JR'S INSPECTION SERVICES
REAL ESTATE WELL & SEPTIC INSPECTIONS
1771 CHEROKEE DRIVE, WEST BEND, WI 53090 | 262-629-9925 | WWW.JRS-INSPECTIONS.COM

Blue Heron Wildlife Sanctuary
4090 Hwy. O
Saukville, WI 53080

This letter is to confirm that I, Daniel M. Mijailovic, tested and inspected the well and septic systems, and pumped the septic tank(s), (Arnold's Environmental Services 262-675-2497), at 4090 Hwy. O, Saukville, Town of Saukville, in Ozaukee County on May 20, 2026.

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 raised to a minimum of 4 inches above grade with the cover locked and labeled per code.

2. The gray water lift pump is required to have a check valve installed in the discharge pipe 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 "none detected" 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 "10.0" ug/L. This result is at 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. DNR well code 812.30, the well cap must be replaced with an approved vermin proof type well cap.

2. Per DNR well code 812.34 a sampling faucet must be installed at or upstream of the inlet to the pressure tank, a minimum of 12 inches from the floor, at a downturned angle, and have smooth end for purposes of taking water sample directly from the well. This faucet is a special purpose device and cannot be a hose bib with threads.

3. Wisconsin plumbing code SPS 382.33, the water softener discharge is required to have a ½" air gap or a siphon break to prevent back siphoning contamination into the drinking water system.

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



4090 Hwy. O **Work Ordered: Well And Septic Inspection With Water Test**

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 **34"**
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: **Recommend to repair drain field vent pipe.**

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: **1970** 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 **16** 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 CAT** 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 @ **65** psi from **Outside hose bib** Pump Cycle Pressure Is: On @ **40 psi** Off @ **65 psi**
Comments & Recommendations:

JR's Inspection Services
1771 Cherokee Dr
West Bend, WI 53090

Water Analysis Report

Reason/Sample ID:		Date of Sample Collection:	**May 20, 2026**
Owner/Facility:	**BLUE HERON WILDLIFE SANCTUARY**	Time of Sample Collection:	**12:07 PM**
Address:	**4090 HWY 0**	Date Received:	**May 21, 2026**
City, State, Zip:	**SAUKVILLE, WI 53080**	Report Date:	**May 22, 2026**
Reason for Test:	**Real Estate**	Collected By:	**DMM**
Lab Sample ID:	**20281905**	Sample Location:	**Pressure Tank Tap**

Test	Result	Interpretation	LOD/LOQ (cfu)	Method	Test Date	Analyst
Coliform	**Absent**	**"SAFE"**	**N/A**	**SM9223B**	**May 22, 2026**	**TC**
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	**ND**	**"SAFE"**	**0.109/0.365**	**EPA300.0**	**May 21, 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	**10 ug/L**	**"SAFE"**	**0.73/2.44**	**EPA 200.8**	**May 22, 2026**	**DS**
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.

*Arsenic results are reported to the significant figures defined by the EPA's published MCL. The published EPA MCL for arsenic is 10 ug/L, which includes two significant figures. Based on the EPA guidelines in 40 CFR 141.23, results up to 10.4 ug/L can be considered 'SAFE' to drink as the reported result is not above the EPA MCL. While this result may be considered 'SAFE', treatment is still recommended to avoid any potential health risks associated with elevated concentrations of arsenic.

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: TC

TG Analytical Laboratories
N1022 Quality Drive PO Box 170 Greenville, WI 54942
Phone: 920-757-1355

JR's Inspection Services
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Invoice 19139

BILL TO
Blue Heron Wildlife Sanctuary
4090 Hwy. O
Saukville, WI 53080

DATE	PLEASE PAY	DUE DATE
05/20/2026	$0.00	05/21/2026

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	295.00	295.00

PAID

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

SUBTOTAL	920.00
TAX	0.00
TOTAL	920.00
PAYMENT	920.00
TOTAL DUE	**$0.00**

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

May 22, 2026

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:

Blue Heron Wildlife Sanctuary
4090 Hwy. O
Town of Saukville, Ozaukee 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

