyle Burton – Field Operations Director

Electronic Monthly Operating Reports (EMOR)

- ***Section NR 810.07, Wisconsin Administrative Code requires all suppliers of water for community water systems to submit monthly reports to the appropriate regional office of the Department.***

Electronic Monthly Operating Reports (EMOR)

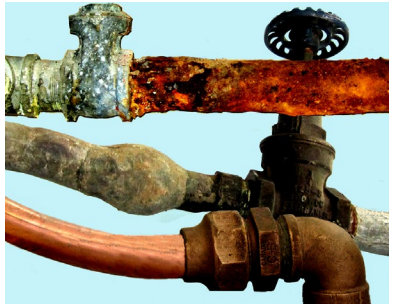
- ***Beginning January 1, 2020, the Wisconsin Department of Natural Resources (department) will be moving to an online system to receive all monthly operational reports for Other-Than-Municipal (OTM) public water systems that do any one of the following:***
  - *add chemical treatment*
  - *utilize physical treatment devices that address or potentially impact a primary contaminant*
  - *as otherwise required by the department*

Electronic Monthly Operating Reports (EMOR)

- ***Fall 2019, DNR DG staff will reach out to affected systems:***
  - Develop "How-To" training materials for external users
  - Host external in-person training in select areas (i.e. SER)
  - Host internal Skype trainings (or in-person if needed)

Lead & Copper Update

- ***Continuing with 2018 Initiative – Large 12 and Systems with ALEs***
  - *Large 12 reports on plans to minimize lead in distribution system water (Optimized Corrosion Control) due by 12/31/2019*
    - *May, 31 2019 letter*
  - ***Systems continuing to collect data***
    - *Pipe Loop, sequential sampling*



Lead & Copper Update

- ***2020 = Municipal Lead and Copper monitoring year***
  - *Department will begin in fall 2019 to work with medium and small systems that have lead service lines to discuss:*
    - *Distribution system inventory accuracy*
    - *Important data and corrosion control strategies*

PFAS Update

- ***Updated Web Page***
  - ***https://dnr.wi.gov/topic/Contaminants/PFAS.html***

- ***June 2019, DHS makes Groundwater Quality Standard recommendations for PFOA & PFOS***
  - ***20 ppt***

- ***April 2019, DNR requests GW standard recommendations for 34 additional PFAS compounds***

PFAS Update

- ***April 2019, DNR commissions pilot study to determine potential sources of PFAS related to Madison wells 15 & 16***
  - ***Results released in August 2019***
    - ***https://dnr.wi.gov/news/releases/article/?id=4809***

- ***May 2019, Governor Evers and Sens. Hansen and Miller announce PFAS bill that would mandate the creation of a PFAS mcl in drinking water***

PFAS Update

- ***Approved budget includes 2 research positions related to PFAS***
  - *DNR DG slated to receive 1 position*

- ***July 2019, WI DNR PFAS Steering Committee visited Michigan EGLE***
  - *MI Phase I PFAS action plan report:*
    - ***https://www.michigan.gov/pfasresponse/0,9038,7-365--495899--,00.html***

PFAS Update

- ***Voluntary sampling and subsequent actions continues to take place at municipalities around the state.***
- **Madison**
  - 2018-2019 voluntary sampling of all wells (23)
    - https://www.cityofmadison.com/water/documents/PFAS_May_2019.pdf
  - Low Level or Trace Detections in 10 wells
  - Removed well 15 from service
    - Combined PFOA/PFAS levels 11-12
  - DNR source determination pilot study
    - Desktop survey to identify possible sources
    - https://dnr.wi.gov/topic/Contaminants/PFAS.html

PFAS Update

- **Marinette**
  - 2017-2019 voluntary sampling
    - https://www.marinette.wi.us/361/PFOA-and-PFOS-Investigation
  - Trace Detections primarily some Low Level Detects

- **Peshtigo**
  - 2019 voluntary sampling of 3 wells
    - https://ci.peshtigo.wi.us/wp-content/uploads/2019/05/19042507590.pdf
  - 1 Trace detection

PFAS Update

- **Rhinelander**
  - 2013 UCMR detects
  - 2019 Voluntary sampling
    - www.rhinelandercityhall.org - PUBLIC NOTICE from Water Utility re PFAS
  - Well 7 exceeded WI recommended groundwater standard and EPA HAL – PFOA+PFOS = 104.8
  - Well 7 taken offline
  - Public Notice issued
  - Monthly sampling

PFAS Update

- ***What is Next***
  - *Groundwater standard recommendations for additional PFAS compounds*
  - *Additional Municipal sampling*
    - *UCMR5 in 2022*
  - *Additional private well sampling in relation to new PFAS remediation cases*
- ***Future Possibilities***
  - *More Voluntary sampling??*
  - *Department led sampling effort??*
  - *Other??*

Wrap–up and adjourn

Next Meeting Date:

October 2, 2019

GEF 2, State Natural Resources Building, Madison, 9:30a.m. – 12:30 p.m.

Meeting minutes will be posted on the Drinking Water & Groundwater Study Group website