



NARRATIVE REPORT FORM

Page 1 of 6

Facility Name: Glenwood Drive & Walker Road

Primary Facility ID: 881609

Inspection Date: 9/17/2026		Inspection Time: 13:00 – 14:10		Lat/Long: 40.270306, -74.868494	
Program:		☐ Storage Tanks		☐ HSCA	
				☒ LRP	
Owner Name: N/A			Inspection ID: N/A		Site ID: 881609
Facility Location (911) Address: Glenwood Drive between Walker Road and Spencer Road, Washington Crossing, PA 18977				Municipality: Upper Makefield Township	
				County: Bucks	
Responsible Official Name: Bradford Fish Title: Senior Environmental Specialist, Emergency Response & Remediation				Responsible Official Address: 100 Green Street Marcus Hook, PA 19061	
Responsible Official Telephone: 610-859-6297					
Email Address: bradford.fish@energytransfer.com					
Entities Present at Site:					
- Groundwater & Environmental Services, Inc. – Kevin Troutman and Alyssa Fetterman - Earth Data Northeast, Inc. (Upper Makefield Twp Environmental Consulting Subcontractor) – Dave Fennimore, P.G. - Gilmore & Associates, Inc. (Upper Makefield Twp Sewage Engineering Subcontractor) – Brandon Broniszewski, P.G., S.E.O. - Residents of [REDACTED] – [REDACTED]					
Inspection Purpose: Inspection of residential potable well at [REDACTED] Washington Crossing, PA 18977 following [REDACTED] complaint filed with DEP on September 16, 2026.					
Weather: Sunny, 70s °F					
PADEP Staff Present: Dustin Lipik, P.G. (DL)					
Narrative:					
At 13:00, DL arrives at [REDACTED], Washington Crossing, PA 18977 (Photo #1). Upon arrival, DL meets with Dave Fennimore, P.G. (DF) of Earth Data Northeast, Inc., Upper Makefield Twp's Environmental Consulting Subcontractor, and Brandon Broniszewski, P.G., S.E.O. (BB) of Gilmore & Associates, Inc., Upper Makefield Twp's Sewage Engineering Subcontractor who were already at the property. By 13:05, Kevin Troutman (KT) and Alyssa Fetterman (AF) of Groundwater and Environmental Services, Inc. (GES) arrive at the property. At 13:05, DL rings the doorbell of the residence and [REDACTED], and [REDACTED], answer the door. All parties meet at the residence's potable well located in the front yard adjacent to the southern side of the sidewalk about halfway between Bruce Road and the front of the residence. [REDACTED] shares that [REDACTED] has been living in the residence for over 40 years and provided details regarding the potable supply well system and recent issues [REDACTED] been having with the well. The well is 6-inch diameter and completed to approximately 400 feet (ft) below ground surface (bgs). [REDACTED] was unsure of the exact depth of the well pump. The current well pump is approximately (~) 10 years old. Three (3) or 4 years ago, the pump had a minor electrical issue that was repaired. [REDACTED] indicates that Energy Transfer (ET)/Sunoco Pipeline LP (SPLP) installed a point-of-entry treatment system (POET) in the home shortly after the release was discovered but was unsure of the exact date. ET/SPLP records provided to DEP indicate that ET/SPLP began collecting samples from the [REDACTED] POET system on March 10, 2025, indicating that the system was installed prior to March 10, 2025. Beginning ~18 months ago and after the installation of the POET system, [REDACTED] notes water pressure issues within the home that persisted throughout 2025 and into 2026. This issue coincided with periodic influxes of dark colored sediments that were being captured by the POET system sediment filters. [REDACTED] notes that the issue was the worst during the installation of monitoring wells in the eastern end of Spencer Road nearest to the home (MW-9S/D, MW-10S/D, MW-14S/D). DL notes that several homes within the Mt Eyre neighborhood experienced similar sedimentation issues during each phase of ET/SPLP's well installation activities associated with the ongoing investigation into the pipeline release.					



NARRATIVE REPORT FORM

Page 2 of 6

■ indicates that the potable well supply system experienced total water loss in June 2026. At that time, ■ contacted ET/SPLP regarding the issue. ET/SPLP's subcontractors mobilized to the residence on June 24, 2026 to check the well. A photoionization detector (PID) reading of 0.0 parts per million (ppm) was collected from the headspace of the well. No bailer check was performed as ET/SPLP's approved procedures only require bailer checks of the water column if the PID reading is greater than (>) 1.0 ppm. ET/SPLP attempted to gauge the water level within the well, but was unable to reach the bottom of the well. Chris Embry (CE) of ET indicated during a phone call with DEP on Wednesday, September 16, 2026 that GES staff were unable to get the water level meter probe past ~211 ft bgs due to well pump equipment obstructing the probe. This indicates that the water level meter was at least ~211 ft bgs on June 24, 2026.

