

Homeowner wells

- Find out from the seller or real estate agent the age of the well and whether it is registered with the Division of Water Resources. Wells constructed before 1972 may not be registered.
- If the well is registered, get the permit number and look up the permit at the state Division of Water Resources, which can be reached at 303-866-3447. The permit describes any restrictions on the well. Some permits allow the well to supply water only for use inside the house. 0
- Ask the seller or agent how many gallons per minute the well can pump. A typical residential well should be able to pump at least 7 to 10 gallons per minute. Colorado licensed pump installers or well drillers can be hired to measure a well pump's production and assess whether it will meet your needs.

A list of contractors is available at www.water.state.co.us.

- Ask about water quality. A state-certified lab can test it. For a list of labs, call the state water quality control division at 303-692-3500.
- Ask neighbors if they have had any water quality or water pressure problems. Find out the depth of the well on the property you are considering buying and compare it to neighbors' wells.
- Inspect the well and make sure it has easy access for repair and maintenance, that the ground slopes away from the top of the well for drainage, that it has a weather-tight seal and that the casing is made of steel.
- Make sure the well is at least 50 feet away from a septic tank.

Municipal wells

- Contact the city or water district that supplies the water. Ask about any restrictions on water use such as outdoor watering or landscaping.
- Ask about water quality.
- Find out about water fees such as set monthly charges, the rate charged per 1,000 gallons and any special surcharges.
- Ask how many wells the city or district is drilling each year and how that cost will affect rates. Ask what the district's plans are for accommodating future growth.
- The Colorado Water Congress is a source of information to find contacts for water providers. The number is 303-837-0812 and the Web site is www.cowatercongress.org.