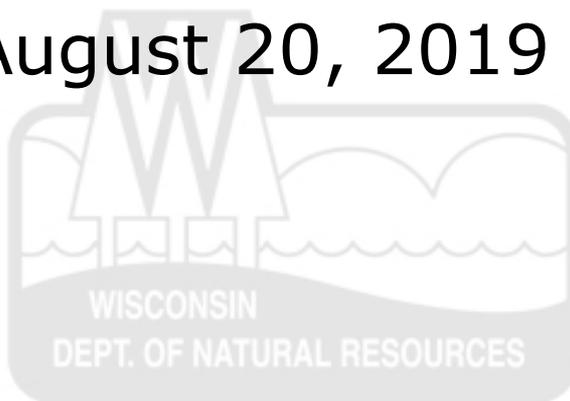
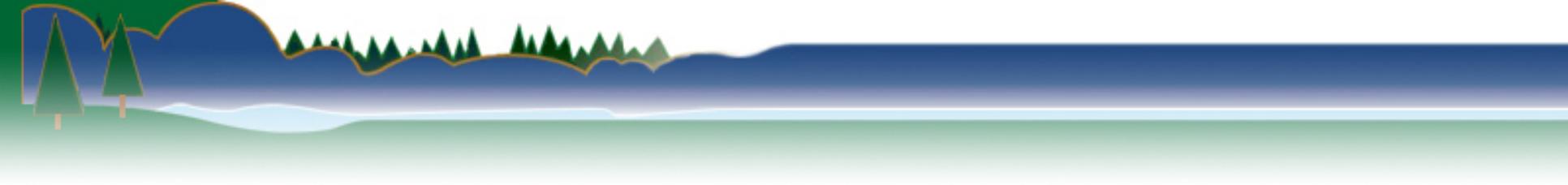


Drinking Water and Groundwater Study Group Meeting

Madison

August 20, 2019





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.wis.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 # _____ 1/4 _____ 1/4 _____ Section _____ Town _____ Range _____ E/W _____ Unique Well Number _____

Known Noncomplying Features

Identified noncomplying features are noted below with a check mark.

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

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-Vermine-Proof Well Cap or Well Seal
 Other: _____

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

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 replaced 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 EPA's 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



[Environmental Topics](#)

[Laws & Regulations](#)

[About EPA](#)



Monitoring Unregulated Drinking Water Contaminants

[CONTACT US](#)

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



The screenshot shows the website header for the City of Brooklyn Center, MN. The logo on the left features the text 'BROOKLYN CENTER AT THE CENTER' with a graphic of houses and trees. To the right, the text reads 'CITY OF BROOKLYN CENTER MN AT THE CENTER'. Below the header is a navigation menu with five items: 'your GOVERNMENT', 'city SERVICES', 'local FACILITIES', 'around THE COMMUNITY', and 'doing BUSINESS'. A search bar is located on the left side of the page. The breadcrumb trail indicates the current page is 'Manganese in Drinking Water' under the path: Home > Your Government > Departments > Public Works > Public Utilities > Water Utility > Manganese in Drinking Water. The page title is 'Manganese in Drinking Water'.

- 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

Wisconsin



Wisconsin



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

Wisconsin





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