

Appendix D: Wellmaster Pumps & Water Systems Ltd. Report



July 19, 2020

Attention: [REDACTED]

Re: 4090 Otter Point Rd. Well Pump Test & Equipment Evaluation
[REDACTED]

On July 14, 2020, a service technician from Wellmaster Pumps and Water Systems Ltd. was dispatched to 4090 Otter Point Rd. as per your request to perform a well performance and equipment evaluation for a potential real estate sale. The technician arrived to find the water system consists of a drilled well located in the upper field to the left of the house. The well depth is reported to be 125 feet and has a ¾ hp pump motor and is set on Deepset PVC pipe. The well was pumped for a period of 20 minutes at an average rate of 6 US gallons / min producing an estimated 120 US gallons of water. At that time the well pump was shut off by the pump protection module (Pumpteck QD) due to low water level. 4 Staged recoveries were then performed and a well in flow rate is estimated at 0.9 US gallons / min. The water was a murky orange color throughout the test. Samples were NOT taken for Bacterial and Mineral analysis to MB Labs in Sidney BC. The following observations and recommendations were noted.

Observations / Recommendations.

- The buried wire leading to the well looks to be #14 gauge wire and is under sized for this horse power motor.
- There is a 20/40 pressure switch installed on the pressure tank.
- There is a galvanized nipple and coupler at the pressure tank. Galvanized fittings tend to corrode and cause failures in the future.
- The pressure tank is a Red Lion brand that has 12 psi charge pressure. This pressure should be increased to 2 – 5 psi below the pressure switch cut in pressure.
- The control box and pressure switch have exposed wires and should be repaired.
- The wellhead is covered with a tarp and fibreglass insulation. It is recommended to clean this up as it can lead to well water contamination.
- There is no water treatment or disinfection seen at this time.

In summary the well ran dry in a noticeably short period and the water produced was NOT clear.

Wellmaster Pumps does not certify nor warrant these results. These results are based on years of experience in the groundwater industry and a visual and performance examination of the well equipment. Please consider these results can and will be affected by seasonal changes, geologic events, industrial occurrences, and population growth in the area.

Kindest Regards

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