

BUYING OR SELLING PROPERTY THAT HAS A WATER WELL



Common Types of Wells

Dug or Surface/Shallow Wells

Dug wells are commonly used to produce water from shallow surface aquifers (less than 15m/50ft. deep) with a diameter of about 1m (3.3ft.). These wells are often prone to contamination through surface water entering into the well and to water shortages.

Drilled Wells

Drilled wells are commonly used to penetrate deeper aquifers (from 50m/164ft. to 100m/328ft. deep) with a diameter of 15cm (6in.). These wells must be drilled by a provincially licensed water well driller. Although drilled wells are more costly to construct, they provide a safer source of drinking water.

A listing of provincially licensed well drillers can be found here:

<https://www.gov.nl.ca/eccc/waterres/groundwater/well/well-drilling-license-holders/>

When buying or selling a property that has a water well it is important to seek and share information about the well.

There are three key items to consider:

- The well system
- The water quantity or yield
- The water quality

Well Information Checklist

Well System: The well should be inspected by a licensed well driller before the house is purchased. If there is a problem with the physical state of the well (for example, cracked seals, settled casing), the well driller can assist with correcting the problem.

Well Records: Obtain a copy of the well record from the owner. Water Resources Management Division has most well records, should the owner not have a copy. A well record is a legal document that should stay with the property.

If the well record is unattainable, document as much historic information about the well as possible. This could include, well location, date of well drilling, depth, diameter, static water level, pumping water level, and recommended pumping rate.

Water Quantity: Without a well record, a licensed well driller can determine the pumping rate and yield.

Water Quality: It is recommended to test the well water for chemistry at an accredited private laboratory and test for bacteria, which can be completed by a private laboratory or through the public health laboratories in the province.

Water sample bottles for bacteria testing are available through NL Government Service Centres.

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 <https://www.gov.nl.ca/eccc/waterres/cycle/groundwater/well/>

