Recorded: 9/13/2013 at 2:12:35.0 PM
Fee Amount: $0.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2013 PG: 2948

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name: Gerald Petlon and Karen Petlon

Address: 409 E Prospect Street, Manchester, Iowa 52057

Number and Street or RR | City, Town or P.O. | State | Zip

TRANSFEREE:

Name: James V. Graybill and Patricia A. Graybill

Address: 122 Nelson Circle, Manchester, Iowa 52057

Number and Street or RR | City, Town or P.O. | State | Zip

Address of Property Transferred:

2370 Jefferson Rd, Manchester IA 52057

Number and Street or RR | City, Town or P.O. | State | Zip

Legal Description of Property: (Attach if necessary) Lot Four (4) of the Survey and Plat of the Subdivision of Lot Two (2) of the Subdivision of part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Ten (10), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 3 Plats, Page 26.

1. **Wells (check one)**
   - ___ There are no known wells situated on this property.
   - ✓ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.
2. **Solid Waste Disposal (check one)**
   - ✓ There is no known solid waste disposal site on this property.
   - ___ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.
3. **Hazardous Wastes (check one)**
   - ✓ There is no known hazardous waste on this property.
   - ___ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.
4. **Underground Storage Tanks (check one)**
   - ✓ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
   - ___ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. **Private Burial Site (check one)**
   - ✓ There are no known private burial sites on this property.
   - ___ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.
6. **Private Sewage Disposal System (check one)**
   - ___ All buildings on this property are served by a public or semi-public sewage disposal system.
   - ___ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
   - ✓ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
   - ___ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
   - ___ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
   - ___ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
   - ___ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
   - ___ The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

Well is 70' from NE Corner of House

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: Gerald Gerdes (Transferor or Agent) Telephone No.: 5483927358E

FILE WITH RECORDER

DNR form 542-0960 (July 18, 2012)

Time of Transfer Inspection Report (DNR Form 542-0191)

Property information

Current owner_ **Pettlon**_____

Buyer __**Jim Graybill**_ Realtor _**Jim Graybill** ___

Mailing address ___ _____

Site Address/County _ **2370 Jefferson Road Manchester, IA 52057** **Delaware County** ___

Legal Description _____

No. of bedrooms _**3**___ Last occupied? _**> 1 month** __ Records available _**NONE** _____

Permit/installation date _ _____ Separation distances ok/ no? ____**OK**_____

Septic system information

Septic tank(s): size _**875**_____ material __**concrete**_ condition __**Fair**__

Tank pumped? _**YES**_ date _**8/30/2013**__ licensed pumper _**Groth Services LLC**_____

Septic/trash/processing tank: size _____ material ____ condition _____

Tank pumped? _____ date _____ licensed pumper ____

Maintenance contract? _____ expiration date _____ service provider _____

Pump tanks/vaults: type ___ size _____ condition _____

Distribution system: distribution box _**plastic**_ outlets used _**3**__ condition _**ok**__

Header pipe(s) ___**YES**____ # of lines _**3**____ Pressure dosed? _**NO**___

Secondary treatment:

length of absorption fields _**50'**___ determined by _ **Probe/ camera**_____

condition of fields _____ determined by _____

type of trench material ___**Rock and Pipe and a leech tank**_____

Size of sand filter___ _____Determined by_____

Vent pipes above grade?_____Discharge pipe located?_____

Effluent sample taken?_____

Media filters: type _____

Maintenance contract? _____ expiration date _____ service provider _____

NPDES General Permit No. 4: required? __**NO**____ permitted? _____ NOI provided _____

[pelton-graybill]

DNR

Time of Transfer Inspection Report

Other components:
Alarms __**NO**_____ Working? _____ disinfection _____ working? _____

Control box _____ Timers_____ inspection ports _____

Other components _____

Overall condition of the private sewage disposal system

Report system status __ **Secondary treatment system working properly**_____

Explain (attach additional pages as needed) ___**See Attached Narrative Report**____

Comments: _____

Signature of Certified inspector: _____ Date: 9-9-13

Name (print): ___Corey Groth_____ Certificate #: __**8810**_____
Address: _____1690 165th Street Manchester, IA 52057_____
Phone # ___563-927-5823_____

A copy of this report, the narrative report and sketch has been sent to the following by us:
YES- **buyer** /agent
NO- Seller/agent, please give them a copy
YES- county sanitarian/environmental health office,
YES – Iowa DNR in Des Moines

