



residential • commercial • site work

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Estate of James Weikert
W245 N5111 Swan Road
Pewaukee, WI

This letter is to confirm that I, James W. Reichard, tested and inspected the well and septic systems, and pumped the septic tank(s), (Arnold's Environmental Services 262-675-2497), at W245 N5111 Swan Road, Town of Lisbon, in Waukesha County on September 1, 2009.

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 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.

Therefore, this system is in working condition and visibly complies with the Wisconsin Comm 83 Administrative Code requirements except for:

1. The riser above the septic tank is too small for the opening and is not watertight. Also, the riser must extend a minimum of 4 inches above grade to prevent surface water running into the septic tank.
2. The exposed septic tank cover is required to be locked and labeled.

Well System

This private well and water system was accurately tested and evaluated. A flow meter, water meter, and pressure gauge was 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 and Nitrates were collected from the premises.

The well and water system was found to be in a working condition providing adequate water pressure and volume for normal household usage. The pressure tank is currently 80% waterlogged and should be recharged with air to prevent short cycling the well pump. The bacteriological analysis of the water sample indicated no evidence of bacteria contamination. The water sample for Nitrate indicated a level of 0.40 mg/L NO₃-N. This result is below the Safe Drinking Water Act's maximum contaminant level of 10.0 mg/L-N. 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 as is measured underneath the pipe nipple welded to the side of the casing must be a minimum of 12 inches above surrounding grade per DNR well code NR812.29.
2. Per DNR well code 812.30, the well cap must be replaced with an approved vermin proof type well cap as insect contamination was observed inside the well.
3. The well pump control wiring at the pressure switch is required to be encased in protective conduit.

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

James W. Reichard
JR's Excavating Inc.
Plumbing Inspector #71545
Septic Maintainer #71545
Soil Tester #71545
Utility Contractor #71545
DNR License #6221
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 11-20 years 21-40 years 41+ years
 Number Of Bedrooms: 1 2 3 4 5 Commercial Other
 Number Of Septic Tanks: 1 1-Dual Chamber 2 2-Dual Chamber
 Tank Construction Material: Concrete Steel Fiberglass Concrete Block
 Tank #1 Gallons: **750** Tank #2 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 Drainfield At Pumping? Yes No
 Are All Exposed Septic Covers Properly Locked And Labeled? Yes No N/A
 System Vent: Yes No System Vent Functional? Yes No System Depth From Grade: **21"**
 Liquid Before Test? Yes No Liquid After Test? Yes No Sludge In Vent? Yes No
 Sogginess In Or Around Absorption Area? Yes No .
 Lush Vegetation In Or Around Absorption Area? Yes No .
 Drainfield Setbacks? OK Not OK

Estimated Remaining Drainfield Capacity:
 100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%
Good.....Fair.....Weak.....Poor.....Very Poor.....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: **1960** Well Unique Number If Known:
 Original Well Stats If Known: Well Depth Static Water Level Pumping Level gpm @
 Well Location: Outside Basement Alcove Pit Crawl Space Pump House Building
 Well Serves **1** # Homes Access For Servicing: Good Fair Poor Inadequate
 Casing Diameter: **6 inch** Casing Material: **Steel** Casing Terminates **6** Inches Above 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: Pitless Adapter Non-Pressure Conduit Pressurized Conduit Over Top Morrison
 Pump Type: Submersible Shallow Jet Deep Jet Turbine
 Vermin Proof Well Cap (Highly Recommended) 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: **30 CAT** Tank Condition: Good Fair Poor Very Poor Failed Unknown None
 Sample Tap At Pressure Tank? Yes No Is Pump Control Wiring Properly Enclosed? Yes No

Adequate Water Pressure & Volume For Household? Good Fair Weak Poor Inadequate
 Output Is: **7.7 gpm @ 30 psi** From **Outside hose bib** Pump Cycle Pressure Is: On @ **33 psi** Off @ **58 psi**

Comments & Recommendations:

Water Testing Form For Private Water Systems

Collection Date	9 / 1 / 2009 <small>Month / Day / Year</small>	Time	9:35	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Collected By	JWR	License #	PIG 221
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Owners Name	GPS Location
Estate of James Weikert	

Street Address	Sampling Address
W245NS111 Swan Rd.	Same

City, State, Zip	Town/Village, City	County
Sussex WI 53089	Lisbon	Waukesha

Mail Results To	Name	Phone #	Fax #

Address

City, State, Zip

Approx. Construction Date	Wisconsin Unique #	Laboratory Use Only
1960		ONPG - MUG Minimal Media (Check One) <input type="checkbox"/> MPN <input type="checkbox"/> Presence-Absence ONPG = <input type="checkbox"/> Positive <input type="checkbox"/> Negative MUG = <input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative

Sampling Information	
Reason For Test:	
<input type="checkbox"/> Annual Test	<input type="checkbox"/> Previous Unsafe
<input type="checkbox"/> New Well	<input type="checkbox"/> Pump Work
<input type="checkbox"/> Taste or Odor	<input checked="" type="checkbox"/> Real Estate
<input type="checkbox"/> Other Reason _____	

