

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

BUILDING INSPECTIONS, INC.  
1435 EAST MAIN STREET #108  
TORRINGTON, CT  
800-255-8383

Company's Business Lic. No.

B-1309

Date of Inspection

MAY 1, 2015

Address of Property Inspected

123 MAIN STREET  
FARMINGTON, CT

Inspector's Name, Signature & Certification, Registration, or Lic. #

DAVE MUIRHEAD S-3634



Structure(s) Inspected

SINGLE FAMILY HOUSE

## Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☒ **A. No visible** evidence of wood destroying insects was observed.

☐ **B. Visible** evidence of wood destroying insects was observed as follows:

☐ 1. Live insects (description and location):

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location):

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations

☒ No treatment recommended: (Explain if Box B in Section II is checked)

☐ Recommend treatment for the control of:

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement 1, 2, 3, 4, 5, 6, 7, 8, 9

☐ Crawlspace

☒ Main Level 1, 3, 4, 6, 7, 8, 9

☐ Attic

☒ Garage 1, 3, 7

☐ Exterior

☐ Porch

☐ Addition

☐ Other

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 3. Fixed wall covering  | 15. Standing water                     |
| 4. Floor covering       | 16. Dense vegetation                   |
| 5. Insulation           | 17. Exterior siding                    |
| 6. Cabinets or shelving | 18. Window well covers                 |
| 7. Stored items         | 19. Wood pile                          |
| 8. Furnishings          | 20. Snow                               |
| 9. Appliances           | 21. Unsafe conditions                  |
| 10. No access or entry  | 22. Rigid foam board                   |
| 11. Limited access      | 23. Synthetic stucco                   |
| 12. No access beneath   | 24. Duct work, plumbing, and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and re-infesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

# *THE BUILDING INSPECTOR OF CONNECTICUT*

BUILDING INSPECTIONS, INC.

[www.building-inspections.com](http://www.building-inspections.com)

1435 East Main Street  
Torrington, CT 06790

## **CONFIDENTIAL INSPECTION REPORT**

Prepared for:

*Tom and Marsha Davis*



Property Address:

*123 Main Street  
Farmington, CT*

<b>Date of Inspection -</b>	May 1, 2015
<b>Inspector -</b>	Dave Muirhead
<b>Style of Dwelling -</b>	Colonial
<b>Age of Dwelling -</b>	20 ± years
<b>Weather Conditions -</b>	Clear and Warm

## DEFINITION OF EVALUATION TERMS

**SATISFACTORY** Performing in the manner intended, modified by age and condition within reason.

**UNSATISFACTORY** Structural defects visibly observed or high probability of substantial structural problem(s) occurring.  
Mechanical and/or electrical apparatus not operating or high probability of causing substantial problem(s).

**MARGINAL** Performing with significantly reduced performance or signs indicating possible failure or unacceptable effect on other components of the building.

**SEE COMMENTS** The condition of some components can be better expressed through the use of the narrative comments which will be directly beneath the inspected item or noted at the bottom of the page.

**N/A** Not applicable.

**PLEASE NOTE** Some items and categories may overall be in SATISFACTORY condition and still have certain discrepancies or problem areas that require your attention. Thus, commentary will be provided under the item evaluated within the report.

The evaluations attached to the components of this report are strictly the opinion of the inspector and not based on manufacturers' claims of minimum standards, Building Codes, ordinances or the adequacy of the design. The inspection is a limited inspection, based on a reasonable amount of time. Where questions might be raised as to not determinable conditions with signs suggesting possible problems, we suggest the use of a professional specializing in the specific area of expertise.

# EXTERIOR

- 1. FOUNDATION WALLS -**  
**MATERIAL - Concrete**

**SATISFACTORY**

- 2. FOUNDATION WINDOWS -**  
**MATERIAL Metal**

**SATISFACTORY**

- 3. EXTERIOR SIDING -**  
**MATERIAL - Wood**

**SEE COMMENT**

Soil in contact with siding material can lead to moisture rot and termite entry. Soil should be at least 4" below siding. Bushes also provide convenient entry for wood boring insects and should be kept trimmed back to avoid contact with exterior siding.

- 4. EXTERIOR TRIM -**  
**MATERIAL - Wood**

**SEE COMMENT**

Rake board and siding on the west side near the peak appears to be moisture damaged and should be replaced. If not damaged it can be painted.



