

**SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT**

1 Seller's/Owner's Name(s): Estate of Dorlis Niesar, Judy Rieger, Personal Rep

2 \_\_\_\_\_

3 Entity Name (if any): \_\_\_\_\_

4 Name & Title of Authorized Representative: Judy Rieger, Personal Representative

5 Property Address: W3916 Perch Road, Hustiaford, WI 53035

6 \_\_\_\_\_

7 Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report)

8 (Seller Disclosure Report- Commercial) (Other: \_\_\_\_\_)

9 [STRIKE AND COMPLETE AS APPLICABLE].

10 LISTING AGENT: Stan Jones

11 LISTING FIRM: Unified Jones Auction & Realty

12 Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property  
13 and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property  
14 owner/seller shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a  
15 Vacant Land Disclosure Report (VLDR) when the property does not include any buildings. Listing Agent has provided  
16 Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

17 CHECK LINE 18 OR LINE 24, AS APPLICABLE:

18 ☐ SELLER REFUSAL TO COMPLETE

19 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other  
20 seller's disclosure report for the above Property. Seller understands this refusal may be disclosed to potential  
21 purchasers. Seller acknowledges Seller has been advised that Seller's refusal to provide this report does not release  
22 Seller of any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal  
23 counsel regarding Seller's disclosure obligations in an "as-is" sale.

24 ☒ SELLER NOT REQUIRED TO COMPLETE REPORT

25 Seller hereby asserts that Seller is not required under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the  
26 above Property because: [CHECK BELOW AS APPLICABLE]

27 ☒ Seller is a personal representative of an estate and has never occupied the Property.

28 ☐ Seller is a trustee and has never occupied the Property.

29 ☐ Seller is a conservator and has never occupied the Property.

30 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

31 ☐ The Property includes 1 to 4 dwelling units, but has not been inhabited.

32 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

33 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the  
34 possibility of material adverse facts to all parties. Listing Firm/Agent shall accordingly disclose any condition Listing  
35 Firm/Agent becomes aware of to prospective purchasers.

36 Seller's/Owner's Signature: Judy Rieger PR Estate of Dorlis Niesar Date: 4-8-2020

37 Seller's/Owner's Signature: Judy Rieger, Personal Rep Date: \_\_\_\_\_

38 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

39 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

40 Entity Authorized Signature (if any): \_\_\_\_\_ Date: \_\_\_\_\_

41 This form was delivered to Seller by Stan Jones on Date: \_\_\_\_\_

42 \_\_\_\_\_ Agent for Firm Print Name Here **A**

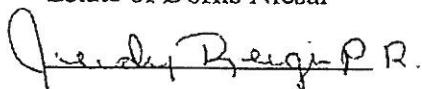
ESTATE OF DORLIS NIESAR DISCLOSURE OF DEFECTS AND ADVERSE MATERIAL  
FACTS DISCOVERED BY PERSONAL REPRESENTATIVE, JUDY RIEGER AFTER HER  
APPOINTMENT BY THE COURT

Judy Rieger, Personal Representative in the Estate of Dorlis Niesar has never lived on the property and is not required to complete a Condition Report. However, she hereby discloses the following Defects/Adverse Material Facts that she discovered after she was appointed as personal representative.

1. A 325 gallon diesel underground storage tank was discovered and removed. See attached Underground Flammable/Combustible/Hazardous Liquid Storage Tank Registration and Gmail from Lynn Bradley concerning testing results.
2. The well & septic inspection by JR's Excavating Inc. on March 11, 2020 reveals that the septic and well does not comply with Wisconsin SPS 383 code requirements as set forth on the attached Real Estate Well & Septic Inspections Report.
3. The basement had standing water in a 6 feet circumference area around a drain that had been cemented over. The concrete was opened to the drain and the water drained.
4. Mold abatement was conducted in the basement by Restoration 1 of Watertown. See description of work billed on the attached Invoice from Restoration 1 of Watertown.

Dated this 8 day of April, 2020

Estate of Dorlis Niesar

A handwritten signature in cursive script, appearing to read "Judy Rieger P.R.", written in dark ink.

Judy Rieger Personal Representative



Wisconsin Department of Agriculture, Trade and Consumer Protection  
Bureau of Weights and Measures  
PO Box 7837 Madison, WI 53707-7837  
(608) 224-4942

FOR OFFICE USE ONLY

Wis. Admin. Code §ATCP 93.140

## UNDERGROUND FLAMMABLE/COMBUSTIBLE/HAZARDOUS LIQUID STORAGE TANK REGISTRATION

Personal information you provide may be used for purposes other than that for which it was originally collected (s. 15.04(1)(m) Wis. Stats.).

