Book 2015 Page 1453
Document 2015 GWH-1453 Type 53 001 Pages 9
Date 6/11/2015 Time 9:21:30AM
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 D. McCool and Tamara A. McCool

Address 22100 179th Avenue, Manchester, Iowa 52057

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

TRANSFEREE:

Name William Fangman and Stephanie Fangman

Address 1859 Quail Cove Drive, Kalamazoo, Michigan 49009

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

Address of Property Transferred:
22100 179th Avenue, Manchester, Iowa 52057

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

Legal Description of Property: (Attach if necessary) Lot Seven (7), Block Three (3) in "Oak Way Subdivision" in Milo Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 16; same being a part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Four (4) and of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township Eighty Eight (88) North, Range Five (5) West of the Fifth Principal Meridian.

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. NE Corner of house
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:

The well is located approx. 12' NE from corner of house. It is in working condition & is used for indoor use.

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

Signature: William D McCool (Transferor or Agent) Telephone No.: (563) 929-0231

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

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

Property information

Current owner_ **Bill McCool**_____
Buyer _**Will Fangmann** _ Realtor __**GNB Reality –Barb Sailor**_____
Mailing address _____

Site Address/County _ **22100 179th Ave. Manchester, IA -- Delaware County** ___
Legal Description _____
No. of bedrooms _**3**___ Last occupied? _ **Now** __ Records available _**YES** _____
Permit/installation date _ **2006** _____ Separation distances ok/ no? ____**OK**_____

Septic system information

Septic tank(s): size _**1250**_____ material __**Concrete**_ condition __**Good**__
Tank pumped? _**YES**_ date _**3-27-2015**__ 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 _**Concrete**__ size _**1000**__ condition __**Fair**_____

Distribution system: distribution box _**Plastic**_ outlets used _**4**_ condition __**OK**_____
Header pipe(s) ___**YES**____ # of lines _**4**____ Pressure dosed? _**NO**___
Secondary treatment:
Length of absorption fields _**18'x 50'**___ determined by _ **Probe/ Depressions**_____
condition of fields __**OK**_____ determined by _**Hydraulic Load test**_____
type of trench material ___**Chamber Bed** _____

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 __**Septic Lift Pump is not working. Secondary treatment system working properly**_____

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

_____

Comments: _____

Signature of Certified inspector: _____ Date: 9-2-15

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
Bill McCool Property

This is a septic system inspection for a three bedroom home with an onsite system. There is a full finished basement and all wastewater drains via gravity to an old concrete single compartment septic tank in front yard. The sewer line exits home towards the south yard and is about eight feet in depth. The old single compartment tank has been re-purposed for a lift station with a sewage pump that pumps sewage to a 1250 dual compartment tank and new system that was installed by Mr. Harter in 2006. It is gravity that conveys the effluent to the chamber leech bed directly after the tank. There is no effluent filter on the outlet in the septic tank.

CONDITION:

The septic tank was pumped with no scum layer and 20% solids. The tank is suggested to be cleaned every 3-4 years. Inlet and outlet baffles are plastic and are in good condition. The septic tank liquid level was normal, and I seen no signs of previous backups. The septic tank also is buried about 8' without access risers.

The secondary treatment is a chamber bed about 18'x 50 feet long. A hydraulic load test was calculated and completed for 250 gallons of water. I tested 9.5 GPM from the outside facet for 32 minutes into the distribution box and it accepted it without backing up.

Warning- Lift pump was not working

1) **The lift station pump that handles all of the wastewater was not working, and doesn't appear to have been working for a while. The old outlet and leech field hooked to the existing deep tank must have been accepting water because the tank was completely full. *We replaced sewage pump as Bill McCool advised to do so before closing on property.**
2) **Two inch pressure line was also broken and blowing sewage out of ground after lift pump was replaced. This was hand dug up and fixed to the best of our ability. A lot of shortcuts and poor workmanship was found as we repaired this system.**

YES - this septic system does meet the Time of Transfer inspection criteria in it having secondary treatment. This inspection was completed at 22100 179th Ave. Manchester, IA on 3-27-2015 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

