



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Mike Braun
Governor

Clint Woods
Commissioner

August 20, 2025

Mr. John Murphy
Oak Wood Circle
3495 West 100 South
Warsaw, IN 46580

Dear Mr. Murphy :

Re: Inspection Summary Letter
Oak Wood Circle
PWSID# IN5243064
Pierceton, Kosciusko County

On **Monday, August 18, 2025**, an IDEM Office of Water Quality representative conducted an inspection of Oak Wood Circle, located in Pierceton, Indiana pursuant to IC 13-14-2-2. For your information, and in accordance with IC 13-14-5, an inspection summary is provided below:

Type of Inspection: Sanitary Survey Inspection
Primary Inspector: Sophia Andrews: SOandrew@idem.IN.gov or 574-274-5610

Results of Inspection: **Significant deficiencies were found during the inspection.**

According to 327 IAC 8-2- 8.2(f), significant deficiencies are conditions found during a sanitary survey that have a potential to cause an immediate health risk or any deficiency that was found during a previous sanitary survey but has not been corrected or the Public Water System is not in compliance with a correction schedule approved by the commissioner. You must respond in writing to deficiencies found during a sanitary survey within thirty (30) days of receipt of this report indicating they are corrected. If there are circumstances that prevent you from immediately correcting the deficiencies, you may submit a schedule to IDEM, for approval, to correct the deficiencies.

Failure to respond within thirty (30) days of the receipt of this letter is a violation and may result further action by this office. Please send response to the primary inspector listed above by email or at the address on the letterhead.

Sincerely,

Lucio M. Ternieden
Chief, Field Inspection Section
Drinking Water Branch
Office of Water Quality
LTernied@idem.IN.gov

(317) 234-7461

cc: Kosciusko County Health Department
Sophia Andrews, IDEM Field Inspector
File

oakwoodresidencesllc@gmail.com

Summary of Deficiencies Identified

Oak Wood Circle - IN5243064

- 1 A **Significant** deficiency was identified regarding: **Cross connection(s) in the treatment process**

The inspector noted: "Deficiency - 327 IAC 8-10 The water softener brine waste line is directly plumbed to the PVC drain pipe to waste. The system is to provide an air gap between the brine waste line and the PVC drain pipe that is a minimum of one (1) inch or they are to install an air gap fitting. As this was also cited on the 2022 inspection report, it is now considered a significant deficiency."



- 2 A **Significant** deficiency was identified regarding: **Sufficient operation and maintenance records are not being kept**

The inspector noted: "Deficiency - 327 IAC 8-2-8.2(e)(7)(E)(i) The system is to utilize a log system to keep track of filter change dates, as well as dates that the softener brine tank is filled and the amount of salt that is added. As this was also cited on the 2022 inspection report, it is now considered a significant deficiency."



3 A **Minor** deficiency was identified regarding: **System does not have an approved WHPP**

The inspector noted: "Deficiency - 327 IAC 8-4.1-2 Phase II of the Wellhead Protection Plan was due on 05/26/2025. The system is to complete and submit this to IDEM."

4 A **Minor** deficiency was identified regarding: **Access is not restricted to the treatment plant**

The inspector noted: "Deficiency - 327 IAC 8-2-8.2(e)(4)(F) After the inspection had concluded, it was discovered that the door jamb/casing on the wellhouse is cracked, which compromises the security of the wellhouse to intruders. The system is to repair the door jamb/casing."



5 A **Minor** deficiency was identified regarding: **Additives are not ANSI/NSF certified**

The inspector noted: "Deficiency - 327 IAC 8-1-2(c) The PENTAIR OMNIFILTER RS19 does not appear to be NSF certified. The system is to ensure they are utilizing filters that are NSF certified."

6 A Recommendation deficiency was identified regarding: **Well components are not maintained or operating properly**

The inspector noted: "A Pressure relief valve(s) is not present by the bladder tanks. The system should install a pressure relief valve(s) on the line(s) to the bladder tanks. This device would serve to relieve water and pressure within the system, allowing water to move heat away from the well pump and thus preventing potential damage to the motor, connections, and casing."



