Book 2014 Page 2530

Document 2014 GWH-2530 Type 53 001 Pages 8
Date 10/06/2014 Time 2:07:20PM
Rec Amt $.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

TRANSFEROR:

Name Michael Andrew Keoppel and Shirley Ann Keoppel

Address 1172 Candle Road, Masonville, Iowa 50654

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

TRANSFEREE:

Name James D. Boyd and Sandra L. Boyd

Address 514 Second Street, Independence, Iowa 50644

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

Address of Property Transferred:
1172 Candle Road, Masonville, Iowa 50654

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

Legal Description of Property: (Attach if necessary) Lots Four (4) and Five (5) of Munis Estates A Subdivision Of Parcel A, In The NW¼ - NE¼ Sec. 32, T89N, R6W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 2538.

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.
2. **Solid Waste Disposal (check one)**
   - _X_ 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)**
   - _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:

1. A sand point well is located in the garage, on the East side.

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

Signature: _____ (Agent) Telephone No.: (563) 927-4410

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

Property information

Current owner_ **Mike Keoppel**_____
Buyer _**James & Sandy Boyd** _ Realtor __**F&G Reality -Jim**_____
Mailing address ___514 2nd Street SW Independence, IA _____

Site Address/County _ **1172 Candle Rd. Masonville, IA -- Delaware County** ___
Legal Description _____
No. of bedrooms _**1**___ Last occupied? _ **Now** __ Records available _**YES** _____
Permit/installation date _ **2002?** _____ Separation distances ok/ no? ____**OK**_____

Septic system information

Septic tank(s): size _**1000**_____ material __**Plastic**_ condition __**BAD**__
Tank pumped? _**YES**_ date _**9-16-2014**__ licensed pumper _**Groth Services**_____
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 _**None**_ outlets used __ condition _____
Header pipe(s) ___**YES**____ # of lines _**3**____ Pressure dosed? _**NO**___
Secondary treatment:
length of absorption fields _**25'x6**___ determined by _ **Probe/ Depressions**_____
condition of fields __**OK**_____ determined by _**Hydraulic Load test**_____
type of trench material ___**4" Pipe and Clean Rock** _____

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, But Plastic Tank is caving in. Unable to install lids back on to seal up.**_____

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

Comments: _____

Signature of Certified inspector: _____ Date: 9-29-14

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- Seller/agent
NO- Buyer /agent, REVIEW WITH THEM
YES- County sanitarian/environmental health office,
YES- Iowa DNR in Des Moines

GROTH SERVICES LLC

NARRENTIVE INSPECTION REPORT
Mike Keoppel Property

This is a septic system inspection for a one bedroom home with an onsite system. There is no basement just a concrete slab and all wastewater drains via gravity to septic tank. The sewer line exits towards the west yard and drains to a 1050 gallon plastic tank that was installed when house was built. There is no effluent filter on the outlet in the septic tank.

CONDITION:

The plastic septic tank was pumped with a 2" scum layer and 90% solids. The tank is suggested to be cleaned every 4 years for seasonal use. This will need to be increased in frequency if the home is used more. Inlet and outlet baffles are plastic and are in fair condition. The septic tank liquid level was normal, and I seen no signs of previous backups. The septic tank also is buried about 3 feet without access risers.

The secondary treatment is a very small rock and pipe system with six lines at 25 feet long each. A hydraulic load test was calculated and completed for 200 gallons of water. 5.7 GPM from the outside facet for 35 minutes into the tank outlet pipe. The outlet accepted it without backing up.

Warning- Unsafe tank

1) **The plastic septic tank is caving in and is considered unsafe to re-bury. We assume no liability during nor after re-burying the septic tank.**

*Recommend to replace tank, but not required for The State of Iowa time of transfer law.

YES - this septic system does meet the Time of Transfer inspection criteria in it having secondary treatment. This inspection was completed at 1172 Candle Road, Masonville, IA on 9-16-2014 and is valid for two years from this date.

