



Laudermilk 141 LLC.
141 Felix St.
Wales, WI 53183

This letter is to confirm that I, Daniel M. Mijailovic, tested and inspected the well and septic systems, and pumped the septic tank(s), (Stanley Walters Septic 262-679-1383), at 141 Felix St., Wales, Town of Wales, in Waukesha County on September 4, 2024.

Septic System

The septic system was accurately flow tested and evaluated. System operating levels were measured, a fluorescent tracing dye was injected into the system, a flow meter was attached, and then the system was load tested with water and tracing dye for a 3-bedroom house. The operating levels of the system were then monitored during the test. At the conclusion of the test, septic tank(s) were pumped and the condition of the tank(s) and baffles were inspected. The system was also inspected and measured for proper setbacks per Wisconsin SPS 383 code requirements.

The system was found to be in a working condition and operated at the proper effluent levels during the entire inspection. At no time during the inspection did I observe any effluent surfacing to the ground surface or backing up into the household.

At this time, there is no known method to accurately predict how long a private sewage system will last. The usable life of a system will depend on the amount of water being used in the household and how well the system is maintained. Leaking plumbing fixtures such as faucets and toilets can add a considerable amount of unnecessary water to a system. Decreasing the amount of water run through the septic system will increase the longevity of the absorption area. It is my recommendation that systems be pumped and the baffles checked at least every 2 years for a good maintenance program.

This system is in working condition and visibly complies with the Wisconsin SPS 383 Code requirements except for:

1. The septic tank manhole cover is required to be completely buried with soil or raised to a minimum of 4 inches above grade with the cover chained and locked per code.
2. The septic tank inlet cleanout pipe is required to have a cap installed per code.

Well System

The private well and water system was accurately tested and evaluated. A flow meter, water meter, and pressure gauge were attached to the system and then a pumping test was performed on the well and pump system. The system was tested for sufficient water pressure and volume per state and federal standards. The pressure tank and pump controls were also tested and inspected and water samples for Coliform bacteria, E. coli, Nitrates and Arsenic were collected from the premises. The well system was also inspected and measured for proper setbacks per Wisconsin DNR 812 code requirements.

The well and water system was found to be in a working condition providing adequate water pressure and volume for normal household usage. The bacteriological analysis of the water sample indicated no evidence of bacteria contamination. The water sample for Nitrate indicated a level of "6.3" mg/L NO₃-N. This result is below the Safe Drinking Water Act's maximum contaminant level of 10.0 mg/L-N. The water sample for Arsenic indicated a level of "1.0" ug/L. This result is below the Safe Drinking Water Act's maximum contaminant level of 10.0 ug/L. Your water is considered SAFE for drinking and infant formula preparation at these levels.

This system complies with the Wisconsin DNR 812 Administrative code requirements except for:

1. The well casing extends only 4 inches above surrounding grade. Per DNR well code NR812.29; the casing must extend a minimum of 12 inches above surrounding grade. A casing extension must be welded to the existing well to correct the problem.
2. DNR well code 812.30, the well cap must be replaced with an approved vermin proof type well cap.
3. The non-pressure conduit is required to be a minimum of 6 inches above the floor level per code.
4. The well pump control wiring in the basement is required to be completely encased in protective conduit per code.
5. The well pump is required to be wired directly to the main panel on a dedicated circuit per code.

It is agreed that I have been hired for the sole purpose of evaluating the well and septic systems. I am not, nor cannot be held responsible for the malfunction or failure of these systems in the future. This report is limited to the visible physical evidence available to me at the time of the inspection. I cannot be held responsible for concealed or hidden conditions including concealed, hidden, or unknown septic outlet or overflow pipes, unabandoned or improperly abandoned wells, septic lines connected to agricultural field tile networks, insufficient well casing depths or other conditions not observable without disassembly of systems or components. In addition, below ground conventional type septic systems may be subject to periodic groundwater or soil conditions that may impact the functionality or code compliancy of the septic system and would require a morphological soil and site analysis to determine. This inspection does not include a soil and site analysis and I am not making any implied guarantee commitments or implying that problems will not develop in the future. For detailed information on the operation and maintenance of your septic system, see our web site at www.JRs-Inspections.com

Daniel Mijailovic
JR's Excavating Inc.
DSPS #3240-106
DNR Pump Installer #8940
Plumbing Inspector #1547383
Septic Maintainer #1547383
WOWRA Certified Septic Evaluator



