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: #8472
December 4, 2025

The Augustinians
954 North Dousman Rd
Oconomowoc WI 53066

Dear Property Owner,

The Septic System located at the above address was inspected 12/3/25. The septic system consists of one 500-gallon septic tank. The tank was at normal operating level. A new outlet baffle needs to be installed to replace the 3" sanitary tee. The tank is located to close to the building. Although there were no signs of system malfunction or failing, with the amount of snow cover at the time of inspection it was impossible to see if drain field had any surface ponding and no yard vent was found to inspect for saturation. Visually the system appears to be functioning properly

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 but has repairs needed and is not able to be code compliant due to tank distance from building.

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

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
The Augustinians		

Mailing Address	City	State	ZIP Code
954 North Dousman 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 Pressure Switch
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: Pressure tank needs air. Needs a new pressure gauge

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	12/4/25

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:	**Dec 03, 2025**
Owner/Facility:	**THE AUGUSTINIANS**	Time of Sample Collection:	**11:00 AM**
Address:	**954 NORTH DOUSMAN RD**	Date Received:	**Dec 04, 2025**
City, State, Zip:	**OCONOMOWOC, WI 53066**	Report Date:	**Dec 05, 2025**
Reason for Test:	**Real Estate**	Collected By:	**STEVE**
Lab Sample ID:	**20275043**	Sample Location:	**BOILER DRAIN**

Test	Result	Interpretation	LOD/LOQ (cfu)	Method	Test Date	Analyst
Coliform	**<1 cfu**	"SAFE"	**N/A**	**SM9223B**	**Dec 05, 2025**	**TY**
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"	**0.109/0.365**	**EPA300.0**	**Dec 04, 2025**	**TY**
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	**[2 ug/L]**	"SAFE"	**0.982/3.27**	**SM3113B**	**Dec 05, 2025**	**MN**
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 # 214167

Customer # 8472

Invoice Date: 12/3/2025

The Augustinians
10161 South Longwood Drive
Chicago IL 60643-5664

PUMP ADDRESS:
Austin Hall 954 North Dousman Road

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
12/3/2025	**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	
		BALANCE DUE	**$889.00**

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
(262) 966-9910-PHONE

December 4, 2025

WAIVER OF LIEN

For value to be received from proceeds at time of closing of...$889.00... if payment is not received by the title company this lien waiver is null and void and will become the responsibility of the homeowner .....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...**The Augustinians** ...Owner...by...Fred's Sanitary Service...Contractor...for...Septic and/or Well and/or Inspection Services Same being situated **Waukesha County,** State of Wisconsin, described as **954 North Dousman Rd Oconomowoc WI 53066** repair of said building and appurtenances, except...None.

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

Owner - Fred's Sanitary Service