

WHITE MOUNTAINS BUYER RESOURCE

The Well & Septic Checklist for Out-of-State Buyers

Most homes and cabins in the White Mountains run on a **private well and a septic system** — not city water and sewer. Print this, and check each item off before you close so there are no surprises after you own it.

Private Well — What to Verify

- ☐ **Well registration (ADWR).** Confirm it's registered with the Arizona Dept. of Water Resources; get the 55-registration number.
- ☐ **Flow / production rate.** Get a recent flow test (GPM). Under ~3-5 GPM may struggle to serve a full household plus irrigation.
- ☐ **Water quality test.** Test for bacteria (coliform/E. coli), arsenic, nitrates, and hardness. Arsenic shows up in parts of the White Mountains.
- ☐ **Shared vs. private.** If it's a shared well, get the written agreement — who pays for repairs, maintenance, and power, and how usage is split.
- ☐ **Pump, pressure tank & age.** Submersible pumps typically last 10-15 years; replacement runs into the thousands.
- ☐ **Well depth & static water level.** Helps predict long-term reliability through dry years.

Septic System — What to Verify

- ☐ **Transfer of Ownership Inspection (required).** Arizona requires a septic inspection at sale, filed to the county. Don't skip it.
- ☐ **Tank type, size & age.** Conventional vs. an alternative/engineered system (common on rocky lots) — the latter costs more to maintain.
- ☐ **Leach field condition.** Confirm location, that it functions, and that nothing (driveways, additions) sits over it.
- ☐ **Permit & "as-built" records.** Pull the county permit and drawing so you know where the tank and field are before you landscape.
- ☐ **Last pump-out.** Every 3-5 years is typical; a system never serviced is a red flag.

Typical Costs & Timing

- ☐ **Water quality + flow test:** roughly \$150-\$400, a few days to schedule.
- ☐ **Septic transfer inspection:** roughly \$300-\$600, plus pump-out if needed.
- ☐ **Order early:** build these into your inspection period so results are back before contingencies expire.

Out-of-state tip: Wells and septic aren't deal-breakers — the vast majority of White Mountains properties have them and run fine for decades. The goal is simply to *know what you're buying* so you can budget for maintenance and negotiate repairs with confidence.



Better Call Shawn

Buying from out of state? I'll walk your well & septic details with you before you ever get on a plane.
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