Septic System

PASS PASS WITH REPAIRS POTENTIAL PASS WITH REPAIRS FAIL

System Type: Conventional Dosed Conventional Drywell Mound At-Grade Other
System Age Estimate: < 10 years 10-20 years 21-40 years 41+ years
Number of Bedrooms: 1 2 3 4 5 Commercial Other
Number of Septic Tanks: 1 2 3 4
Tank Construction Material: Concrete Steel Fiberglass Concrete Block Plastic
Tank #1 Gallons: **1,000** Tank #2 Gallons: N/A Tank #3 Gallons: N/A
Tank #1 Condition: Good Fair Poor Failed
Inlet Baffle Condition: Good Fair Poor Failed
Outlet Baffle Condition: Good Fair Poor Failed Outlet Filter? Yes No
Tank #2 Condition: Good Fair Poor Failed
Inlet Baffle Condition: Good Fair Poor Failed
Outlet Baffle Condition: Good Fair Poor Failed Outlet Filter? Yes No
Pump Chamber: Yes No Pump Chamber Condition: Good Fair Poor Failed
High Water Alarm Functioning: OK Not OK N/A Runback from Drain field At Pumping? Yes No
Are All Exposed Septic Covers Properly Locked and Labeled: Yes No Buried
System Vent or Observation Pipe(s): Yes No Pipes Functional? Yes No System Depth from Grade **57"**
Liquid Before Test: Yes No Liquid After Test: Yes No Sludge in Vent: Yes No
Sogginess in Or Around Absorption Area: Yes No N/A
Lush Vegetation in Or Around Absorption Area: Yes No N/A
Drain field Setbacks: OK Not OK

Estimated Remaining Drainfield Capacity:

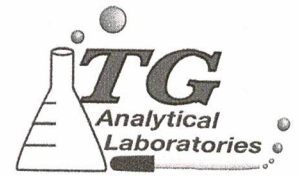
100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%
New..... **Failed**

Comments & Recommendations:

Well & Water System

PASS PASS WITH REPAIRS POTENTIAL PASS WITH REPAIRS FAIL

Well Service Type: Private Private Shared Community Municipal Public
Type of Well: Drilled Driven Point Hand Dug Spring Other
Approximate Year Well Constructed: **1950** Well Unique Number If Known:
Original Well Stats If Known: Well Depth Static Water Level Pumping Level
Well Location: Outside Basement Alcove Pit Crawl Space Pump House Building Garage
Well Serves **1** # Homes Access for Servicing: Good Fair Poor Inadequate
Casing Diameter: **6 inch** Casing Material: **Steel** Casing Terminates **4 Inches Above Surrounding Grade**
Well in Floodplain: Yes No Well Properly Separated from Contamination Sources: Yes No
Pump Is Located: In Well In Basement Pit Alcove Crawl Space Pump House # Of Pumps: **1**
Method of Discharge: Pit less Adapter Non-Pressure Conduit Pressurized Conduit Over Top Morrison
Pump Type: Submersible Shallow Jet Deep Jet Turbine
Vermin Proof Well Cap: Yes No Yard Hydrants or Service in Outbuildings Yes No
Pressure Tank Location: Basement Pit Underground Pump House Crawl Space House None
Pressure Tank Type: **40 A/B** Tank Condition: Good Fair Poor Very Poor Failed Unknown
Compliant Sample Tap at Pressure Tank: Yes No Well Pump Control Wiring Properly Enclosed: Yes No
Filtration Equipment Properly Discharged: Yes No N/A Reverse Osmosis System Installed: Yes N/A
Adequate Water Pressure & Volume for Household: Good Fair Weak Poor Inadequate
Output Is: **6.0 gpm @ 60 psi** from **Outside hose bib** Pump Cycle Pressure Is: On **@ 40 psi** Off **@ 60 psi**
Comments & Recommendations:



Water Analysis Report

Reason/Sample ID:		Date of Sample Collection:	Sep 04, 2024
Owner/Facility:	LAUDERMILK 141 LLC	Time of Sample Collection:	10:18 AM
Address:	141 FELIX ST	Date Received:	Sep 05, 2024
City, State, Zip:	WALES, WI 53183	Report Date:	Sep 06, 2024
Reason for Test:	Real Estate	Collected By:	DMM
Lab Sample ID:	20254485	Sample Location:	Pressure Tank Tap

Test	Result	Interpretation	LOD/LOQ (cfu)	Method	Test Date	Analyst
Coliform	Absent	"SAFE"	N/A	SM9223B	Sep 06, 2024	MN
E. Coli	Absent					

Coliform bacteria are bacteria that are naturally present in the environment and used as an indicator that other, potentially harmful bacteria may be present. E. coli are bacteria whose presence indicates that water may be contaminated by human or animal wastes. Microbes in these wastes can cause short term effects, such as diarrhea, cramps, nausea, headaches, or other symptoms.