## EXTERIOR

**5. EXTERIOR ATTACHED STAIRWAYS AND LANDINGS -**  
**MATERIAL - Brick**  
**- Wood**

**SEE COMMENT**

The base of the deck handrail shows signs of rot.



**6. ATTACHED DECKS AND PORCHES -**  
**MATERIAL - Wood**

**SATISFACTORY**

**7. EXTERIOR DOORS -**

**SATISFACTORY**

**8. WINDOWS -**  
**TYPE - Double Hung**  
**- Casement**

**SEE COMMENT**

One of the living room casement windows would not open.  
All windows should be operational.

**9. STORM WINDOWS -**

**SEE COMMENT**

Home has no storm windows. Thermopane windows do not  
require the installation of storms.

**NOTE:**

Windows and storm windows are examined visually for  
adequacy of weather protection and fuel conservation. They  
are not inspected for ease of operation.

## EXTERIOR

**10. EXTERIOR PAVEMENT - SATISFACTORY**

**11. ATTACHED STRUCTURES - N/A**

**12. ROOF SURFACE - SEE COMMENT**  
**MATERIAL - Asphalt**

At twenty years old the roof surface is near the end of its useful life, but is serviceable at the present time. Moss should be removed from the roof surface as this will shorten the life expectancy of the shingles.



The roof was observed from the ground with the aid of binoculars and comments are based on the roof condition visible at the time of inspection. Portions of the roof were not visible from the ground.

**13. METAL FLASHINGS - SATISFACTORY**

**14. GUTTERS - SATISFACTORY**  
**MATERIAL - Metal**

**15. DOWNSPOUTS - SEE COMMENT**  
**MATERIAL - Metal**

Downspouts go into the ground. There is no information available on underground outlets.

**16. EXTERIOR CHIMNEY - SATISFACTORY**  
**MATERIAL - Metal**



## ACCESSIBLE ATTIC AREA

**17. ACCESS TO ATTIC AREA -  
Limited**

**SEE COMMENT**

Shelving and storage material prevented access through the hatch and into the attic. Attic framing was viewed from this opening. Evaluation based on visible structure.



**18. ROOF FRAMING -  
TYPE - Wood Rafters**

**SATISFACTORY**

**19. ROOF SHEATHING -  
MATERIAL - Plywood**

**SATISFACTORY**

**20. ATTIC VENTILATION -  
TYPE - Ridge Vent  
- Soffit Vents**

**SATISFACTORY**

**21. ATTIC INSULATION -**

**SEE COMMENT**

Attic is insulated with 6 to 9 inches of insulation.

**22. ATTIC FLOOR JOISTS -**

**SATISFACTORY**

**23. INTERIOR CHIMNEY -**

**N/A**



## ACCESSIBLE ATTIC AREA

### 24. FLASHING -

SEE COMMENT

There is evidence of past water leakage around vent pipe flashing.



### 25. EVIDENCE OF PREVIOUS WATER PENETRATION - YES

#### NOTE:

Where walls, floor structures, roof structures and load bearing partitions are finished on both sides and no means exists to inspect behind those finishes, they will be rated based on the opinion of the inspector. These will carry the non-applicable rating.

Most roofs can be included in your Homeowners Insurance Policy under Form HO-3. This protects you against certain, future roof damage expense. Consult with your Insurance agent for specifics.

Insulation evaluation is based on visible insulation within the accessible attic spaces. It should be noted that the determination of the presence of insulation in the exterior walls cannot be determined due to the lack of access to the interior of the exterior wall structure. Although the presence warrants a satisfactory rating, there is no assurance that the insulation is of adequate thickness, that it is present in all spaces and that the material is of any standard of quality. No inferences are made as to the R factor of said insulation.

## FOUNDATION, BASEMENT AND FLOOR FRAMING

26. INTERIOR FOUNDATION WALLS - SATISFACTORY  
MATERIAL - Concrete

27. FOUNDATION FLOOR - SATISFACTORY  
MATERIAL - Concrete

28. SLAB ON GRADE - N/A

29. INTERIOR CHIMNEY - SATISFACTORY  
MATERIAL - PVC

30. VISIBLE CARRYING BEAMS - SATISFACTORY  
MATERIAL - Wood

31. VISIBLE COLUMNS OR POSTS - SATISFACTORY  
MATERIAL - Steel

32. VISIBLE FLOOR JOISTS - SEE COMMENT

First floor structure is almost entirely covered by a basement ceiling, with no significant access to view the structural members directly.

33. VISIBLE HEADERS - SEE COMMENT

Headers and sills are completely covered with insulation in the small unfinished basement area.



