



BANKLEY'S
Plumbing Inc.

P.O. Box 86
Russell, ON
K4R 1C8

T 613-445-1763

Thursday, April 9, 2026

Report on Well and Pressure System

Client: Gordon's Downsizing and Estate Services Ltd., Brokerage.

ATTN: Madeline Buxton

Address of Inspection: 2369 Lookout Pr. , Cumberland

Date of Visit: April 7th, 2026

Key Findings

- Type of well: 6" casing deep well with submersible pump and 20-gal pressure tank. No well record available
- Pump: ¾ hp FLS10-75-232P, manufacturer date Jan 2020
- Pressure tank: 20-gal WellMate SSWM6-01, manufacturer date 2018
- Pump supply: 10 GPM, pressure range 42 psi on / 62 psi off
- Amperage: 5.2A at 230V (normal)
- Pump converted from 3-wire (failed control box) to 2-wire system (2020)
- Pressure tank appears original (2018), slightly water-logged, no water at Schrader valve, shortened cycle
- Symptoms indicate twisted bladder; tank replacement recommended
- Well located NW of house, ~15 ft from foundation
- Well cap vermin-proof; seals intact
- Well height does not meet Reg. 903; extension to 18" recommended

Water Treatment Notes

- Softener requires servicing
- UV light sleeve/bulb requires replacement
- Inline filter needed before UV system

Testing and/or Work Performed

- Visual inspection of well, pump, and pressure system
- Pressure and flow testing
- Electrical load/amperage check
- Assessment of tank cycling and bladder condition

Conclusions

The well pump is operating within expected performance and electrical parameters. The pressure tank shows signs of internal bladder failure and should be replaced. The well casing height is non-compliant and requires extension. Water treatment components need servicing and replacement to ensure proper disinfection and filtration.

Recommendations / Status

- Replace 20-gal pressure tank
- Extend well casing to 18" above grade (Reg. 903 compliance)
- Service water softener
- Replace UV light component
- Install an inline filter before UV system

Attachments: Photos and/or video footage emailed separately.

Submitted By :
Stewart Bankley
Proprietor, Licensed Plumber
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Capitaino Water Treatment

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INVOICE

BILL TO
GORD INGERSOLL

INVOICE # 2149
DATE 05-05-2026
DUE DATE 04-06-2026
TERMS Net 30

ACTIVITY	QTY	RATE	TAX	AMOUNT
MISCPLBG Plumbing Material 20 GALLONS PREEASURE TANK, NEW LONG BRASS TANK TEE,SERVICE WATER SOFTENER,REPLACED SEDIMENT FILTER,NEW UV LIGHT AND RESET CONTROL TO 365 DAYS AND WELL EXTENSION	1	3,580.00	HST ON	3,580.00

Thank you for your business! I take EFT payments, and cheques
which can be sent to Capitaino 676 Fairway Drive, Rockland ON
K4K 1H4
JOB NAME
2369 LOOKOUT DRIVE

SUBTOTAL 3,580.00
HST (ON) @ 13% 465.40
TOTAL 4,045.40
BALANCE DUE **\$4,045.40**

TAX SUMMARY

RATE	TAX	NET
HST (ON) @ 13%	465.40	3,580.00