■ notes that, due to water loss within the well, ■ obtained a mobile, portable water storage tank, commonly referred to as a "water buffalo", to supply the home with chlorinated water for non-potable uses. The water buffalo was plumbed into the water supply system within the home prior to the bladder tank and POET system. At this time, the well pump within the potable supply well was disconnected and remains disconnected at the time of this inspection. ■ notes that ET/SPLP began providing bottled water at this time for potable uses. ■ notes that, since the installation of the water buffalo which is gravity-fed into the water supply system bladder tank, the residents of the home are limited to using the water for flushing toilets, running one shower per day, and using the dishwasher once every two or three days. ■ notes that this is not a suitable long-term solution to their water issues. ■ also notes that there are periodic septic odors within the home and has concerns that there are issues with the septic system infrastructure, potentially related to the issues with the potable supply wells.

■ provides DL, DF, and BB with copies of a laboratory analytical report from a sample collected by Bucks County Well Drilling on June 22, 2026, which was submitted to Analytical Laboratories, Inc. (ALI) on June 30, 2026 for analysis of volatile organic compounds (VOCs) via United States Environmental Protection Agency (EPA) Method 524.2, Revision 4.1, total lead via EPA Method 200.8, Revision 5.4, and diesel range organics (DRO) via EPA Method 8015D. The laboratory analytical report is included as Attachment 1.

■ gives permission to GES staff to open the residential potable supply well to collect a PID reading, collect a depth to water measurement, and to conduct a bailer check to evaluate for the presence of LNAPL at the top of the water column. GES measures a PID reading 0.0 ppm from the well headspace. GES measures a depth to water of 52.17 ft below top of casing (bTOC). GES collects an aliquot of water from the top of the water column using a small diameter bailer. No LNAPL is observed on the surface of the aliquot of water within the bailer (Photo #2) and a PID measurement of the water within the bailer reads 0.0 ppm (Photo #3).

■ expresses relief that the water level within the well appears to have returned to prior static conditions and that there is no LNAPL observed within the well. DF offers a few recommendations to ■ to troubleshoot the well, including having a potable well supply company evaluate the electrical connections of the current pump, replace the pump if it is found to be compromised, or lower the depth of the pump, if feasible, to provide more hydraulic head above the pump to increase yield. DL recommends having a well supply company perform a recharge test on the well to determine how quickly the well recharges after drawdown. DL notes that, given the observations of sedimentation in the POET system filters prior to pressure loss, there is a possibility that the recharge of the well has been affected and that the well may need to be redeveloped to clear the fractures of sediment and return the well to its former state. ■ thanks DF and DL for the recommendations, noting that ■ has gained more information from today's well inspection than ■ has from multiple private water supply well subcontractors. ■ has hired to help troubleshoot the issues.

GES closes the well and ■, BB, and GES staff mobilize to the basement. DL and DF remain outside briefly and observe that the heating oil fill port for the residence's heating oil tank, staged in the basement of the home, is located to the left of the front door approximately 30 ft from the potable supply well. DL and DF then mobilize to the basement.

Upon arriving in the basement, BB notes to the group that several pipe hangers supporting the septic system piping conveying septic waste to the septic field are broken and that the piping is hanging at an angle that may be inhibiting the flow of septic waste to the septic field (Photo #4). BB recommends that ■ hire a septic company to evaluate the issue and make repairs, if needed. GES collects a PID reading from the basement of 0.0 ppm.

KT staff note that water from the water buffalo is currently being plumbed through the POET system. KT notes that this is likely unnecessary as the water supplied from the water buffalo is chlorinated and is not being used for potable consumption. Disconnecting the water buffalo from the POET system would likely increase water pressure within the home. DL concurs, but notes that the decision to disconnect the water buffalo from the POET system should be evaluated by ■'s water treatment system supplier. DL also notes that the POET system should be reconnected if the potable water supply well pump is reconnected to the water supply system following troubleshooting.

GES staff and DF leave the residence at ~14:00 following the evaluation of the basement odors and inspection of the water treatment system. BB and DL stay behind in the residence to speak further with ■ and ■. ■ expresses concerns about the impact of ET/SPLP's proposed multi-phase extraction (MPE) pilot study on ■ potable supply well. BB explains that ET/SPLP has transducers

**NARRATIVE REPORT FORM**

Page 3 of 6

deployed around the Mt Eyre neighborhood to evaluate the cone of depression generated during pumping conditions, noting that it is unlikely to impact residential supply wells located this far from the source area.