## FOUNDATION, BASEMENT AND FLOOR FRAMING

### 34. VISIBLE SUB FLOOR -

SEE COMMENT

Due to finished construction, garage framing members are not visible for inspection.



### 35. VISIBLE SILLS -

N/A

### 36. WERE ANY AREAS OF THE PROPERTY OBSTRUCTED OR INACCESSIBLE? YES

Storage material prevented access to some portions of the basement and garage.



Obstructions may include, but are not limited to wall coverings, fixed ceilings, floor coverings, furniture or stored articles.

### 37. EVIDENCE OF BASEMENT WATER PENETRATION - NO SUMP PUMP - NO

Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration.

# ELECTRICAL

**38. MAIN ELECTRICAL SERVICE - SATISFACTORY**

**AMP RATING - 200 amps\220 volts**  
**SERVICE CONDUCTOR - Aluminum**  
**SOURCE - Underground - Conduit**

The main electrical service has adequate capacity for the needs of this house.

**39. DISTRIBUTION CENTER - SATISFACTORY**

**LOCATION - Basement**  
**NUMBER OF CIRCUITS - 47**  
**OVER-CURRENT PROTECTION - Circuit Breakers**

There are two wires attached to some circuit breaker. Each circuit should be protected by a separate breaker.



**40. INTERIOR HOUSE WIRING - SATISFACTORY**

**MATERIAL - Copper**  
**TYPE - Romex**

**41. WIRING TO CENTRAL HEATING SYSTEM - SATISFACTORY**

**42. WIRING TO OTHER MAJOR ELECTRICAL APPLIANCES - SATISFACTORY**

**43. EXTERIOR LIGHTING AND RECEPTACLE SYSTEM - SATISFACTORY**

**44. MISCELLANEOUS EXTERIOR ELECTRICAL SERVICE - N/A**

**NOTE:**

Electricity is inspected for fire and shock hazard only. Any comments regarding insufficient plugs, lights, switches or other devices is solely the opinion of the inspector and is not based on any measure of standards. The buyer should determine the adequacy of these devices.

## HEATING SYSTEM

### 45. HEATING -

**SATISFACTORY**

**TYPE - Hot Air**

**MANUFACTURER - Carrier**

**APPROXIMATE AGE - 9 ± years**

**HEAT DISTRIBUTION - Sheetmetal Ducts**

The heating system was functioning correctly at the time of the inspection.

### 46. COMBUSTION SYSTEM -

**SEE COMMENT**

**MANUFACTURER - Carrier**

**APPROXIMATE AGE - 9 ± years**

**FUEL - Natural Gas**

The combustion chamber is sealed, therefore, it is unavailable for inspection.

### NOTE:

The heat exchangers on hot air systems are generally not visible and as such are excluded from this report.

### 47. ON SITE FUEL STORAGE? - NO

**N/A**

### 48. SOLID FUEL -

**N/A**

**WOOD/COAL STOVES -**

### 49. CENTRAL AIR CONDITIONING SYSTEM -

**SEE COMMENT**

**MANUFACTURER - Carrier**

Air conditioning unit should be operated as close to level as possible to reduce wear.



### NOTE:

No assurances can be given that ductwork used for air conditioning, that is not visible, is insulated. Warm, moist air hitting cold metal ducts can cause condensation and possible staining on interior surfaces.

## **INTERIOR PLUMBING SYSTEMS**

<b>50. DOMESTIC HOT WATER GENERATION -</b>	<b>N/A</b>
<b>51. WATER HEATER -</b> <b>MANUFACTURER - Noritz</b>	<b>SATISFACTORY</b>
The tankless on-demand hot water coils were providing a good supply of hot water to the home.	
<b>52. INTERIOR SUPPLY PIPING -</b> <b>TYPE - Copper</b> <b>WATER MAIN LOCATION - Basement</b>	<b>SEE COMMENT</b>
Due to the finished basement, most of the water supply pipes are not visible for inspection. The irrigation system was not checked as part of this inspection. The system should be serviced and its operation shown to the buyer, prior to closing.	
<b>53. INTERIOR WASTE AND DRAIN PIPING -</b>	<b>SEE COMMENT</b>
No waste piping was visible.	
<b>54. WATER PRESSURE -</b>	<b>SATISFACTORY</b>
<b>55. BATH SINKS -</b>	<b>SATISFACTORY</b>
<b>56. TOILET -</b>	<b>SATISFACTORY</b>
<b>57. BATHTUBS -</b>	<b>SATISFACTORY</b>
<b>58. SHOWER STALLS -</b>	<b>SATISFACTORY</b>
<b>59. BATHROOM VENT FANS -</b>	<b>SATISFACTORY</b>
<b>60. KITCHEN SINK -</b>	<b>SATISFACTORY</b>
<b>61. GARBAGE DISPOSAL -</b>	<b>SATISFACTORY</b>

### **NOTE**

Report on water quality will be forwarded as soon as lab results are available. Well yield analysis is included with this report.