Underground tanks in Wisconsin that have stored or currently store petroleum or regulated substances must be registered.

A separate form is needed for each tank. Send each completed form to the agency designated above.

Have you previously registered this tank by submitting a form? ☒ Yes ☐ No If yes, are you correcting/updating information only? ☒ Yes ☐ No

This registration applies to a ☒ tank ☒ piping status that is (check one):

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> In Use  | <input type="checkbox"/> Abandoned with Water                 | <input type="checkbox"/> Abandoned with Product  |
| <input type="checkbox"/> Newly Installed   | <input checked="" type="checkbox"/> Closed - Removed          | <input type="checkbox"/> Abandoned without Product (empty)                                       |
| <input type="checkbox"/> Temporarily Out of Service - Provide Date:                        | <input type="checkbox"/> Closed - Filled with Inert Materials | <input type="checkbox"/> Change of Site/Facility Address Only (complete boxes 1.a. and b. below) |
| <input type="checkbox"/> Ownership Change (Indicate new owner name in box 2 - attach deed) |   |  |

<b>IDENTIFICATION (Please Print)</b>			
1. TANK SITE NAME Glenn Degeler		COUNTY Dodge	PHONE ( ) -
a. CURRENT SITE STREET ADDRESS W3916 Perch Rd		<input type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> TOWN OF: Hubbard	STATE Wi
b. PREVIOUS SITE STREET ADDRESS		<input type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input type="checkbox"/> TOWN OF:	STATE Wi
Fire Dept. providing fire coverage where tank is located: <input type="checkbox"/> CITY <input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE of:			
2. TANK OWNER LEGAL NAME Glenn Degeler		COUNTY Dodge	PHONE: Check <input type="checkbox"/> CELL, or <input type="checkbox"/> LAND ( ) -
MAILING ADDRESS W3916 Perch Rd		<input checked="" type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input type="checkbox"/> TOWN OF: Iron Ridge	STATE Wi
3. PROPERTY OWNER NAME (if different from Tank Owner Legal Name #2)		COUNTY (if different from County #2)	
PROPERTY OWNER ADDRESS (if different from Site Street Address #1)		<input type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input type="checkbox"/> TOWN OF:	STATE Wi
4. CLASS A NAME	DOB	CERTIFICATION: (Attach certificate)	
5. CLASS B NAME	DOB	CERTIFICATION: (Attach certificate)	
SITE ID: 81535		FACILITY ID # 458980	
Tank Capacity (gallons): 325		Tank Age (age or date installed): 1/1/1981	
LAND OWNER TYPE (Refer to back; check one): <input type="checkbox"/> County <input type="checkbox"/> State <input type="checkbox"/> Federal Leased <input type="checkbox"/> Federal Owned <input type="checkbox"/> Tribal Nation <input type="checkbox"/> Municipal <input type="checkbox"/> Other Government <input checked="" type="checkbox"/> Private		Vehicle fueling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
OCCUPANCY TYPE (check one) Refer to back			
<input type="checkbox"/> Retail Fuel Sales <input type="checkbox"/> Mercantile/Commercial <input type="checkbox"/> Bulk Storage <input type="checkbox"/> Terminal Storage <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> School <input type="checkbox"/> Government Fleet <input checked="" type="checkbox"/> Agricultural (crop or livestock production) <input type="checkbox"/> Utility <input type="checkbox"/> Backup or Emergency Generator <input type="checkbox"/> Other (specify):			
TANK CONSTRUCTION:			Overfill Protection? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Bare Steel <input type="checkbox"/> Coated Steel <input type="checkbox"/> Steel - Fiberglass Reinforced Plastic Composite <input type="checkbox"/> Fiberglass <input type="checkbox"/> Unknown <input type="checkbox"/> Other (specify): <input type="checkbox"/> Lined (date):			Spill Containment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TANK CATHODIC PROTECTION: <input type="checkbox"/> Sacrificial Anodes <input type="checkbox"/> Impressed Current <input checked="" type="checkbox"/> N/A			Tank Double Walled? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PRIMARY TANK LEAK DETECTION METHOD: <input type="checkbox"/> Automatic tank gauging <input type="checkbox"/> Interstitial monitoring <input checked="" type="checkbox"/> Electronic <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Inventory control and tightness testing			