[pelton-graybill]

GROTH
SERVICES LLC

NARRATIVE INSPECTION REPORT
Pettlon Property

HOME DESCRIPTION:

This is a three bedroom and one bathroom home with a full basement. There is no water softener. The sewer line runs towards the west and goes to a 875 gallon dual compartment concrete tank. The septic tank does have one surface access riser for the first compartment, but it is something homemade with sod covering the small 10" opening. The second compartment doesn't have risers and is about five feet down to the lid. There is no filter on the outlet. There is a small ribbed plastic distribution box immediately after the tank. The secondary treatment contains an original concrete leech tank when the house was built and two leech lines that were installed by us in 1981.

Distance from septic tank to well is >50'.

CONDITION:

Concrete septic tank had 1" scum layer, and 100% solids in the second compartment. Inlet and outlet baffles are concrete and in working order. Tank level correct when inspected, and shows no signs of backing up in the past.

A hydraulic load test on the secondary treatment system was calculated and completed from the septic tank outlet. A standard 250 gallon is suggested for a three bedroom home, but since it was vacant I ran water for 70 minutes at 6.1 GPM for a total of 427 gallons. It accepted the entire load into the leech lines and never went to the leech tank. The leech tank line must be elevated higher so that most of the flow exits to the leech lines, the leech tank is and has been dry for some time. The owner mentioned to Jim Graybill that his renters have had water backup inside the basement in the past, but I see no indication that the problem is from the secondary treatment. It would seem that there could be an inlet line problem in the past, and I suggest to have us camera it from inside the home to the septic tank to make sure ok. This is not required as part of the Time of Transfer law just a suggestion and so as not completed to this date.

[pelton-graybill]

The leech tank was buried 4 feet to the top of tank, and Mr. Graybill had me install risers to the surface for future maintenance and inspection accessibility.

YES - this septic system does meet the Time of Transfer inspection criteria in it having secondary treatment.

Company Disclaimer

Based on what we were able to observe and our experience with on-site wastewater technology, we submit this sanitary sewage disposal system inspection report based on the present condition of the on-site sewage disposal system. Groth Services LLC has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which effect the proper operation of a septic system as well as the inability of our Company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our Company that the system will function properly for any particular buyer. Groth Services LLC DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. We are also not ascertaining the impact the system is having on the ground water.