Sample Location:	
<input type="checkbox"/> Bathroom Tap	<input checked="" type="checkbox"/> Pressure Tank Tap
<input type="checkbox"/> Kitchen Tap	<input type="checkbox"/> Milk House
<input type="checkbox"/> Other _____	

Tests Requested	
<input checked="" type="checkbox"/> Bacteria	<input checked="" type="checkbox"/> Nitrates

Well Construction Information	
<input checked="" type="checkbox"/> Drilled	<input type="checkbox"/> Driven Point
<input type="checkbox"/> Jetted	<input type="checkbox"/> Dug
<input type="checkbox"/> Other: _____	

Bacteriological Results / Interpretation	
<input checked="" type="checkbox"/> SAFE (Coliform Absent)	<input type="checkbox"/> UNSAFE (Coliform Present, Ecoli Absent)
	<input type="checkbox"/> UNSAFE (Coliform Present, Ecoli Present)
	<input type="checkbox"/> INVALID - Please Submit Another Sample

Nitrate Results by Method 4500-NO3-D

Nitrate: 0.40 mg/L, as N

A Nitrate level of less than 10.0 mg/L as N is within the Drinking Water Standard set for this substance.

Disinfectant Residual	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Sodium Thiosulfate Used For Bacteria Sample	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Lab Bacteria Sample Number	Lab Nitrate Sample Number
1516	2583

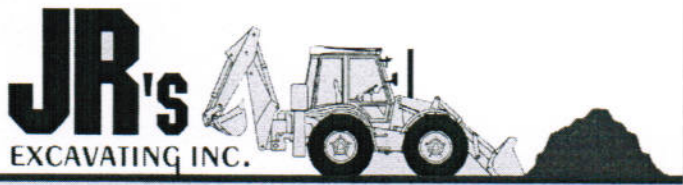
Relinquished by:	Date	Time	To:	Received By	Date Received	Time Received	Temperature On Receipt
				JWR	9-1-09	13:25	

Received by:	Date	Time	To:	Date/Time/Analyst: Bacteriological Incubation Began			
				9-1-09 13:46 JWR			

Date/Time/Analyst: Bacteriological Result Reported			
9-2-09 16:04 JWR			

Date/Time/Analyst: Nitrate Test Performed			
9-3-09 12:46 CDR			

JRS Labs
 N6000 County Road PS
 Hartford, WI 53027
 262-629-9925 www.JRSLabs.com
 Lab Cert. # 105-470 DNR 267184170



Invoice

DATE	INVOICE#
9/1/2009	9485

N6000 Hwy PS
 Hartford, WI 53027-9348
 262-629-9925
 www.JRsExcavating.com

PAID

JOB LOCATION:	
W245 N5111 Swan Rd. Town of Lisbon	
Terms	Due on receipt
DUE DATE:	9/1/2009

BILL TO:
Estate of James Weikert W245 N5111 Swan Rd. Pewaukee

Quan	Description	Rate	Amount
1	Septic system inspection & evaluation	235.00	235.00
1	Well inspection & bacteria water test	130.00	130.00
1	Nitrate water test	55.00	55.00

Subtotal	\$420.00
Sales Tax (5.1%)	\$0.00
Total	\$420.00
Payments/credits	\$-420.00
Balance Due	\$0.00

Thank You!

JR's Excavating, Inc.

N6000 Hwy PS
Hartford, WI 53027
262-629-9925
www.jrsexcavating.com

WAIVER OF LIEN

September 3, 2009

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:

Estate of James Weikert
W245 N5111 Swan Rd.
Town of Lisbon, Waukesha County

For: Well & septic inspections

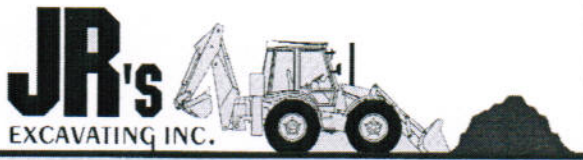
By: JR's Excavating Inc, Hartford Wisconsin, Contractor.

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.
N6000 Hwy PS
Hartford, WI 53027

James W. Reichard





ESTIMATE

DATE

9/3/2009

N6000 Hwy PS
 Hartford, WI 53027-9348
 262-629-9925
 www.JRsExcavating.com

JOB LOCATION

Estate of James Weikert
 W245 N5111 Swan Rd.
 Pewaukee

W245 N5111 Swan Rd.
 Town of Lisbon

QTY	DESCRIPTION	RATE	TOTAL
1	Service call for repairs:	95.00	95.00T
1	Excavate around existing septic riser and remove. Install (2) 12" tar sealed septic risers, new cover, install locking chains and padlock.	570.00	570.00
1	Welding/cutting services: Cut off pipe nipple on side of well casing, weld 1/4" thick steel patch over hole. Re-wire pump wiring as necessary. Install vermin proof well cap and replace wiring conduit at wellhead.	330.00	330.00T
1	Encase in conduit well pump control wiring at pressure switch in basement.	45.00	45.00T
1	Drain down water system and re-air water logged pressure tank. Re-adjust pressure switch to 40-60 psi.	60.00	60.00T
	Sales Tax, Waukesha Cty	5.10%	27.03
TOTAL			\$1,127.03