<input checked="" type="checkbox"/> Manual tank gauging (only for tanks of 1,000 gallons or less) <input type="checkbox"/> Statistical Inventory Reconciliation (SIR) <input type="checkbox"/> Unknown			
PIPING CONSTRUCTION: <input checked="" type="checkbox"/> Single Wall <input type="checkbox"/> Double Wall:			
<input checked="" type="checkbox"/> Bare Steel <input type="checkbox"/> Coated Steel <input type="checkbox"/> Fiberglass <input type="checkbox"/> Flexible <input type="checkbox"/> Copper <input type="checkbox"/> Unknown <input type="checkbox"/> N/A <input type="checkbox"/> Other:			
PIPING CATHODIC PROTECTION: <input type="checkbox"/> Sacrificial Anodes <input type="checkbox"/> Impressed Current <input checked="" type="checkbox"/> N/A			
PRIMARY PIPING SYSTEM TYPE: <input type="checkbox"/> Pressurized piping with <input checked="" type="checkbox"/> A. Pump auto shutoff - ELLD <input type="checkbox"/> B. Flow restrictor - MLLD <input type="checkbox"/> Unknown			
<input type="checkbox"/> Suction piping with check valve at tank <input checked="" type="checkbox"/> Suction piping with check valve at pump and inspectable <input type="checkbox"/> Not needed if waste oil			
PIPING LEAK DETECTION METHOD: <input type="checkbox"/> Interstitial monitoring <input checked="" type="checkbox"/> Electronic <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Sump or cable sensor <input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Tightness testing <input type="checkbox"/> Electronic line monitor - ELLD <input type="checkbox"/> SIR <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Unknown			
TANK CONTENTS Current, or previous product (if tank now empty) (" = NOT PECEA eligible) <input type="checkbox"/> Leaded <input type="checkbox"/> Unleaded <input type="checkbox"/> Gas-ethanol blend: % <input checked="" type="checkbox"/> Diesel			
<input type="checkbox"/> Bio-Diesel: % <input type="checkbox"/> Hazardous Waste/Interface* <input type="checkbox"/> Kerosene <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Premix <input type="checkbox"/> New Oil <input type="checkbox"/> New oil - Flash point less than 200°F <input type="checkbox"/> Waste/Used Motor Oil <input checked="" type="checkbox"/> Used for Heating <input type="checkbox"/> Aviation <input type="checkbox"/> Empty* <input type="checkbox"/> Sand/Gravel/Slurry* <input type="checkbox"/> Unknown <input type="checkbox"/> Other (specify): <input type="checkbox"/> Chemical* Name: CAS#			
If Tank Closed, Abandoned or Out of Service:		Has a site assessment been completed? (see reverse side for details) <input type="checkbox"/> Yes <input type="checkbox"/> No	
TANK OWNER LEGAL NAME (please print) Stan Jones-Realtor for the deceased		TANK OWNER E-MAIL jonesave@gmail.com	
TANK OWNER SIGNATURE (Note: By signing, signer is accepting legal and financial responsibility for the storage tank system.) Stan Jones		DATE: 01-09-2020	

Note: Refer to comments on reverse side of form.



The three samples were collected by Schaper Excavating and submitted by General Engineering Company to a State Certified laboratory for analysis of petroleum volatile organic compounds (PVOC) and naphthalene. These compounds were selected based on the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) Tank Site Assessment Guidelines.

The analytical results did not indicate petroleum compounds in any of the samples above the laboratory limit of detection. This is acceptable to determine no concentrations were detected above the Wisconsin Administrative Code NR 720 Residual Contaminant Levels (RCLS), which is utilized by the State of Wisconsin, Wisconsin Department of Natural Resources (WDNR) to assess if further assessment or an investigation would be required.

Therefore, It does not appear any further assessment is necessary. I hope this helps. Please feel free to contact me with any questions or concerns. You can contact me at 608-617-7729.

Thank you!