Test	Result	Interpretation	LOD/LOQ (mg/L)	Method	Test Date	Analyst
Nitrate	6.3 mg/L	"SAFE"	0.12/0.399	EPA300.0	Sep 05, 2024	MN
MCL: 10 mg/L		Data Qualifier: A		Dilution Factor: 5		

Infants below the age of six months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and baby blue syndrome. Sources of nitrate include runoff from fertilizer, leaking from septic tanks, sewage, and erosion of natural deposits.

Test	Result	Interpretation	LOD/LOQ (ug/L)	Method	Test Date	Analyst
Arsenic	[1 ug/L]	"SAFE"	0.67/2.237	EPA 200.8	Sep 06, 2024	TY
MCL: 10 ug/L		Data Qualifier: A		Dilution Factor: 1		

Consumption of water with arsenic levels exceeding the MCL may cause skin damage, problems with the circulatory system, and an increased risk of cancer. Some of the main sources of arsenic include erosion of natural deposits, runoff from orchards, and runoff from glass & electronic production waste water.

List of Abbreviations:

LOD = Limit of Detection
 LOQ = Limit of Quantification
 MCL = Maximum Contaminant Level
 ND = Non-Detectable, Result less than the LOD
 [..] = Result between LOD and LOQ
 1 mg/L = 1 part per million (ppm)
 1 ug/L = 1 part per billion (ppb)

List of Data Qualifiers:

A=All QC Passed, B=method blank>LOD, C=chlorine present, D=sample between LOD and LOQ,
 E=not enough sample, F=gross deficiencies in QC, G=spike or spike duplicate out of spec.,
 H=a check standard out of spec., I=blank>LOD, J=ICV out of spec, K=sample exceeds holding time limit,
 L=temperature not in range, M=sample container didn't meet requirements, N=blank>LOD,
 O=holding time > 30 hours but <48 hours, P=sample <100mL for coliform analysis, Q=SD>20%, R=misc.
 NC=Non-Certified

Documentation of this analysis will be maintained for at least seven years.

The information above was obtained from the Environmental Protection Agency's internet web page: epa.gov.

'SAFE' and 'UNSAFE' interpretations are based on EPA 40 CFR 141.23 and 40 CFR 141.63. NO3/NO2 analysis compliant with NR812, not for SDWA compliance. For sample results requiring adjustment for dilutions, the detection and quantitation limits have not been adjusted for the corresponding sample dilutions.

Notes:

Sample Received By: MN
 Nitrate: DuplicateOver, Result: 6.58

JR's Inspection Services
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 West Bend, WI 53090
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 www.jrs-inspections.com

Invoice 18579



BILL TO
 Laudermilk 141 LLC
 141 Felix St.
 Wales, WI 53183

DATE 09/04/2024	PLEASE PAY \$0.00	DUE DATE 09/05/2024
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	1. Septic Insp.	Septic system inspection & evaluation	1	245.00	245.00
	2. Well Insp.	Well inspection & Coliform bacteria E. coli water test	1	250.00	250.00
	3. Nitrate	Nitrate water sample	1	55.00	55.00
	4. Arsenic	Arsenic water sample	1	75.00	75.00
	6. Pump Septic Tank(s)	Pump septic tank(s)	1	235.00	235.00

We appreciate your business and look forward to working with you again!

SUBTOTAL	860.00
TAX	0.00
TOTAL	860.00
PAYMENT	860.00

TOTAL DUE	\$0.00
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THANK YOU.

If payment is not received within 30 days, balance is subject to service charge of 1.5% per month as well as balances are subject to collections from a collection agency. Any billing questions, please call 262-629-9925

JR's Excavating, Inc.

1771 Cherokee Drive
West Bend, WI 53090
262-629-9925
www.jrs-inspections.com

WAIVER OF LIEN

September 10, 2024

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto, for:

Laudermilk 141 LLC
141 Felix St.
Town of Wales, Waukesha County

For: Well and Septic system inspections

By: JR's Excavating Inc, West Bend, Wisconsin, Contractor.

For all labor performed and for all materials furnished for the erection, construction, alteration or repair of said buildings and appurtenances except: None

JR's Excavating, Inc.
1771 Cherokee Drive
West Bend, WI 53090

Daniel M. Mijailovic