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Public Water System Sanitary Survey Report

PWS ID: IN5243064 PWS Name: OAK WOOD CIRCLE

Source Type: GW System Type: C Population: 30

County: KOSCIUSKO City: PIERCETON

Water System Class:	Service Connections
DST1	24

Points of Contact

Name (Job Title)	POC Type	Address	Phone	Email
PHYSICAL ADDRESS, IN5243064	PL	7123 East 125 South PIERCETON 46562		
OLSEN, KIRK OWNER	EC	3495 West 100 South WARSAW 46580		
LEWIS, DANIEL R.	OP	P.O. Box 143 LEESBURG 46538	574-268-6218	dslewis802@yahoo.com
MURPHY, JOHN OWNER	AC SA FC SC OW	3495 West 100 South WARSAW 46580	574-696-0002	oakwoodresidencesllc@gmail.com
BALDWIN, ALEX OWNER	EC	3495 West 100 South WARSAW 46580		

Active Water System Facilities

Active WS Facilities Type Name	WS Facility ID	Active Sample Point Name
DISTRIBUTION SYSTEM	DS001	LC003,LC005,SP001,LC004,LC001,LC002
STORAGE TANK #1	ST001	
STORAGE TANK #2	ST002	
TREATMENT PLANT #1	TP001	
WELL #1	WL001	GW001,EP001

Treatment Processes

Active Treatment Plant Name	Objective Name	Process Name
TREATMENT PLANT #1	CARTRIDGE FILTR	FILTRATION, CARTRIDGE
TREATMENT PLANT #1	SOFTENING	ION EXCHANGE

Sources

Source	Pump Capacity	Depth		Date
WL-WELL #1		Bottom Depth MSR	Diameter	
		0	0	

Finished Water Storage

Type	Comments	Construction Material	Capacity
Bladder		Steel	
Bladder		Fiberglass	


Unresolved Deficiencies


CODE (NAME)	Visit Date	Identified Date	WSF	Category	Severity
SO12	8/18/2025	9/13/2022	WELL #1	SO	REC
OC02	8/18/2025	9/13/2022		OC	MIN
SWDE	8/18/2025	4/24/2014		SO	MIN
SM04	8/18/2025	9/13/2022		SM	MIN
TR11	8/18/2025	9/13/2022	TREATMENT PLANT #1	TR	MIN

Sanitary Survey Report

Sources

WELL #1


- 1 **Is the source(s) sufficient in quantity?** 


- 2 **Is the source(s) adequate in quality for the primary drinking water standards?** 


If not, does the have adequate treatment installed?


Yes

No

- 3 **Is the top of the well protected so that foreign matter or surface water cannot enter the well?** 

- 4 **Is the grouting or concrete pad surrounding the casing at the well head free from cracks or chips and does it seal tightly to the casing?** 

- 9 **Is the site protected against flooding?** 

- 10 **Is the well vent screened and properly constructed?** 

11 Are the pressure and check valves blow off valves and other well system appurtenances maintained and operating properly?



A Pressure relief valve(s) is not present by the bladder tanks. The system should install a pressure relief valve(s) on the line(s) to the bladder tanks. This device would serve to relieve water and pressure within the system, allowing water to move heat away from the well pump and thus preventing potential damage to the motor, connections, and casing.

SO12 Well components are not maintained or operating properly

REC Deficiency



12 Does the system own or control the sanitary setback area?



13 System has no new potential sources of contamination within the sanitary setback area relevant to this system since previous survey?



15 Is there proper grading around the casing to divert surface water?



16 Is there an adequate raw water sample tap for each source?



17 Are there measures put into place to prevent unauthorized access to intakes or wells?



20 Is there an approved wellhead protection program being implemented by the system and is the plan up to date?



Deficiency - 327 IAC 8-4.1-2 Phase II of the Wellhead Protection Plan was due on 05/26/2025. The system is to complete and submit this to IDEM.