Lynn M. Bradley

Environmental Project Manager | General Engineering Company

916 Silver Lake Drive | PO Box 340 | Portage, WI 53901

P 608-742-2169 | F 608-742-2592 | C 608-617-7729

[lbradley@generalengineering.net](mailto:lbradley@generalengineering.net)

[www.generalengineering.net](http://www.generalengineering.net)

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# Synergy Environmental Lab, INC

1990 Prospect Ct., Appleton, WI 54914 \*P 920-830-2455 \* F 920-733-0631

LYNN BRADLEY  
GENERAL ENGINEERING  
916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

Report Date 03-Feb-20

Project Name SCHAPER-DEGELER PROPERTY  
Project #

Invoice # E37414

Lab Code 5037414A  
Sample ID WEST WALL  
Sample Matrix Soil  
Sample Date 1/9/2020

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
General										
General										
Solids Percent	88.4	%			1	5021		1/24/2020	NJC	1
Organic										
PVOC + Naphthalene										
Benzene	< 0.025	mg/kg	0.016	0.05	1	GRO95/8021		1/31/2020	CJR	1
Ethylbenzene	< 0.025	mg/kg	0.017	0.055	1	GRO95/8021		1/31/2020	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.025	mg/kg	0.01	0.032	1	GRO95/8021		1/31/2020	CJR	1
Naphthalene	< 0.025	mg/kg	0.021	0.067	1	GRO95/8021		1/31/2020	CJR	1
Toluene	< 0.025	mg/kg	0.015	0.049	1	GRO95/8021		1/31/2020	CJR	1
1,2,4-Trimethylbenzene	< 0.025	mg/kg	0.019	0.059	1	GRO95/8021		1/31/2020	CJR	1
1,3,5-Trimethylbenzene	< 0.025	mg/kg	0.019	0.061	1	GRO95/8021		1/31/2020	CJR	1
m&p-Xylene	< 0.05	mg/kg	0.053	0.17	1	GRO95/8021		1/31/2020	CJR	1
o-Xylene	< 0.025	mg/kg	0.016	0.05	1	GRO95/8021		1/31/2020	CJR	1

Project Name SCHAPER-DEGELER PROPERTY  
Project #

Invoice # E37414

Lab Code 5037414B  
Sample ID EAST WALL  
Sample Matrix Soil  
Sample Date 1/9/2020

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
General										
General										
Solids Percent	85.8	%			1	5021		1/24/2020	NJC	1
Organic										
PVOC + Naphthalene										
Benzene	< 0.025	mg/kg	0.016	0.05	1	GRO95/8021		1/31/2020	CJR	1
Ethylbenzene	< 0.025	mg/kg	0.017	0.055	1	GRO95/8021		1/31/2020	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.025	mg/kg	0.01	0.032	1	GRO95/8021		1/31/2020	CJR	1
Naphthalene	< 0.025	mg/kg	0.021	0.067	1	GRO95/8021		1/31/2020	CJR	1
Toluene	< 0.025	mg/kg	0.015	0.049	1	GRO95/8021		1/31/2020	CJR	1
1,2,4-Trimethylbenzene	< 0.025	mg/kg	0.019	0.059	1	GRO95/8021		1/31/2020	CJR	1
1,3,5-Trimethylbenzene	< 0.025	mg/kg	0.019	0.061	1	GRO95/8021		1/31/2020	CJR	1
m&p-Xylene	< 0.05	mg/kg	0.053	0.17	1	GRO95/8021		1/31/2020	CJR	1
o-Xylene	< 0.025	mg/kg	0.016	0.05	1	GRO95/8021		1/31/2020	CJR	1

Lab Code 5037414C  
Sample ID BOTTOM OF TANK  
Sample Matrix Soil  
Sample Date 1/9/2020

	Result	Unit	LOD	LOQ	Dil	Method	Ext Date	Run Date	Analyst	Code
General										
General										
Solids Percent	92.2	%			1	5021		1/24/2020	NJC	1
Organic										
PVOC + Naphthalene										
Benzene	< 0.025	mg/kg	0.016	0.05	1	GRO95/8021		1/31/2020	CJR	1
Ethylbenzene	< 0.025	mg/kg	0.017	0.055	1	GRO95/8021		1/31/2020	CJR	1
Methyl tert-butyl ether (MTBE)	< 0.025	mg/kg	0.01	0.032	1	GRO95/8021		1/31/2020	CJR	1
Naphthalene	< 0.025	mg/kg	0.021	0.067	1	GRO95/8021		1/31/2020	CJR	1
Toluene	< 0.025	mg/kg	0.015	0.049	1	GRO95/8021		1/31/2020	CJR	1
1,2,4-Trimethylbenzene	< 0.025	mg/kg	0.019	0.059	1	GRO95/8021		1/31/2020	CJR	1
1,3,5-Trimethylbenzene	< 0.025	mg/kg	0.019	0.061	1	GRO95/8021		1/31/2020	CJR	1
m&p-Xylene	< 0.05	mg/kg	0.053	0.17	1	GRO95/8021		1/31/2020	CJR	1
o-Xylene	< 0.025	mg/kg	0.016	0.05	1	GRO95/8021		1/31/2020	CJR	1

