



MENDON PRIVATE WELL REGULATIONS - SECTION 3.6

Prior to a transfer in property title, Private wells will have a water sample collected and tested if the transfer occurs 3 years or more from the last sampling and testing. The minimum parameters to be tested are in accordance with Section 5.5 and include a minimum well analysis as listed in Microbiology, Trace Metals, and Miscellaneous, except that the Board may require testing other parameters at their discretion. The report from a certified lab shall be provided to the buyer and the Board of Health and submitted within 30-days along with a Title 5 Inspection report (310 CMR 15.301)



A home with a private well has a great built-in selling point to present to potential buyers. Private well owners enjoy many benefits. These include being free of any burdens of municipally supplied water, like increasing costs or seasonal restrictions.

In the Town of Mendon, the Board of Health has instituted a policy that makes it mandatory to test the quality of your well when selling your home if it has not been done in the last 3 years. Knowing that the town's homes have good potable water is a measure of public safety.

The water sample should be taken from the cold water tap at the kitchen sink. If the home has a water treatment system, you should get two water samples taken. One before the filtration system and one after.

This, of course, makes perfect sense because it would allow you to know what contaminants are present and make you aware if the water treatment system is doing its job as intended.

PRIVATE WELL POTABLE WATER SHOULD BE TESTED FOR:

(Potable water is defined as water that is suitable for human consumption - i.e., water that can be used for drinking or cooking).

Must be tested through a [Massachusetts Certified Laboratory](#)

MICROBIOLOGY

- ✓ Total Bacteria (Standard Plate Count)
- ✓ Coliform Bacteria

TRACE METALS

✓ Calcium	✓ Copper	✓ Iron	✓ Lead	✓ Sodium
✓ Magnesium	✓ Manganese			

MISCELLANEOUS

✓ Alkalinity	✓ pH	✓ Odor	✓ Color	✓ Chloride	✓ Hardness (As CaCO ₃)
✓ Turbidity	✓ Arsenic	✓ Sulfate	✓ Chlorine	✓ Radon	✓ Total Dissolved Solids
✓ Nitrate	✓ Nitrite	✓ Potassium	✓ Ammonia	✓ Conductivity	