

# Well Water Tank by Finn Home Inspectors

A well water tank accumulates water from the well and holds it under pressure so when you turn a valve on the water flows. Today most well pumps are in the well, on wells that are not so deep the pump may be as shown in the diagram below.

There is a pressure switch on the water line into the tank, if the pressure drops to a preset level (in the sample below it is set at 30PSI) it will turn the pump on to push water into the tank. When the pressure builds to the preset high level (50PSI in sample below) the pump shuts down.

There is a rubber diaphragm separating the water from the compressed air. If the bladder fails water will eventually fill the entire tank, causing the pump to turn on and off very frequently, this will wear out the pump. If you hear the pressure switch clicking on and off in a time under 25 seconds it is likely an indication that the tank will need replacement. As the water fills more of the tank the short cycling may get down to like 5 seconds apart, it is quite obvious if you can see the water flow out of a faucet pulsating (getting stronger and weaker, more flow and less in a couple seconds).

Diagram from Carson/Dunlop.

## Bladder-type pressure tank