Project Name SCHAPER-DEGELER PROPERTY  
Project #

Invoice # E37414

"J" Flag: Analyte detected between LOD and LOQ

LOD Limit of Detection

LOQ Limit of Quantitation

*Code* *Comment*

1 Laboratory QC within limits.

All solid sample results reported on a dry weight basis unless otherwise indicated. All LOD's and LOQ's are adjusted for dilutions but not dry weight. Subcontracted results are denoted by SUB in the analyst field.

Authorized Signature





## C IN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

E-File: (A) LQ020mv 3.31Mar05, 13Jun2005





**REAL ESTATE WELL & SEPTIC INSPECTIONS**  
N860 COUNTY ROAD, CAMPBELLSPORT, WI 53010 | 262.629.9925 | [WWW.JRS-INSPECTIONS.COM](http://WWW.JRS-INSPECTIONS.COM)

Stan Jones  
N3916 Perch Rd.  
Iron Ridge, WI 53035

Page 1 of 4

This letter is to confirm that I, Brendon J. Reichard, tested and inspected the well and septic systems, at N3916 Perch Rd., Iron Ridge, Town of Hustisford, in Dodge County on March 11, 2020.

### **Septic System**

#### **DISCLAIMER SEPTIC TESTING NOTICE**

**This septic system has been tested and inspected as thoroughly as possible considering severe winter conditions, however, it is generally not possible to inspect or discover septic surface discharges or leakage to the ground surface, ditches, fields, lakes, streams or leaking septic tank risers due to the frozen and/or snow covered conditions. I make no guarantees thereof.**

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. The septic tank was not pumped due to age and failed condition.

The septic system was found to be in a failing condition. The test was stopped early when the level in the septic tank rose above the baffles along with a corresponding level rise in the vent pipe. Substantial runback from the drain field was observed upon pumping the septic tank.

All parties involved in the buying and selling of this property must realize that this is an older septic system that has exceeded its usable service life and needs to be replaced. At this time, there is no known method to accurately predict how long a private sewage system would last. Water conservation should be practiced within the home to lessen the possibility of causing a backup into the house or discharges to the ground surface until a replacement system is installed. Soil evaluation tests will need to be done to properly locate and recommend the proper size and type of replacement system.

This system is in a failing condition and does not comply with the Wisconsin SPS 383 Code Requirements as follows:

1. The operating level in the septic tank is over the top of the inlet and outlet baffles and can cause a backup into the house and is discharging to the ground surface.
2. The septic tank cover is required to be chained, locked and labeled per code.

**Well System**

The 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, 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.

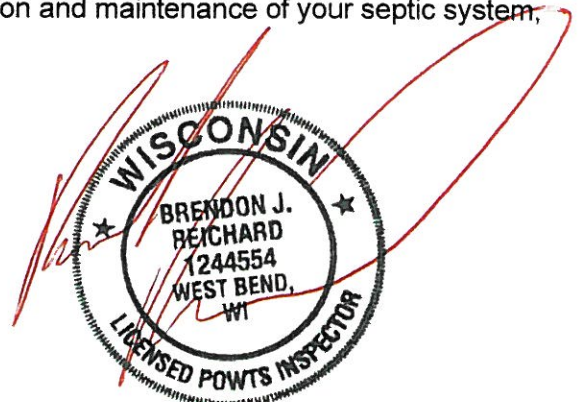
The well and water system was found to be in a working condition providing adequate water pressure and volume for normal household usage. The bacteriological analysis of the water sample indicated no evidence of bacteria contamination. The water sample for Nitrate indicated a level of "none detected" mg/L NO<sub>3</sub>-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 "4.0" 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 is located in a pump house and is required to have proper access in the roof above the well for future pump work per code.
2. The well pump control wires are required to be encased in protective conduit per code.
3. The concrete around the well is broken and creating annular space. Per code the annular space around the well is required to be filled and sealed.
4. Per code the well can not be located within 8 feet from any floor drain.