## **INTERIOR COMPONENTS**

**62. WALLS - SATISFACTORY**  
MATERIAL - Drywall

**63. CEILINGS - SATISFACTORY**  
MATERIAL - Drywall

**64. FLOORS - SATISFACTORY**  
MATERIALS - Wood  
- Carpet  
- Tile

**NOTE:**

Evaluations on walls, ceilings and floors are based on the serviceability of the surfaces. Wall paper, paint and floor coverings are considered cosmetic and therefore are not included in this report.

**65. INTERIOR DOORS - SATISFACTORY**

**66. STAIRWAYS - SATISFACTORY**

**67. EXTERIOR FIREPLACE STRUCTURE - SATISFACTORY**



## **BUILT-IN MAJOR APPLIANCES**

**68. KITCHEN RANGE -**

**SATISFACTORY**

**69. RANGE EXHAUST HOOD -**

**SATISFACTORY**

**70. DISHWASHER -**

**SEE COMMENT**

The dishwasher could not be run due to the ongoing well test.

### **SUMMARY:**

Home is in good condition, is structurally sound and shows no visible signs of current termite activity.

Heating, hot water, plumbing and the electrical system are functioning correctly, with any exceptions noted in comments columns.

Reports on water quality and radon gas presence (air and water) will be forwarded as soon as lab results are available.

This report is based on a careful visual inspection of the readily accessible areas of the property. There are areas of the structure which are obstructed and inaccessible.

This is a summary of the more detailed report which was discussed with you at the inspection site. Since this report has been transcribed by the office staff, it is sometimes possible for a clerical error to occur. If this written report does not coincide with the on-site verbal report you received, please notify us.

If you have any questions regarding this house or my report, please don't hesitate to call.

Dave Muirhead - President  
Building Inspections, Inc.  
1-800-255-8383



1435 East Main Street #108 ♦ Torrington, CT 06790 ♦ (800) 255-8383 ♦ (860) 496-4616 ♦ Fax (860) 496-4618

BUILDING INSPECTIONS, INC.  
1435 EAST MAIN STREET #108  
TORRINGTON, CT

Start Date : 5/1/2015  
Start Time : 12:56 PM  
End Date : 5/3/2015  
End Time : 12:56 PM  
Serial # : 106028005  
Location : BASEMENT

Signature:

Data in pCi/l  
Time Interval 1 Hr

5/1/2015		05/2/2015	
Time	pCi/l	Time	pCi/l
13:56	4.7	13:56	14.4
14:56	10.6	14:56	13.8
15:56	12.8	15:56	11.0
16:56	10.0	16:56	16.9
17:56	11.3	17:56	12.8
18:56	11.6	18:56	11.9
19:56	11.6	19:56	21.3
20:56	16.9	20:56	15.7
21:56	9.7	21:56	18.5
22:56	16.9	22:56	15.0
23:56	14.4	23:56	16.6

5/2/2015		5/3/2015	
Time	pCi/l	Time	pCi/l
00:56	16.3	00:56	11.9
01:56	13.2	01:56	12.2
02:56	11.0	02:56	15.3
03:56	12.2	03:56	17.2
04:56	11.9	04:56	15.0
05:56	12.8	05:56	18.5
06:56	12.2	06:56	17.5
07:56	14.7	07:56	15.3
08:56	16.9	08:56	18.8
09:56	14.1	09:56	16.0
10:56	10.0	10:56	15.7
11:56	13.5	11:56	12.2
12:56	12.5	12:56	14.1

**Overall Average: 13.9**  
**EPA Average: 14.3**

**TOM AND MARSHA DAVIS**  
**123 MAIN STREET**  
**FARMINGTON, CT**

The abbreviation pCi/L means picocurie per liter of air, the most common method of expressing radon air concentrations. The United States Environmental Protection Agency and the Centers for Disease Control have used a CONTINUOUS EXPOSURE level of 4.0 pCi/L for the cut-off level at which further testing and/or remedial action are indicated.

