

Private Well Pump Performance Baseline Sheet

Use this record to compare the same private-well system over time. It is a homeowner maintenance record, not an official inspection, code document, laboratory report, or diagnosis. Keep the completed sheets with your well log, water-test reports, invoices, manuals, and warranties.

Safety boundary

The homeowner may record exterior conditions, the existing pressure gauge, elapsed pump run time, and a repeatable faucet-flow observation when the equipment is operating normally and the measurement point is safe to use. Do not open the well, remove a cap or seal, open an energized control box, touch live wiring, pull a pump, enter a pit or confined space, adjust a pressure switch, release tank pressure, or alter a valve or treatment bypass for this record. Ask a qualified well professional to perform water-level, yield, amp-load, grounding, line-voltage, insulation, tank, switch, well-opening, and pump work.

A. Identity and fixed conditions

Field	Record
Property / well ID	
Date and local time	
Person recording owner observations	
Well type, if known	
Pump type, make, model, and installation date, if known	
Pressure-tank make, model, and size, if known	
Pressure-switch setting shown on equipment or prior service record	Cut-in: ____ psi / Cut-out: ____ psi
Recent water use before test	None / light / normal / heavy; describe: _____
Weather, drought, outage, flooding, or unusual demand	
Treatment equipment operating	Yes / No / Unknown; equipment: _____
Treatment status for flow observation	Before treatment / after treatment / unknown
Pressure measurement location	Existing gauge at: _____
Flow measurement location	Faucet or hose bib: _____
Other system changes since last record	

B. Homeowner observations

Stop and call a professional if there is exposed or damaged wiring, a burning smell, water near electrical equipment, a tripped breaker, a damaged well cap, a suspected contamination event, no water, or an unsafe location.

Observation	Current record	Previous record	Notes / same conditions?
Existing gauge pressure before opening water	____ psi	____ psi	
Pressure when pump starts (cut-in observation)	____ psi	____ psi	
Pressure when pump stops (cut-out observation)	____ psi	____ psi	
Pump run time from start to stop, no other water running	____ sec	____ sec	Constant-pressure system?
Faucet-flow volume	____ gal	____ gal	Container: ____
Faucet-flow time	____ sec	____ sec	Fully open? ____
Calculated faucet flow: gallons ×60 ÷seconds	____ gpm	____ gpm	Not well yield
Visible leaks, corrosion, vibration, noise, or cycling			
Well cap/casing/conduit exterior condition			
Water appearance, taste, or odor change			

C. Professional/service findings

Leave blank for a qualified professional or copy from a dated service report. These fields are not a DIY electrical or well-opening test.

Finding	Date / value	Measurement location or method	Professional / report reference
Static water level	____ ft		
Pumping water level	____ ft		
Drawdown (pumping level ? static level)	____ ft		
Professional well yield / flow	____ gpm		
Pump motor amp load			

Finding	Date / value	Measurement location or method	Professional / report reference
Line voltage			
Grounding / insulation / control findings			
Tank condition / precharge verification			
Pressure-switch and gauge findings			
Pump, drop pipe, wellhead, or treatment service			
Water-quality sample and laboratory report			

D. Compare and decide

- ☐ Conditions were sufficiently comparable; if not, repeat with the differences recorded.
- ☐ Pressure range is stable or the change is documented.
- ☐ Pump run time is stable or the change is documented.
- ☐ Faucet-flow method and location are the same.
- ☐ Professional water-level/yield findings are dated and tied to a method.
- ☐ No owner observation is being treated as proof of a failed pump or well.
- ☐ Contact a qualified well professional for a changed trend, repeated low pressure, frequent cycling, reduced flow, no water, or any electrical/wellhead concern.

Questions for the professional: What changed first? Which measurements were made under what flow and pressure conditions? Could the observation involve the well, water level, tank, switch, pump, plumbing, treatment equipment, power supply, or demand? What should be repeated, and when?