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](http://www.JRs-Inspections.com)

Brendon J. Reichard  
JR's Excavating Inc.  
Plumbing Inspector #1244554  
Septic Maintainer #1244554  
DNR Pump Installer #8102  
WOWRA Certified Septic Evaluator #2013002





**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  
 Tank #1 Gallons: N/A 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 or Observation Pipe(s): ☒ Yes ☐ No Pipes Functional? ☒ Yes ☐ No System Depth From Grade 12"  
 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%

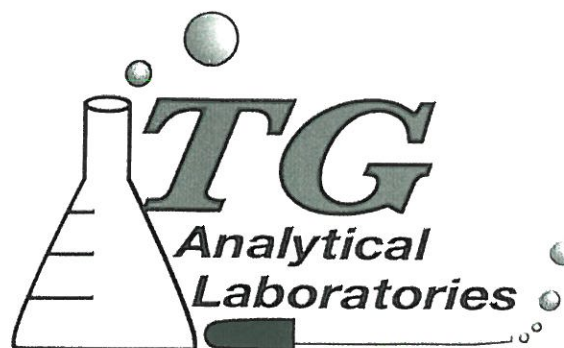
New..... Failed

Comments & Recommendations: **Septic tank was not pumped on inspection****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: **1940** 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: **5 inch** Casing Material: **Steel** Casing Terminates **32** 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: **42 A/S & 85 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 ☐ InadequateOutput Is: **6.2 gpm @ 62 psi** From **Outside hose bib** Pump Cycle Pressure Is: On @ **46 psi** Off @ **62 psi**Comments & Recommendations: **Barn stalls no longer active 14' from well.**

TG Analytical Laboratories  
N1022 Quality Drive  
Greenville, WI 54942



JR's Inspection Services  
W2465 County Rd F  
Eden, WI 53019

## Water Analysis Report

PWS/Sample ID:		Date of Sample Collection:	Mar 11, 2020
Owner/Facility:	STAN JONES	Time of Sample Collection:	9:40 AM
Address:	N3916 PERCH RD	Date Received:	Mar 12, 2020
City, State, Zip:	HUSTISFORD, WI 53035	Report Date:	Mar 13, 2020
Sample Location:	Pressure Tank Tap	Collected By:	BJR
Lab Sample ID:	20200639	Received By:	LAR

Test	Result	Interpretation	LOD/LOQ (cfu)	Method	Test Date	Analyst
Coliform	Absent	"SAFE"	N/A	SM9223B	Mar 13, 2020	DS
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"	0.349/1.16	EPA300.0	Mar 12, 2020	LAR
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	4 ug/L	"SAFE"	0.85/2.8	SM3113B	Mar 13, 2020	LAR
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.



# Property Transfer Well(s) and Pressure System(s) Inspection

Form 3300-221 (R 10/14)

**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	
Stan Jones		(920) 988-0628	
Mailing Address	City	State	ZIP Code
Owner's Name		Telephone Number	
Mailing Address	City	State	ZIP Code

## Property Location

County of Water System Location	Grid or Street Address or Road Name and Number (if available)		City	ZIP Code
Dodge	N3916 Perch Rd.		Iron Ridge	53035
Township	Gov't Lot #	1/4	1/4	Section
Hustisford		of the	N	

## Known Noncomplying Features

Identified noncomplying features are noted below with a check mark.

