Book 2014 Page 961

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Rec Amt $.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:
Name William J. Demmer and Megan L. Demmer
Address 2267 185th Avenue, Manchester, IA 52057
Number and Street or RR | City, Town or P.O. | State | Zip

TRANSFEREE:
Name Adam J. George
Address 1124 N 3rd Street, Manchester, IA 52057
Number and Street or RR | City, Town or P.O. | State | Zip

Address of Property Transferred:
2267 185th Avenue, Manchester, IA 52057
Number and Street or RR | City, Town or P.O. | State | Zip

Legal Description of Property: (Attach if necessary) Lot Two (2) of K and J Pin Oak Subdivision of part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Four (4), Township Eighty-eight (88) North, Range Five (5), West of the 5th P.M. according to the plat recorded in Book 3 Plats, Page 44, Delaware County, Iowa.

1. **Wells (check one)**
   - ___ There are no known wells situated on this property.
   - X 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. located on East Side of the Shop
2. **Solid Waste Disposal (check one)**
   - ___ There is no known solid waste disposal site on this property.
   - X There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document. Septic System is located on the South Side of the house
3. **Hazardous Wastes (check one)**
   - X 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)**
   - X 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)**
   - X 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.
   - X 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:

_____

_____

_____

_____

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

Signature: _____ (Transferor or Agent) Telephone No.: 563-599-5490

FILE WITH RECORDER **DNR form 542-0960 (July 18, 2012)**

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

Property information

Current owner_ **Bill Demmer**_____
Buyer __**Adam George** _ Realtor _**F&M Realty- Teresa Turnis**___
Mailing address ___1124 N 3rd Street Manchester, IA_____

Site Address/County _ 2267 **185th Ave. Manchester, IA 52057** **Delaware County** ___
Legal Description _____
No. of bedrooms _**3**___ Last occupied? _**> NOW** __ Records available _**YES** _____
Permit/installation date _**#938** _____ Separation distances ok/ no? ____**OK**_____

Septic system information

Septic tank(s): size _**1500**_____ material __**concrete**_ condition __**GOOD**__
Tank pumped? _**YES**_ date _**9/14/2012**__ 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 _**BASEMENT**__ size __**20 GALLON**_ condition _**GOOD**_____

Distribution system: distribution box _**CONCRETE/PLASTIC**_ outlets used _**2**_ condition _**ok**__
Header pipe(s) ___**YES**____ # of lines _**2**____ Pressure dosed? _**NO**___
Secondary treatment:
length of absorption fields _**35'X22' BED?**___ determined by _**DEPRESSIONS IN YARD**_____
condition of fields __**GOOD**_____ determined by ___**HYDRALIC LOAD TEST**_____

type of trench material ___**Rock and Pipe**_____

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 _____

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: 3-28-14

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

GROTH
SERVICES LLC

NARRATIVE INSPECTION REPORT
Bill Demmer Property

HOME DESCRIPTION:

This is a three bedroom and two bath room split level home with a full basement. There is a water softener. The gravity sewer line runs towards the south yard and goes to a 1500 gallon dual compartment concrete tank. The finished basement bathroom and main floor kitchen sink is pumped from a small in floor basement sewage lift can to the gravity sewer line. The septic tank does not have surface access risers, and both ends of the tank need to be dug for pumping- about 12" deep. There is no effluent filter on the outlet schedule 40 tee in the septic tank. There is a concrete/plastic distribution box after the tank. The secondary treatment appears to be a small leech bed that is about 800 sq. feet in size.

Distance from septic tank to well is >50'.

CONDITION:

Concrete septic tank was pumped 18 months ago, but at that time it was well over due to be cleaned at 95% solids. Inlet and outlet baffles are plastic tees and in working order. Tank level correct when inspected and the system shows no signs of backing up in the past.

This site and area has a lot of poor rocky soils so the use of a probe to try to locate the leech bed did not work. But since the system was installed in 2002 there are definite depressions of the digging area from the install, and there are no trenches but rather a 22'x35' area that I believe is a leech bed. It appears the installer didn't have the proper room for trenches with the yard falling off hard to the west. The permit and map shows four leech lines but there is only two lines coming out of the distribution box so again I'm sure it is not accurate.

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, I ran water for 47 minutes at 5.5 GPM for a total of 258 gallons. It accepted the entire load without raising the level in the distribution box.

