

Quality Of Water As Consideration In New Home Buying

Testing the quality of water where you buy a home on the country side is important. For this two tests can be conducted. First one is the portability test and the second is the mineral analysis test. There are lenders who require such a test before they will lend on country property. The mineral analysis test provides information on iron, Sulfur, acid, hardness, and other characteristics of the water. It is very common to find well water that is high in acid, for example. If this happens then it can lead to a condition that will result in damage to copper plumbing. But this problem can be treated by installing a neutralizing filter in the water system. Another common problem is hard water.

This can also be corrected with the installation of a water softener. Another option one will think of is digging his own well. This is the case if you are considering the purchase of a property without a proven water supply then you will have some difficult choices to make. Now you will have to go ahead and take a chance, hoping that you'll find good water when you drill a well after completing your purchase. Also you can drill a well before completing purchase of the property.

There are country property buyers who make their purchase offers contingent upon drilling a satisfactory well, with the acceptable gallons per minute and quality of water clearly specified in the contract. In case you choose this strategy, then you should be prepared to spend twenty dollars or more per foot for drilling costs in most parts of the country, with no guarantee that water will be found. All these costs are negotiable between the buyer and seller, so plan to do some hard bargaining. After the drilling a new well is complete, you should get a copy of the well driller's report. This report is a document which shows the types of soils encountered while drilling, the depth of the well, the depth at which water was first observed, the gallons per minute of water produced by the well, and other such details. One always realizes that the gallons per minute noted on the report may not be an accurate indication of the actual quantity of water your well can produce. People see several reasons for this. This includes the fact that most well drillers test the well discharge by blowing compressed air into the well to determine the amount of water available. It is a common practice which can result in a distorted reading. This is a reason why a well discharge test performed over a period of several hours will usually provide a better indication of your well's output.

About the Author

Jeff Dean is a writer and real estate professional in the Southlake, TX real estate. He is involved in [Tarrant County Estate](#).

Source: <http://landlord.co.uk/articles>