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 9-29-14

Tank capacity was verified by Digital Tank Gauge





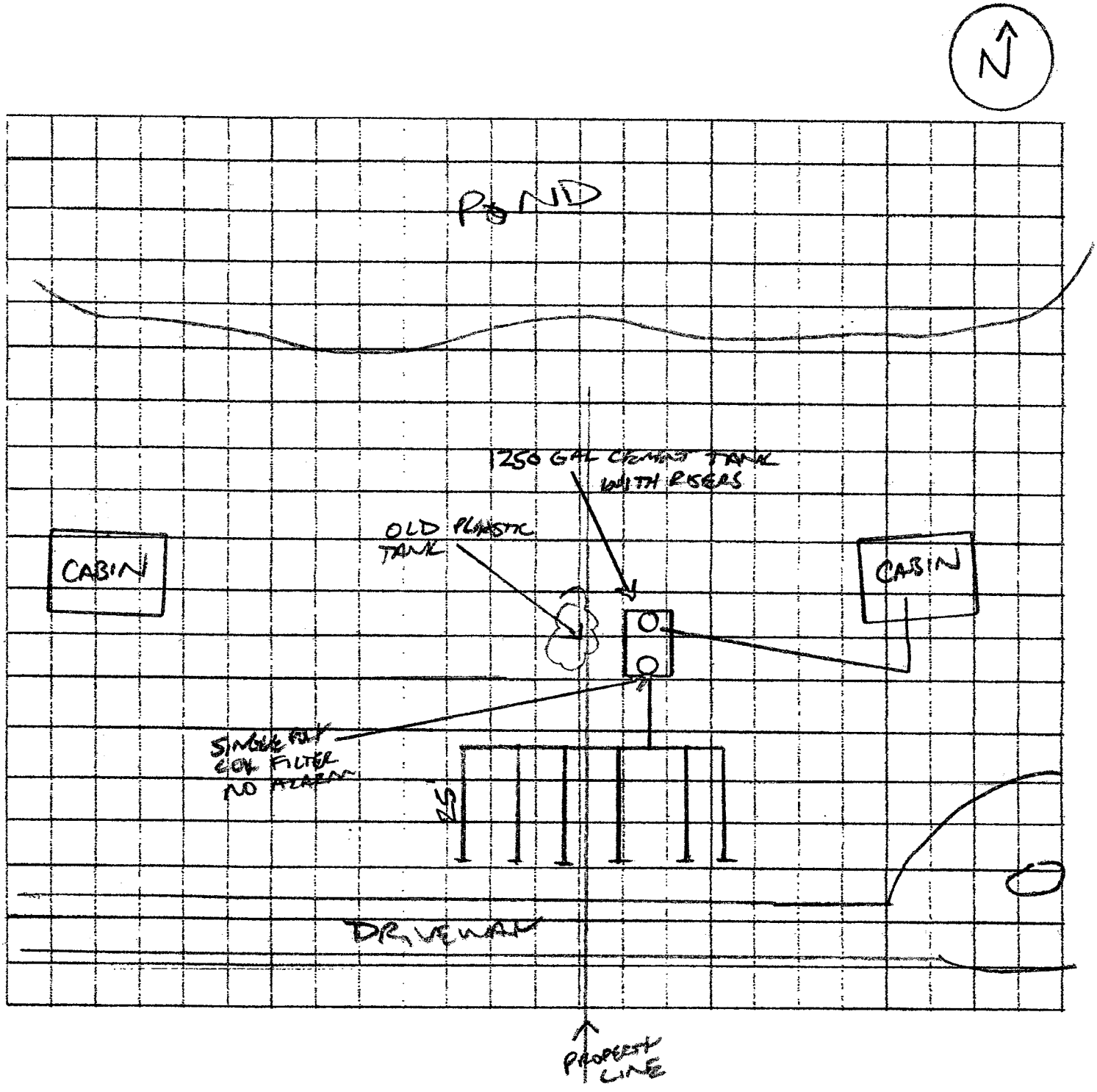


GROTH SERVICES

TIME OF TRANSFER INSPECTION MAP

DATE 9-16-2014 **SELLER** Mike Keoppel **BUYER** James Bond

ADDRESS 1172 Candle Rd **CITY** Masonville



GROTH SERVICES LLC

Attention- Closing Update

INSPECTION REPORT UPDATE 9-26-2014
Mike Keoppel Property

Current owner has elected to proceed with septic tank replacement for the seller prior to transfer of property. This septic system has had the recommended septic tank replacement completed as of 9-26-2014. The 1000 gallon plastic tank has been disconnected from both cabins and filled in. There has also been an effluent filter on the outlet in the septic tank installed to meet current State of Iowa standards.

I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. Certified by Corey J Groth # 8810

_____ **DATE** 9-26-14

Tank capacity was verified by Digital Tank Gauge