

# Before You Sell

## Tend To Your Well

Once you decide to sell your house you will need to have your well system inspected and water quality tested. Waiting until your closing date is near will prove to be a very frustrating experience for you.

Every lending institution in the USA will require you to have your well system inspected and also tested for bacteria. If your buyer is planning on running a day-care business out of the house then other water tests will have to be done. There is no easier time to have all this completed than **while you are still in your house**. Once you move out this process will exponentially become more cumbersome and quite possibly more expensive.

### **During a well inspection/testing a well contractor will be able to:**

Assess overall condition of the well system's components

Point out anything needing attention or repair

Test your water recovery rate

Test your water for bacteria, nitrates, lead, etc....

Give you an estimate for any work needed

### **Why is it much easier to attend to well issues while the owner still resides there?**

Many times the well needs to be disinfected. The disinfecting process is rather simple. The removal of the chlorine used to disinfect the well is much easier when the house has occupants. The removal of the chlorine will require pumping the well water out in intervals that will take a few days. Then the water has to be used in a normal fashion for a few weeks prior to testing. Chlorine traces will remain in well water systems for weeks if not flushed out properly. Lab tests will detect chlorine traces and void the test. If the house is sitting empty then it will be the owner or the realtor's responsibility to visit the house at least twice a day for a few weeks to run the water. Imagine living quite a distance from the house you are selling and having to chase back and forth to attend to flushing a well properly. Much easier when someone resides there.

Same for any repairs needed. Much easier when someone resides there.

Be kind to yourself and tend to your well issues immediately upon deciding to sell your house. It's much, much easier and less expensive all around.