- |  |   |
|--|---|
| 1. <input type="checkbox"/> Unused Well Should be Filled and Sealed  | 14. <input type="checkbox"/> Hand Pump  |
| 2. <input type="checkbox"/> Stovepipe or Thin-Walled Casing  | 15. <input type="checkbox"/> Offset Pump or Piping Height < 12" Above Floor   |
| 3. <input type="checkbox"/> Dug Well   | 16. <input type="checkbox"/> Yard Hydrant   |
| 4. <input type="checkbox"/> Unprotected Buried Suction Line  | 17. <input type="checkbox"/> Materials for Pump and Supply Piping   |
| 5. <input type="checkbox"/> Alcove (Subsurface Pumproom) or Pit  | 18. <input type="checkbox"/> Flowing Well Installation  |
| 6. <input type="checkbox"/> Non-Walkout Basement or Below-Grade Crawl Space Well   | 19. <input type="checkbox"/> Check Valve Location   |
| 7. <input type="checkbox"/> Poor Casing Condition (Badly Corroded or Cracked)  | 20. <input type="checkbox"/> Well Cap or Seal   |
| 8. <input checked="" type="checkbox"/> Contaminant Source less than minimum separation distance<br>from well: Barn stalls no longer active 14' | 21. <input type="checkbox"/> Casing Height  |
| 9. <input type="checkbox"/> Well in Floodway or Flood Fringe   | 22. <input checked="" type="checkbox"/> Electrical Wires Not Properly Enclosed in Conduit                                   |
| 10. <input type="checkbox"/> Well at Risk from Localized Flooding  | 23. <input type="checkbox"/> Sample Faucet is Missing or Incorrect  |
| 11. <input type="checkbox"/> Cross-Connection  | 24. <input type="checkbox"/> Casing less than 6" in diameter for a well in limestone,<br>dolomite, shale, quartz or granite |
| 12. <input type="checkbox"/> Driven Point Well (installed after 1-31-1991) without<br>construction report                                      | 25. <input type="checkbox"/> Health/Safety Hazard   |
| 13. <input type="checkbox"/> Nonpressure Conduit   |   |

## Comments

- |   |   |
|---|---|
| <input type="checkbox"/> Pre-1991 Driven Point Pipe Depth < 25 feet                     | <input checked="" type="checkbox"/> Inaccessible or Difficult Location for Future Well Work |
| <input checked="" type="checkbox"/> Well Construction Report Not on File or Unlocatable | <input checked="" type="checkbox"/> Inaccessible or Difficult Location for Future Pump Work |
| <input type="checkbox"/> Well Located in Special Well Casing Depth Area                 | <input type="checkbox"/> Non-Vermin-Proof Well Cap or Well Seal                             |
| <input checked="" type="checkbox"/> Pre-1979 Two-Wire Submersible Pump                  | <input type="checkbox"/> Other:   |
| <input type="checkbox"/> Evidence of Some Corrosion on Well Casing Pipe                 |   |

Based on my personal inspection of the real property, the well(s) and pressure system(s): ☐ **Complies** with Wis. Adm. Code.  
☒ **Does not comply**

☐ More comprehensive or additional research is needed regarding:

☐ an unused well ☐ floodways/floodplains ☐ contaminant sources ☐ other:

This form lists the visible conditions of the well(s) and pressure system(s) on the property at the time of inspection and does not imply or give any guarantee.

Signature of Licensed Water Well Driller or Pump Installer	Individual License #	Date	Telephone Number
	PI8102	03/11/2020	(262) 629-9925





Stan Jones Auction – c/o W3916 Perch Rd, Hustiford

## **Mold Remediation Quote 11/5/2019**

Basement Mold Remediation as needed

**Total** **\$ 2,896.43**

Steve Halverson

Restoration 1 of Watertown – Certified Water and Mold remediation specialists

Office 920.390.4990 Cell 920.253.8676

- As with any mold remediation, mold scarring may occur. This does not mean the mold as not been properly remediated, it is simply a byproduct of the original mold.



## Restoration 1 of Watertown

1303 Allermann drive  
Watertown, WI 53094

2019-11-05-2015

2019-11-05-2015

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Containment Barrier/Airlock/Decon. Chamber	50.00 SF @	0.79 =	39.50
3. Containment Barrier - tension post - per day	2.00 DA @	3.30 =	6.60
4. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	1.00 DA @	105.30 =	105.30
5. Remove wet ceiling tile & drywall and bag - Cat 3	416.00 SF @	1.24 =	515.84
7. Tear out wet paneling, bag for disposal - Cat 3	672.00 SF @	0.65 =	436.80
8. Dehumidifier (per 24 hour period) - XLarge - No monitoring	1.00 EA @	114.72 =	114.72
9. Hazardous Waste/Mold Cleaning Technician - per hour	10.00 HR @	56.06 =	560.60
10. Respirator cartridge - HEPA & vapor & gas (per pair)	2.00 EA @	25.53 =	51.06
11. Personal protective gloves - Heavy duty (per pair)	2.00 EA @	4.30 =	8.60
12. Sand/scrub exposed framing - Walls	150.00 SF @	0.99 =	148.50
13. Apply plant-based anti-microbial agent to the surface area	1,948.00 SF @	0.20 =	389.60
14. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA @	402.00 =	402.00
15. Service call - during business hours	1.00 EA @	117.31 =	117.31