At the top of the printout is the date and time the Radon test started and ended, followed by the serial number for the monitor and the location of the test.

Test numbers are provided in Pico Curies per litre of air (pCi/L). The one hour time interval shows that the test results will show the average reading of the preceding hour.

You want to read the test numbers from left column down to bottom then to top of right column and down. So, the first hours average is 4.7 at the upper left, and the last hour of the test average is 14.1 on the bottom right.

A "M" by a test number represents a movement during that hour. This means the test was bumped, touched or moved.

A "P" by a test number represents a power interruption. Which means the power went out in the home or the tester was unplugged.

The results for the test are next. You will get an overall average and the EPA protocol average.

When a monitor is used we go by the EPA protocol average. This is the overall average with the first four hours deducted. The reason the first 4 hours are deducted is because they are considered a calibration period for the monitor and may or may not be accurate. So, the 5th hour is considered to be the first accurate hour of the test.

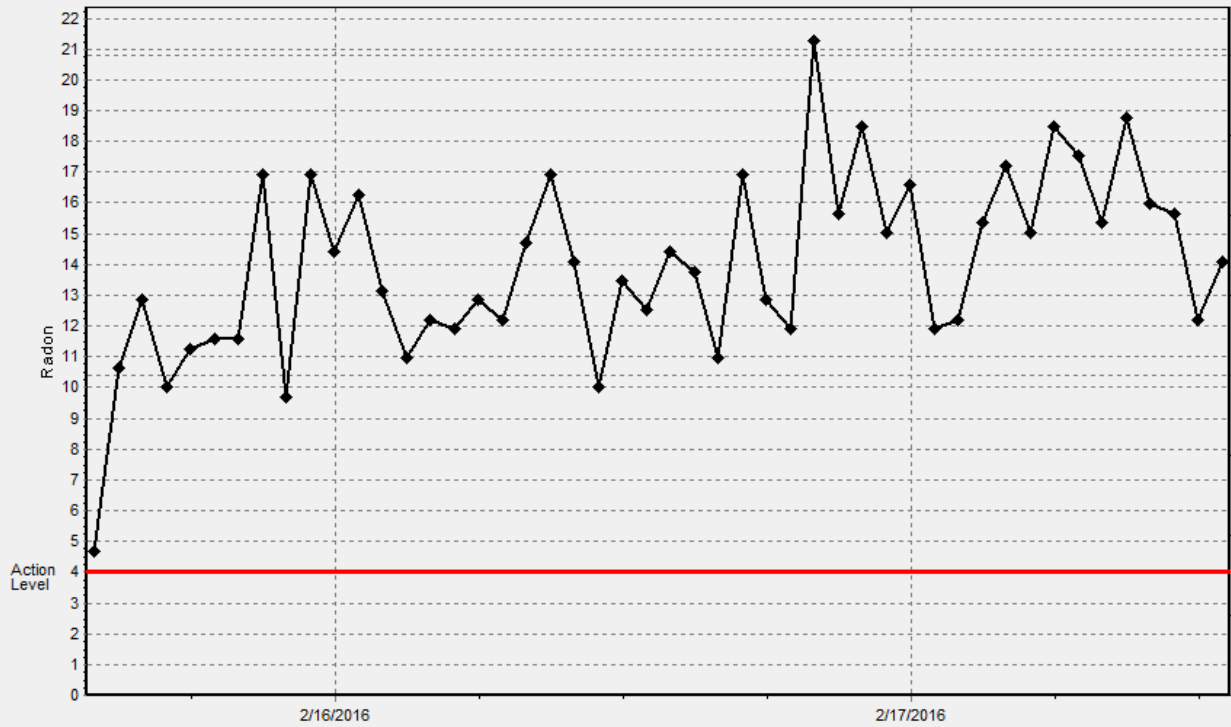
Last is your name and address of where the test was conducted.

By looking at the test printout you can determine if the test is valid or not. Lets say the levels were high for the first 4-10 hours then a "M" and a "P" showed up with levels dropping quickly for the next 24 -30 hours.

Then another "M" and "P" pop up with levels going back up. Those kind of things would show that someone unplugged the monitor and moved it to an area so the levels would go down and then put the tester back before the testing company came back to pick it up. It is very rare for someone to tamper with a test for a Real Estate transaction, but it has happened.

Also, outside air levels average 0.4 pCi/L. Consider that the basement is the entry point for Radon, and will almost always be the area to test the highest. If the home does not have an Active Radon system in it how could the basement have levels of 0.2, 0.0 or 0.3 ? The answer is it's almost impossible. A home with an active system will sometimes get readings like that but the average home is between 0.4 and 1.0.