█ expresses concern that redeveloping the potable supply well may mobilize LNAPL from the source area to the residential supply well. DL expresses that, based on the evidence collected to date by ET/SPLP and the observations collected in today's inspection, it is unlikely that a well redevelopment activity would mobilize LNAPL to █ well given that the pumping rate of a well development would be similar to the pumping rate of the existing well pump and there have not been LNAPL impacts to date.

█ and █ again mention that the inspection performed today has provided useful information for them to determine next steps to address the well issues. BB and DL both leave their contact information and ask for █ to follow up as the issues with the wells are addressed.

DL leaves the residence at 14:10.

NARRATIVE REPORT FORM

Page 4 of 6

Facility Name: Glenwood Drive & Walker Road

Primary Facility ID: 881609

PHOTOGRAPHS

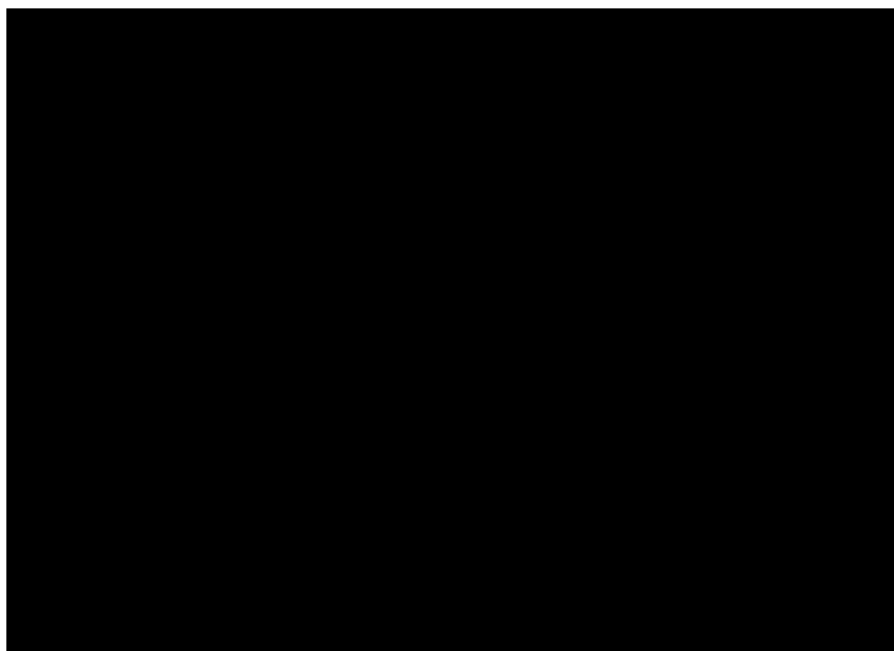


Photo #1

Location, Washington Crossing, PA



Photo #2

Aliquot of Water from Top of Water Column
9/17/2026 @ 13:20



Photo #3

PID Reading from Bailer
9/17/2026 @ 13:20

NARRATIVE REPORT FORM

Page 5 of 6

Facility Name: Glenwood Drive & Walker Road Primary Facility ID: 881609

PHOTOGRAPHS



Photo #4
Broken Septic Pipe Hangars in Basement of Residence
9/17/2026 @ 13:45

DEP Representative Name Dustin Lipik, P.G.	DEP Representative Signature Dustin A. Lipik, P.G. Digitally signed by Dustin A. Lipik, P.G. Date: 2026.09.22 15:45:18 -04'00'	Title Licensed Professional Geologist	Date: 9/17/2026 Telephone: 484-250-5795
--	---	---	--



NARRATIVE REPORT FORM

Page 6 of 6

Attachment 1

June 22, 2026 Laboratory Analytical Data Package

ANALYTICAL LABORATORIES, INC. (ALI)
4208 Bethlehem Pike
Telford, PA 18969
(215) 723-6466
PA DEP ID# 09-00332

SAMPLE ANALYSIS REPORT

Customer: Bucks County Well
1075 General Sullivan Rd.
Washington Crossing, PA 18977

Attn: Patty 215-493-1867
Fax :

Sample number: 3925-261
Date sampled : 06/22/26
Time Sampled : 1400
Date received: 06/30/26
Sampled By : Customer

Sample source: XXXXXXXXXX
Bailed from Well

ANALYTICAL RESULTS

ALI PA DEP ID# 09-00332 is not accredited for the following method. The sample was subcontracted to and analyzed by PA DEP ID# 06-00003.