SO23 System does not have an approved WHPP

MIN Deficiency

21 Has the Phase 1 WHPP been submitted?



Treatment
TREATMENT PLANT #1

1 Is chemical storage adequate?



3 Are instrumentation and controls adequate for the process being utilized and in proper working order?



4 Are treatment processes covered and adequately sealed?



7 Are there provisions to warn operators of treatment failures?



9 Is there restricted access to any unauthorized personnel from any portion of the treatment process?



Deficiency - 327 IAC 8-2-8.2(e)(4)(F) After the inspection had concluded, it was discovered that the door jamb/casing on the wellhouse is cracked, which compromises the security of the wellhouse to intruders. The system is to repair the door jamb/casing.

TR09

Access is not restricted to the treatment plant

MIN
Deficiency



10 Do all the chemical additives used in the treatment process have ANSISF approval?



11 **Was the treatment process free from uncontrolled cross connections and are backflow prevention devices installed at all appropriate locations?**



Deficiency - 327 IAC 8-10 The water softener brine waste line is directly plumbed to the PVC drain pipe to waste. The system is to provide an air gap between the brine waste line and the PVC drain pipe that is a minimum of one (1) inch or they are to install an air gap fitting. As this was also cited on the 2022 inspection report, it is now considered a significant deficiency.

TR11

Cross connection(s) in the treatment process

SIG
Deficiency



23 **Is the treatment(s) sufficient to meet all of the NPDWS?**



Distribution

DISTRIBUTION SYSTEM

- 1 **Are pressures and flows adequate throughout the system under all conditions of flow? (excluding maintenance, system failures, and fireflow)**
- 2 **Are plans of the water system available and current?**
- 9 **Was the distribution system free from uncontrolled cross connections and are backflow prevention devices installed at all appropriate locations?**
- 10 **Does the system have less than 25% water loss based on a 1 year average?**
- 11 **Is the system free from issues with secondary drinking water standards?**



If so, are there customer complaints?

No

Yes

12 Has the system completed and submitted the Lead Service Line Inventory (LSLI)?



Finished Water Storage

STORAGE TANK #1

1 Are storage reservoirs located above ground water level?



2 Are the storage reservoirs protected against flooding?



4 Are storage reservoirs secure?



5 Is the storage reservoir structurally sound?



7 Does surface run-off and underground drainage drain away from the storage structure?



8 Are all pipes, air vents, and related appurtenances appropriately constructed and located?



STORAGE TANK #2

1 Are storage reservoirs located above ground water level?



2 Are the storage reservoirs protected against flooding?



4 Are storage reservoirs secure?



5 Is the storage reservoir structurally sound?



7 Does surface run-off and underground drainage drain away from the storage structure?



8 Are all pipes, air vents, and related appurtenances appropriately constructed and located?



MR Data Verification

1 Is the system free from any current monitoring and/or reporting violations?



Management and Operation

1 Is an emergency response plan available and up to date?



2 Are supplies and maintenance parts inventories adequate?



3 Is the financing and budget satisfactory?



4 Are sufficient operation and maintenance records being kept?



Deficiency - 327 IAC 8-2-8.2(e)(7)(E)(i) The system is to utilize a log system to keep track of filter change dates, as well as dates that the softener brine tank is filled and the amount of salt that is added. As this was also cited on the 2022 inspection report, it is now considered a significant deficiency.

SM04 Sufficient operation and maintenance records are not being kept

SIG Deficiency



5 Are permits being obtained for all repairs and construction?



7 Is there a current site sampling plan available and on file with IDEM?



9 For service interruptions lasting greater than 8 hours, are notifications being made to the customers?



10 Are all direct and indirect additives certified for conformance to American National Standards Institute(ANSI)/National Sanitation Foundation (NSF) International Standard 60/61?



Deficiency - 327 IAC 8-1-2(c) The PENTAIR OMNIFILTER RS19 does not appear to be NSF certified. The system is to ensure they are utilizing filters that are NSF certified.

SM09 Additives are not ANSI/NSF certified

MIN Deficiency

16 Inspection completed on time?



17 Was the system free from additional issues?



Operator Compliance

1 Are personnel adequately trained and/or certified?



2 Are there sufficient personnel?



3 Are Certified Operator in Responsible Charge (CORC) visits conducted in required timeframes and is documentation of site visits kept on site for review?



-End of Report-