

Property Transfer and Well Inspection

NR 812, the state's well code, provides regulations that apply to property transfer well and pressure system inspection effective October 1, 2014. If a well inspection is done as part of a property transfer (typically a contingency of the mortgage lender), it must be done by an individual who is a licensed well driller or a licensed pump installer. The inspector will visit the property to conduct a visual inspection of the well and pressure system, looking for features that do not comply with state well code. The inspector is also required to take samples of the well water and have them analyzed for bacteria, nitrates, and arsenic by a certified laboratory. The inspector is also required to search the property for any unused wells that may not be properly filled and sealed. Well inspection results are reported to the DNR. However, since the DNR does not have a role in the property transfer transaction, any decision on bringing the system into compliance is between the buyer and seller. More information is available on the Wisconsin DNR [website](#).