Analysis Method EPA 524.2Rev.4.1 Analysis Date: 07/02/26

<u>Parameter</u>	<u>Result (mg/l)</u>	<u>MCL (mg/l)</u>	<u>QL, mg/l</u>
Benzene	< 0.0005	0.005	0.0005
Carbon Tetrachloride	< 0.0005	0.005	0.0005
Chlorobenzene (Monochlorobenzene)	< 0.0005	0.1	0.0005
1,2-Dichlorobenzene	< 0.0005	0.6	0.0005
1,4-Dichlorobenzene	< 0.0005	0.075	0.0005
1,2-Dichloroethane	< 0.0005	0.005	0.0005
1,1-Dichloroethylene	< 0.0005	0.007	0.0005
cis-1,2-Dichloroethylene	< 0.0005	0.07	0.0005
trans-1,2-Dichloroethylene	< 0.0005	0.1	0.0005
1,2-Dichloropropane	< 0.0005	0.005	0.0005
Ethylbenzene	< 0.0005	0.7	0.0005
Methyl Tert-Butyl Ether (MTBE)	< 0.0010		0.0010
Methylene Chloride (Dichloromethane)	< 0.0005	0.005	0.0005
Styrene	< 0.0005	0.1	0.0005
Tetrachloroethylene	< 0.0005	0.005	0.0005
Toluene	< 0.0005	1.0	0.0005
Total Xylenes	< 0.0010	10.0	0.0010
1,2,4-Trichlorobenzene	< 0.0005	0.07	0.0005
1,1,1-Trichloroethane	< 0.0005	0.2	0.0005
1,1,2-Trichloroethane	< 0.0005	0.005	0.0005
Trichloroethylene	< 0.0005	0.005	0.0005
Vinyl Chloride	< 0.0005	0.002	0.0005

Results which are outside the "Maximum Contaminant Level" (MCL) established under the "Safe Drinking Water Act" are marked with asterisks (**)

Symbol key:

mg/l - milligram/liter

< - less than

QL - quantitation Limit


Geoff W. Kinka/Manager

ANALYTICAL LABORATORIES, INC. (ALI)
4208 Bethlehem Pike
Telford, PA 18969
(215) 723-6466
PA DEP ID# 09-00332

SAMPLE ANALYSIS REPORT

Customer: Bucks County Well
1075 General Sullivan Rd.
Washington Crossing, PA 18977

Attn: Patty 215-493-1867
Fax :

Sample number: 3925-262
Date sampled : 06/22/26
Time sampled : 1400
Date received: 06/30/26
Sampled by : Customer

Sample source: XXXXXXXXXX
Bailed from Well

ANALYTICAL RESULTS

ALI PA DEP ID# 09-00332 is not accredited for the following methods. The sample was subcontracted to and analyzed by PA DEP ID# 06-00003.

<u>Parameter</u>	<u>Result</u>	<u>MCL</u>	<u>Method</u>	<u>QL</u>	<u>Analysis Date</u>
Total Lead, mg/l	**0.020**	+0.015+	EPA200.8Rev5.4	0.001	07/02/26

Results which are outside the "Maximum Contaminant Level" (MCL) established under the "Safe Drinking Water Act" are marked with asterisks(**).

Symbol key:
< - less than, mg/l - milligram/liter
QL - quantitation limit, + - action level


Geoff W. Kinka/Manager

ANALYTICAL LABORATORIES, INC. (ALI)
4208 Bethlehem Pike
Telford, PA 18969
(215) 723-6466
PA DEP ID# 09-00332

SAMPLE ANALYSIS REPORT

Customer: Bucks County Well
1075 General Sullivan Rd.
Washington Crossing, PA 18977

Attn: Patty 215-493-1867

Fax :

Sample number: 3925-263
Date sampled : 06/22/26
Time sampled : 1400
Date received: 06/30/26
Sampled by : Customer

Sample source: XXXXXXXXXX
Bailed from Well

ANALYTICAL RESULTS

ALI DEP ID# 09-00332 is not accredited for the following methods. The sample was subcontracted to and analyzed by PA DEP ID# 22-293.

<u>Parameter</u>	<u>Result</u>	<u>Flag</u>	<u>Method</u>	<u>QL</u>	<u>Analysis</u> <u>Date</u>	<u>Time</u>
Diesel Range Organics, mg/l C10-C28	0.196	Q1	EPA8015D	0.160	07/07/26	0651

Symbol key:
mg/l - milligram/liter
< - less than
QL - quantitation Limit

Flag/Qualifier
Q1 - Analyzed outside of hold time.


Geoff W. Kinka/Manager