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

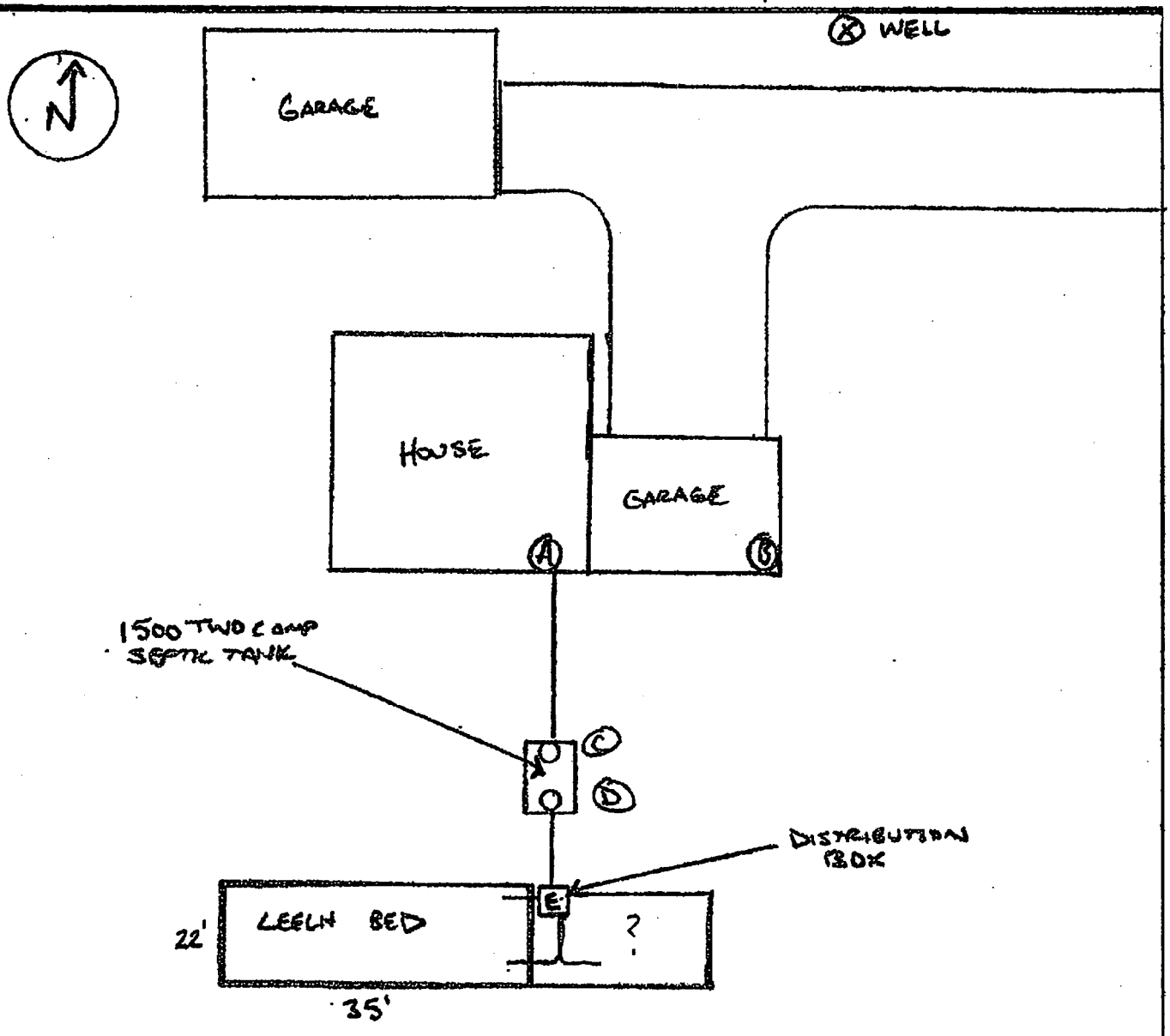
_____ **DATE** 3-28-14

Tank capacity was verified by Digital Tank Gauge









UP HILL →

A to C = 12'
A to D = 21'
B to E = 30' 6"
A to E = 41'

Bill Oemmer

SHEET 1 OF 1	GROTH SERVICES 1690 165TH STREET. MANCHESTER, IA 800-790-5823	SCALE DRAWN BY: COREY J GROTH DATE: 3-28-14