FRED'S SANITARY SERVICE
W300 N7707 CHRISTINE LANE
HARTLAND, WI 53029
(262) 966-9910-PHONE

July 8, 2026

WAIVER OF LIEN

For value received of…$1239.00…hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
For…**Capitelli** owner…by…Fred's Sanitary Service…contractor…for…Septic and/or Well and/or Inspection and repairs.
Same being situated in **Waukesha County,** State of Wisconsin, described as…
1123 S Utica Rd Oconomowoc WI 53066…for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except…None.

.....*Lindsay Wallace*.....

Owner - Fred's Sanitary Service

State of Wisconsin
Department of Natural Resources
dnr.wisconsin.gov

Property Transfer Well and Pressure System Inspection

Form 3300-221 (R 08/21)

Notice: Pursuant to ch. 280, Wis. Stats., and ch. NR 812, Wis. Adm. Code, this form shall be used to document any well and pressure system inspection conducted as part of a property transfer. Inspections are voluntary, and well owners are not required to bring systems into compliance as a result of the inspection. Inspectors must provide the completed form to the requester of the inspection. Do not send forms to DNR.

Contact Information

Inspection Requested By		Telephone Number
Capitelli		

Mailing Address	City	State	ZIP Code
1123 S Utica Rd	Oconomowoc	WI	53066

Well Owner's Name		Telephone Number

Mailing Address	City	State	ZIP Code

Property Location

Fire Number	Street or Road	○ City ○ Town ○ Village of	County

¼ ¼	¼	Section	Township N	Range E ○ W ○	Latitude (DD, ex. 44.444)	Longitude (DD, ex. -89.999)	WUWN

Identified noncomplying features (noted below with a check mark)

1. ☐ Unused Well
2. ☐ Stovepipe or Thin-Walled Well Casing
3. ☐ Dug Well
4. ☐ Buried Suction Line
5. ☐ Alcove (Subsurface Pumproom) or Pit
6. ☐ Non-Walkout Basement or Below-Grade Crawl Space Well
7. ☐ Poor Well Casing Pipe Condition
8. ☐ Contamination Source less than minimum separation distance from well: _____
9. ☐ Well in Floodway or Flood Fringe
10. ☐ Well at Risk from Localized Flooding
11. ☐ Cross-Connection
12. ☐ Driven Point Well < 25 well casing pipe or installed after 1-31-1991 with no well construction report
13. ☐ Nonpressure Conduit
14. ☐ Hand Pump
15. ☐ Offset Pump or Piping Height Above Basement Floor
16. ☐ Yard Hydrant
17. ☐ Materials for Pump and Supply Piping
18. ☐ Flowing Well Installation
19. ☐ Check Valve Location
20. ☐ Well Cap or Seal
21. ☐ Casing Height
22. ☐ Electrical Wires at Wellhead Not Enclosed in Conduit
23. ☐ Sample Faucet is Missing or Noncomplying
24. ☐ Casing less than 6" in diameter for a well terminating in limestone, dolomite, shale, quartz or granite
25. ☐ Extreme Health/Safety Hazard

Comments

- ☐ Evidence of Some Corrosion on Well Casing Pipe
- ☐ Inaccessible or Difficult Location for Future Well Work
- ☐ Inaccessible or Difficult Location for Future Pump Work
- ☐ Unable to confirm whether well terminates in limestone, dolomite, shale, quartz or granite
- ☐ Pre-1979 Two-Wire Submersible Pump
- ☐ Pre-1991 Driven Point Pipe Depth < 25 feet
- ☐ Well Construction Report Not on File or Unlocatable
- ☐ Well Located in Special Well Casing Depth Area
- ☐ Non-Vermin-Proof Well Cap or Well Seal
- ☐ Other: _____

Compliance Determination

Based on my personal inspection of the real property, the well and pressure system: (check one)

- ☒ **Complies** with NR 812, Wis. Adm. Code
- ○ **Does not Comply** with NR 812, Wis. Adm. Code
- ○ **Complies** with NR 812, Wis. Adm. Code, except that a more comprehensive search or additional research is needed to evaluate potential violations that may exist but are not fully identifiable as part of the basic visual inspection, such as:
  - ☐ an unused well ☐ floodway/floodplain ☐ contamination source
  - ☐ other: _____

This form lists the visible conditions of the well and pressure system on the property at the time of inspection and does not imply or give any guarantee. Some features such as well cap, casing height or nonpressure conduit may comply for purposes of this inspection, but may require an upgrade the next time work is done on the well or pressure system.

Printed Name of Licensed Water Well Driller or Pump Installer	Individual License #	Telephone Number
	8396	

Signature of Licensed Water Well Driller or Pump Installer	Date
Dave Badertscher	7/2/26

FRED'S

SANITARY SERVICE

Septic System Cleaning - Pumping
Inspecting - Installing - Snaking
Repairing - Reviving - Replacing - Camera*ing*

W300 N7707 Christine Ln. Hartland WI, 53029

Septic Inspection

Customer: #13717
July 8, 2026

Capitelli
1123 S Utica Rd
Oconomowoc WI 53066

Dear Property Owner,

The Septic System located at the above address was inspected 7/1/26. The septic system consists of one 1000 - gallon septic tank. The tank was at normal operating level. The baffles are intact. The vent for the seepage area is dry.