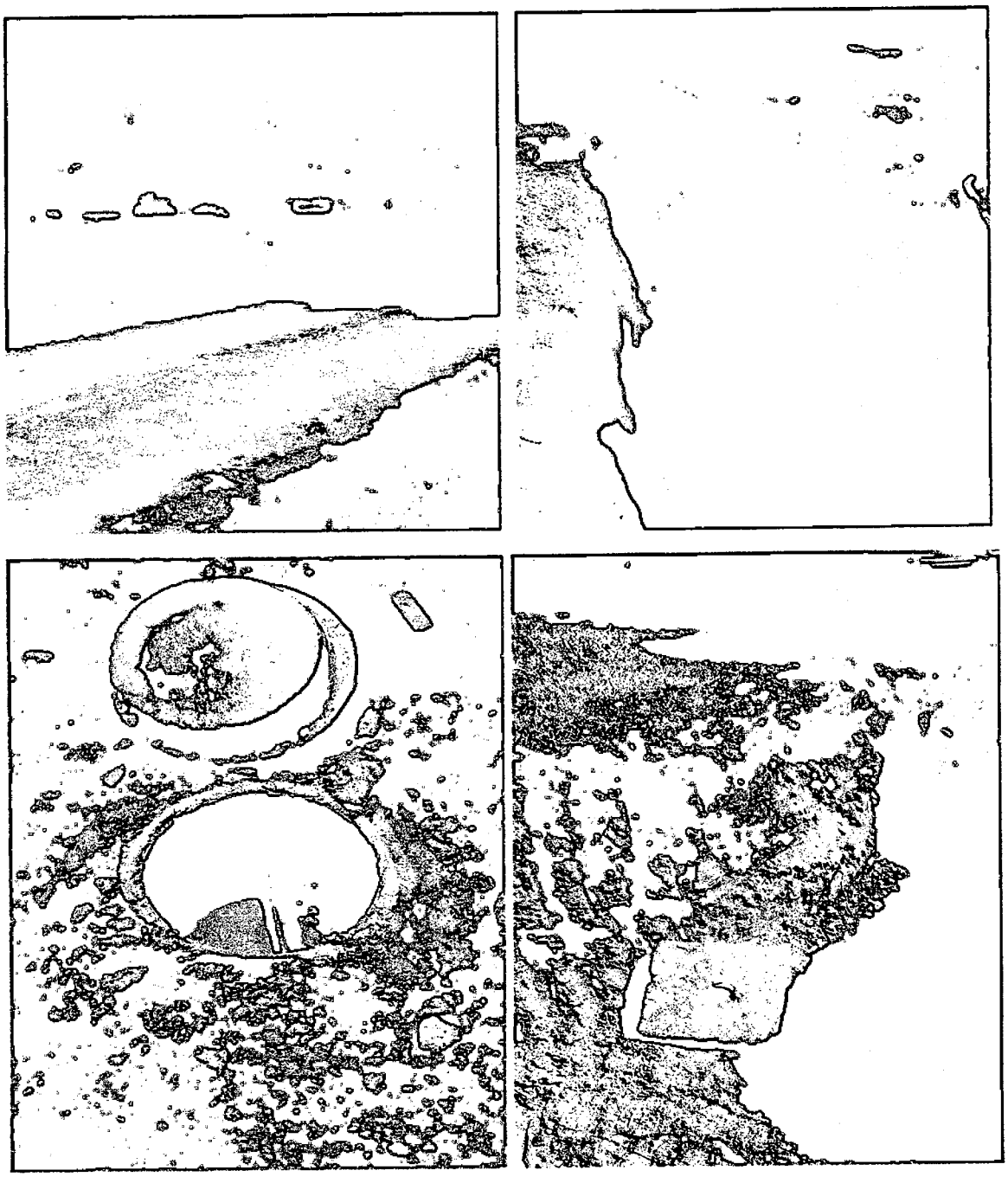
I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

Certified by Corey J Groth # 8810

_____ **DATE** 9-9-13

Tank capacity was verified by Digital Tank Gauge

[pelton-graybill]



[pelton-graybill]

Groth Services LLC

1690 165th St.
Manchester, IA 52057

Invoice

DATE	INVOICE #
8/30/2013	63988

BILL TO
Graybill, Jim Rentals 122 Nelson Circle Manchester, Ia. 52057

COPY

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	CG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Job Site: 2370 Jefferson Rd., Manchester, Ia.		
Service Call	1	Service Call	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Disposal	1	Disposal Charge - approx. 875 gals.	107.00	107.00
Mini-Excavator	1.5	Mini-Excavator Labor (includes one way travel)- minimum charge	75.00	112.50T
Corey	2.5	Hand Labor- Corey	55.00	137.50T
TV Camera Ins - R...	0.5	Video Line Inspection	180.00	90.00T
Inspection	1	Time of Transfer Septic System Inspection	125.00	125.00T
		Hand probed and located Septic Tank. 1st Compart. of Septic Tank has a 12" pipe riser under sod. Machine dug up 2nd Compart. of Septic Tank approx. 5' deep. Concrete Dual Compartment Septic Tank had a 1" scum layer on top and at normal level but 100% solids. Located Distribution Box after Septic Tank. D-Box is a small ribbed Plastic Distribution Box. Used Camera to locate Leach Tank and Leach Lines. Machine dug up Leach Tank and inspected. Leach Tank is empty. Performed Hydraulic Water Load Test from Leach Tank for Time of Transfer Inspection of Leaching System. Checked Basement Plumbing for Time of Transfer Inspection. Did Time of Transfer Inspection Report and Paperwork. Sent copy of Time of Transfer to Iowa DNR and Delaware County as required to do. Suggest Septic Tank pumping every 2-3 years.		
		State and Local Option Tax	7.00%	32.55

A 10% Discount is given for regular maintenance pumping every 1-3 years for existing customer.

Total $799.55

Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a miniumum charge of $1.00.

GROTH SERVICES

TIME OF TRANSFER INSPECTION MAP

DATE 8-30-13 **SELLER** PELTON **BUYER** JIM CRAMBILL

ADDRESS 2370 JEFFERSON ROAD **CITY** MANCHESTER