Continuous Radon Monitor Model 1028 S/N: 106028005



Overall Avg: 13.9 No Motion Detected

☒ Radon pCi/l ☒ Motion Errors ☒ Action Level



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1435 East Main Street #108 ♦ Torrington, CT 06790 ♦ (800) 255-8383 ♦ (860) 496-4616 ♦ Fax (860) 496-4618

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## WELL TESTING FOR:

**123 MAIN STREET  
FARMINGTON, CT**

### **INSPECTION PERFORMED FOR: - Tom and Marsha Davis**

A well water yield test was conducted at the above address on May 1, 2015. The purpose of this test was to measure and determine the amount of water flowing from the well casing over a specified period. This is called your well yield.

350 gallons of water was drawn from the well during a 60 minute period. To arrive at a "gallons per minute" rate for the well, the 350 gallon yield is divided by the 60 minute testing time. This equates to a yield of 5.8 gallons of water per minute, which is considered acceptable.

The test was conducted to determine the viability of the well for single family use.

## **ADDENDUM**

This well test was performed under the conditions that existed at the time of the inspection. The yield rate figures in this report are accurate for the day that the test was performed. Water rates may fluctuate over time and your actual well yield will vary, dependent on seasonal variations and demand on the aquifer supply.

Permanent changes in your water supply can be caused by seismic activity, blasting in the area or increased wells drawing from the same aquifer.

This test is to provide an accurate representation of the water supply on the day the well test was conducted, but it should be understood that temporary and/or permanent changes may occur which can increase or decrease the amount of water available for this property on any given day. Because of these variables, it cannot be guaranteed that the well rates tested for this particular day will continue to be valid on any given day in the future.



3 Research Drive - Woodbridge, CT 06525

## Water Analysis Report

TEST ID: B021619999

DATE SAMPLED: 5/1/2015

SAMPLE POINT: LAUNDRY ROOM SINK  
BEFORE TREATMENT

SAMPLED BY: DAVE MUIRHEAD

TO: BUILDING INSPECTIONS 114  
1435 EAST MAIN STREET 3108  
TORRINGTON, CT 06790

PROPERTY LOCATION: 123 MAIN STREET – FARMINGTON, CT

BACTERIA	ABSENT	PRESENT	LIMITS		REF	METHOD	
Coliform (Total)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ABSENT	P		SM 9223	
E. Coli (Fecal)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ABSENT	P		SM 9223	
Chlorine (Total)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ABSENT	-		SM 4500-CI G	
PHYSICAL PARAMETERS	RESULT	UNITS	LIMITS		MRL	REF	METHOD
pH	7.5	SU	6.4-10	S	0		SM 4500-H B
Turbidity	0.40	NTU	5	-	0.10		SM 2130 B
Color	ND	CU	15	S	5		SM 2120 B
Odor	1	TON	2	S	0		SM 2150
CHEMICALS	RESULT	UNITS	LIMITS		MRL	REF	METHOD
Flouride	ND	mg/L	4	P	0.3		EPA 300.0
Chloride	4	mg/L	250	P	3		EPA 300.0
Nitrite Nitrogen	ND	mg/L	1	P	0.1		EPA 300.0
Nitrate Nitrogen	ND	mg/L	10	P	1		EPA 300.0
Sulfate	17	mg/L	250	S	4		EPA 300.0
Calcium	90	mg/L	NONE	-	0.5		SM 3111 B
Magnesium	42	mg/L	NONE	-	0.5		SM 3111 B
* Hardness	396	mg/L	200	S	4		SM 2340 B
Sodium	4.7	mg/L	100	S	0.5		SM 3111 B
Copper	0.04	mg/L	1.3	S	0.04		SM 3111 B
Iron	ND	mg/L	0.3	S	0.04		SM 3111 B
Manganese	ND	mg/L	0.05	S	0.04		SM 3111 B
RADON WATER SINGLE	RESULT	UNITS	LIMITS		MRL	REF	METHOD
Radon Water Single	1077	pCi/L	5000	S	51		SM 7500-RN

CONCLUSION: Based on the above results, this water was safe for drinking purposes at the time of collection.

P = Primary limit, used to judge potability

S = Secondary limit, recommended but not required

MRL = Minimum Reportable Level

\* Limit exceeded

ND = None Detected

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R = Reference Lab Work

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