



# COMMONWEALTH of VIRGINIA

Karen Shelton, MD.  
State Health Commissioner

R. Christopher Lindsay  
Chief Operating Officer

DEPARTMENT OF HEALTH

## OFFICE OF DRINKING WATER Richmond Field Office

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### System Sanitary Survey Report

December 16, 2025

To: Jason Freed  
Six-0-Five Mhc

SUBJECT: Louisa County  
Waterworks: Six-0-Five Mhc  
PWSID: VA2109675

Survey Date: November 20, 2025

Next Survey Due By: November 20, 2028

Present at Survey:

Name	Organization
Lydia Belser	Virginia Department Of Health- Office Of Drinking Water
Lyndsey Mccauley	Virginia Department Of Health- Office Of Drinking Water
Scott Aaron Dunn	Ree Va. Inc. - Raynor/Hiway

Reviewer: Toby Bryant

As a result of the sanitary survey noted above, the Office of Drinking Water offers the following comments. Should you have questions or desire to discuss our findings, please contact us at 804-910-6111 or Lydia.Belser@vdh.virginia.gov.

### COMMENTS FROM THE PREVIOUS INSPECTION – November 21, 2022:

- a. Staff noted the concrete pad for Well 2 was cracked, allowing potential for water infiltration near well. **UNRESOLVED**
- b. Staff noted that the well house does not have an eye wash station which is required under Virginia Waterworks Regulations for areas with chemical treatment. **UNRESOLVED**
- c. Staff noted that the waterworks did not have an up-to-date emergency management plan for extended power outages. The operator was given a template for completion on 11/21/2022. **UNRESOLVED**
- d. Staff discussed with operator the need for an updated CCCP on 11/21/2022. No updated CCCP was completed or on file with our office. **UNRESOLVED**

## ACCOLADES:

We would like to offer the following accolades to recognize exceptional performance at your waterworks:

## SIGNIFICANT DEFICIENCIES:

There were no significant deficiencies at the time of this inspection.

## MINOR DEFICIENCIES:

The Virginia Waterworks Regulations require your waterworks to complete the following actions. Failure to complete these actions by the specified dates may result in a Notice of Alleged Violation.

Section	Recommendations
Well 1& Well 2	Well discharge piping for Well 1 and Well 2 do not appear to be equipped with valved blow-offs. Valved blow offs should be installed on each well to increase the efficiency of operations.
Well 2	Concrete pad is split/broken, potentially allowing seepage. The concrete pad needs to be replaced. This was also noted in the 2022 inspection. 
Chlorination, Adjustment, Po4 Add Ph	According to 12VAC5-590-72 B the well house, "must comply with federal occupational safety and health standards and regulations promulgated under 29 USC § 651 et seq. and shall include separation of incompatible chemicals, confined space entry, handrails and guards, ladders, lighting, warning signs, smoke detectors, chlorine leak detectors, protective equipment, safety showers, eye washes, and fire extinguishers." No eye wash station is provided in the well house where treatment is stored. 
Distribution System	We noted that your waterworks does not maintain records of CCCP for at least 5 years. 12VAC5-590-550 A "The owner shall maintain all of the waterworks records in accordance with the Records Retention and Disposition Schedule of the Library of Virginia, General Schedule No. 7 for public utility records of county and municipal governments." General Schedule Number 7 requires that you retain "Waterworks System Operations Records" for "5 years after end of calendar year then destroy".
Distribution System	The most current Cross Connection Control Program was approved on 4/25/1985 and is not in line with current regulations. Complete the

	Cross Connection Control Plan (CCCP) for your waterworks found at this web address( <a href="https://www.vdh.virginia.gov/drinking-water/cross-connection-control/">https://www.vdh.virginia.gov/drinking-water/cross-connection-control/</a> ). Send the completed document to our office by June 15, 2026.
5,000 Gallon Storage Tank & 1,800 Gallon Hydro Tank	<p>We noted that the pressure tank needs to be scraped, cleaned and painted. 12VAC5 590-1081 L "Proper protection shall be given to metal surfaces by paints or other protective coatings, by cathodic protective devices, or both, in accordance with the NSF/ANSI Standard 61-2016, AWWA Standards D102-14, D104-11, and D106-16, or an approved equivalent, where applicable". (Describe the corrective actions required), and report this change to the Richmond Field Office by June 15, 2026.</p>  
Mr Data Verification	ODW does not have records of all the previous 12 monthly operations reports submitted for your waterworks. Per waterworks regulation 12VAC5-590-570, "A classified waterworks is required to report monthly information to the department no later than the 10th of the month following the month during which the monitoring period occurred." Please submit a meter reading for your waterworks by January 10th and then monthly thereafter.
Management and Operation	Our records indicate that your waterworks does not have an up-to-date Emergency Management Plan for Extended Power Outage. The Virginia Waterworks Regulations, section 12VAC5-590-505 A requires that "The owner of a community waterworks shall develop and maintain an Emergency Management Plan for Extended Power Outage." Submit a verification that you have an up-to-date Emergency Management Plan for Extended Power Outage to this office by June 15, 2026, and periodically review and update the plan.

## RECOMMENDATIONS:

The following recommendations do not rise to the level of a violation of the Virginia Waterworks Regulations but are items identified during the sanitary survey.

Section	Recommendations
Well 1 & Well 2, Chlorination, Ph Adjustment, Po4 Add	We noted that the well does not have (adequate) emergency power to maintain operation during a power outage. Emergency power is important for reliable operation of your waterworks. If you would like to seek financial assistance to install emergency power, please contact Leandro Suarez Parada, ODW FCAP Project Manager at 804-629-0381.
8,000 Gallon Storage Tank	We noted that you do not regularly inspect the storage tank. It is recommended to regularly inspect the interior condition and perform preventative maintenance to ensure water quality.

1,800 Gallon Hydro Tank & 5,000 Gallon Storage Tank	We noted that the tanks are not routinely flushed or cleaned. Tanks can accumulate sediment that may negatively affect water quality. To ensure your water quality, we recommend that you routinely flush or clean your tanks.
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Please review the attached summary of required sampling and visit our web site at <http://www.vdh.virginia.gov/ODW/>. There you will find helpful information on water sampling and testing, operator licensing and training, consumer education, project funding and **many other topics, as well as, links to other key websites and Virginia's Waterworks Regulations.**

Survey By:



Lydia Belser, Envi. Spec. Sr.  
Richmond Field Office

Attachments:

1. Field Report
2. Survey Checklist
3. Usage Report

cc:

Scott Aaron Dunn, Ree Va. Inc. - Raynor/Hiway  
 Matt Raynor, Ree VA. Inc  
 Louisa County Health Department  
 Louisa County Administrator