These are potential issues to be aware of that may arise if the system is having premature failures:
NR145.245-4(a-e) of the Wisconsin defines a failed septic system as one that has any one of the following:

a) The discharge of Sewage into surface water or groundwater.
b) The introduction of sewage into zones of saturation, which adversely affects the operation of a private sewage system.
c) The discharge of sewage to a drain tile or into zones of bedrock
d) The discharge of sewage to the surface of the ground.
e) The failure to accept sewage discharges and back up of sewage into the structure served by the private sewage system.

At the time of the inspection the system was functioning properly.

We cannot represent the condition of piping that is not visible. This report refers only to the working condition of the septic system as of the date of our inspection. We express no opinion as to the future life expectancy or condition of this system, or it's parts or pumps. State License #2221.

Sincerely,

Lindsay Wallace
Lindsay Wallace
MP#889423

TG Analytical Laboratories
N1022 Quality Drive
Greenville, WI 54942

Fred's Sanitary Service
W300 N7707 Christine Ln
Hartland, WI 53029

Water Analysis Report

Reason/Sample ID:		Date of Sample Collection:	**Jul 01, 2026**
Owner/Facility:	**CAPITELLI**	Time of Sample Collection:	**11:15 AM**
Address:	**1123 S UTICA RD**	Date Received:	**Jul 02, 2026**
City, State, Zip:	**OCONOMOWOC, WI 53066**	Report Date:	**Jul 06, 2026**
Reason for Test:	**Real Estate**	Collected By:	**STEVE**
Lab Sample ID:	**20284591**	Sample Location:	**SEF**

Test	Result	Interpretation	LOD/LOQ (cfu)	Method	Test Date	Analyst
Coliform	**<1 cfu**	"SAFE"	**N/A**	**SM9223B**	**Jul 04, 2026**	**DS**
E. Coli	**<1 cfu**					

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	**ND**	"SAFE"	**0.12/0.399**	**EPA300.0**	**Jul 02, 2026**	**DS**
MCL: 10 mg/L		**Data Qualifier: A**		**Dilution Factor: 1**		

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"	**0.964/3.213**	**SM3113B**	**Jul 06, 2026**	**EB**
MCL: 10 ug/L		**Data Qualifier: A**		**Dilution Factor: 1**		

Consumption of water with arsenic levels exceding 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.

FRED'S SANITARY SERVICE
W300 N7707 CHRISTINE LANE
HARTLAND, WI 53029

INVOICE # 221422

Customer # 13717

Invoice Date: 7/1/2026

PUMP ADDRESS:

Mr. Steve Capitelli
1123 S Utica Road
Oconomowoc WI 53066

TERMS: Payment due upon receipt. Accounts past **30** days are subject to a finance charge of 1.5% per month on unpaid balance. Not to exceed 18% per year. $35.00 charge on all checks returned.

PUMP DATE	CHARGES AND CREDITS		BALANCE
7/1/2026	**the middle of this invoice** **is a boiler plate. Numbers** **are ONLY across from ** **what was done**	Clean Septic Tank (1st) Clean Septic Tank (2nd) Clean Lift Tank Clean Drywell /D - Box Clean Holding Tank	
	Pump & Inspect Septic/Well/Water		$889.00
		Waste Treatment Plant Disposal	
		Sales Tax @ 5.0%	
	Prices can be greatly affected by Diesel and disposal rapid increases*		**$889.00**
		Payments Received	**$889.00**
		BALANCE DUE	**$0.00**

Delafield 262-646-3777 AnyWhere 888-654-FRED
Oconomowoc 262-567-4200 Hartland 262-367-4466

Pay Last Amount
In This Column

PLEASE INCLUDE INVOICE NUMBER ON REMITTANCE
*****you can pay at fredssanitary.com*****

THANK YOU

If you feel you had a good experience with Fred's
Please leave us a Google or FaceBook review

If not, please tell us how we can improve.

FRED'S SANITARY SERVICE
W300 N7707 CHRISTINE LANE
HARTLAND, WI 53029

INVOICE # 221619

Customer # 13717

Invoice Date: 7/9/2026

PUMP ADDRESS:

Mr. Steve Capitelli
1123 S Utica Road
Oconomowoc WI 53066

TERMS: Payment due upon receipt. Accounts past **30** days are subject to a finance charge of 1.5% per month on unpaid balance. Not to exceed 18% per year. $35.00 charge on all checks returned.

PUMP DATE	CHARGES AND CREDITS		BALANCE
7/9/2026	**the middle of this invoice** **is a boiler plate. Numbers** **are ONLY across from ** **what was done**	Clean Septic Tank (1st) Clean Septic Tank (2nd) Clean Lift Tank Clean Drywell /D - Box Clean Holding Tank	
	6X28" RISER, LOCK, & CHAIN		$350.00
		Waste Treatment Plant Disposal	
		Sales Tax @ 5.0%	
	Prices can be greatly affected by Diesel and disposal rapid increases*		**$350.00**
		Payments Received	**$350.00**
		BALANCE DUE	**$0.00**

Delafield 262-646-3777 AnyWhere 888-654-FRED
Oconomowoc 262-567-4200 Hartland 262-367-4466

Pay Last Amount
In This Column

PLEASE INCLUDE INVOICE NUMBER ON REMITTANCE
you can pay at fredssanitary.com

THANK YOU

If you feel you had a good experience with Fred's
Please leave us a Google or FaceBook review

If not, please tell us how we can improve.