

Teaco Laboratories, Inc.
P.O. Box 612
Leechburg, PA 15656-0612
PA DEP ID #65267

Bacteriological Analysis

Customer

Report Date	7/3/2026
Report No.	69917
Sample Date	7/1/2026
Sampler	BC
Sample Site, Time, Temp.	

Analysis date and time: 07/02/2026 9:00...

Analyst: MArno

Item	Method	Result	Acceptable	Unacceptable
Coliform Count	9225 B Colilert	Coliform Absent / 100 mL E. coli-Absent	X	

MAXIMUM CONTAMINANT LEVEL

Coliform: 1 organism per 100 mL - Membrane Filtration Method
<1.1 per mL - Multiple Tube Method

Heterotrophic: <500 organisms is recommended

COMMENTS:

An acceptable heterotrophic bacteria and/or coliform analysis does not indicate that this water is free from giardia, legionella, or viruses.

Because of various environmental and seasonal changes that may affect the water table that supplies the well, we strongly recommend that the attached chlorination procedure be implemented in six month intervals for all home well water.

TEACO Laboratories, Inc. will not be held responsible for water analysis used for real estate transfers which are sampled by individuals other than employees of TEACO Laboratories, Inc.

Authorized Signature

Marianne Arnold



Home Check Inc.

Well water draw test

Date test was conducted: June 30, 2026

Client(s):

Subject property: 45 Owl Hollow Road, Ligonier, PA 15658

Reference number:

At your request, a water draw test was performed at the above-mentioned property. The actual source of water is identified below.

--x-- Private Well

Testing Protocol

The test consists of drawing approximately four gallons of water per minute on an interval basis until the well / reservoir produces a minimum of sixty gallons of water.

The well is allowed to recuperate for fifteen minutes after each cycle, after which the procedure is repeated. The test continues in this manner for eight draw periods or until the well produces four hundred and eighty gallons of water (8 draws x 60 gallons = 480). Testing periods will generally range from between three to four hours to complete.

The volume of water drawn from the well in gallons is measured through a certified metering device; Rockland water meter.

If in the event the well were to stop producing during the test, the power supplied to the pump will be turned off for thirty minutes to allow for a recovery period. After the recovery period, the test will then resume.

The volume of water drawn from the well in gallons after the recovery period will determine whether or not the well has performed satisfactory.

For the purpose of this inspection, "Satisfactory productivity" is based upon the criteria that the well; including the initial storage reservoir should be capable of producing a minimum of four gallons of water per minute, on an intermittent basis during the testing period. This is equivalent to four hundred eighty gallons of water.

The well / reservoir produced during all eight cycles without depleting the well reservoir.

Four hundred and eighty gallons (480) of water was drawn from the well / reservoir during the draw down test.

Satisfactory results: based upon a 4 gallon per minute intermittent flow rate.

Please note; this well flow test is not intended to be a warranty or guarantee of any kind, rather it is a report of the observations and measurement of the water drawn from the well on the date of the test.

If the house had been vacant prior to the test, the performance of the well may not consistently achieve the volume obtained on the day of the testing. Additionally, the amount of rainfall in the weeks or months prior to the test could also directly affect the productivity of the well.

This is a well flow test only; no testing of the pump or related equipment was conducted.

In cases where the well produces during the entire test, client should understand that the recovery; i.e., water flowing back to the reservoir would not have been determined.

691007

SOLD TO

SOLD TO Deanne Magnanti

SHIP TO

STEP 10 Welshon's Sanitation

ADDRESS

ADDRESS 45 Owl Hollow Rd

ADDRESS

ADDRESS 1563 Rt 259

CITY, STATE, ZIP

CITY, STATE, ZIP
Ligonier PA 15658

CITY, STATE, ZIP

CITY, STATE, ZIP
Ligonier PA 15658

CUSTOMER ORDER NO.

SOLD BY

TERMS

F.O.B.

DATE _____

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Pumped Septic			320.00
		Thank You!			
		Paid			
		CRB			
		Total			320.00

Thank You.

acid

Total	320.00
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Hillsview Landscaping
PO Box 754
Ligonier, PA 15658
724-238-3854

Invoice

Date	Invoice #
8/10/2026	2915

Bill To
Aaron Mogani 45 Owl Hollow Road Ligonier PA 15658

P.O. No.	Terms	Project
#1774	Due on receipt	PAID

Quantity	Description	Rate	Amount
	Repair sewer line	13,000.00	13,000.00
	Sales Tax	6.00%	0.00
		Total	\$13,000.00

Septic Repairs – 45 Owl Hollow Road, Ligonier

Per Seller - Rick Shandle is the owner operator of Hillsview Landscaping....

\$13k repair included: Installing a proper French drain along the hillside to redirect surface water and a natural spring away from the septic leach field. Crushed and clogged underground pipes were replaced with commercial-grade piping, along with new gravel, stone and topsoil to improve drainage and grading around the field. The septic tank was also professionally pumped on August 10, 2026.