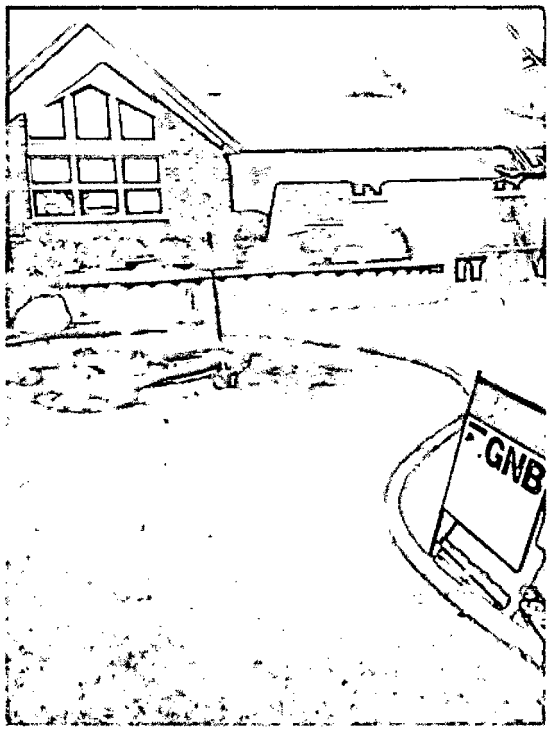
proper operation of a septic system as well as the inability of our Company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our Company that the system will function properly for any particular buyer. Groth Services LLC DISCLAIMS ANY WARRANTY, 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.

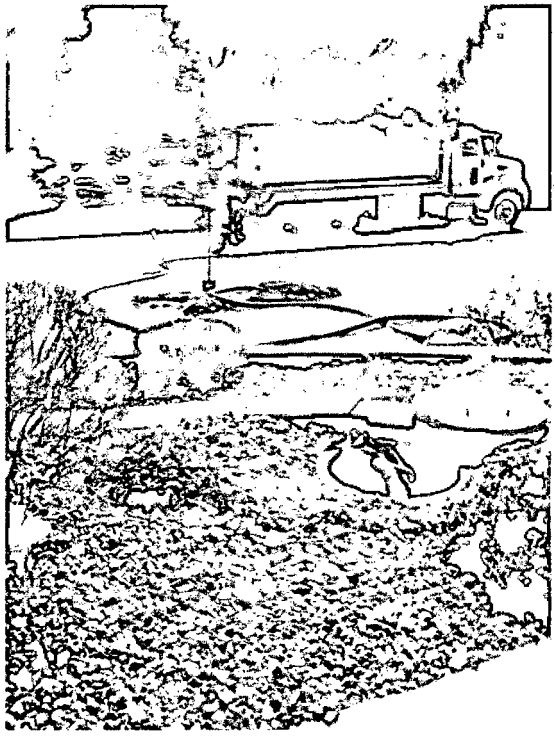
I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

Certified by Corey J Groth # 8810

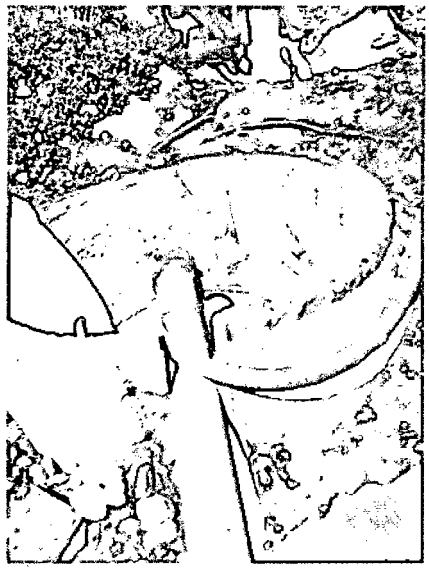
DATE 4-2-15

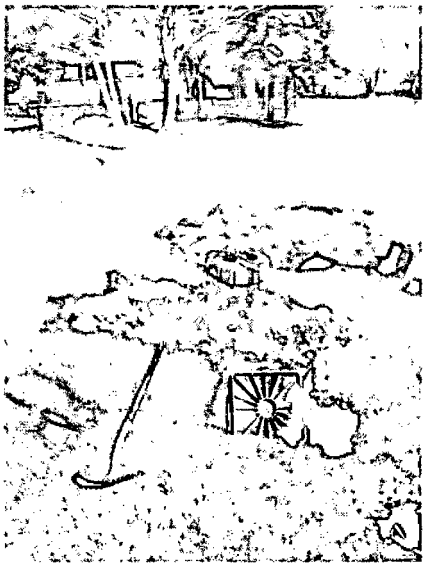
Tank capacity was verified by Digital Tank Gauge

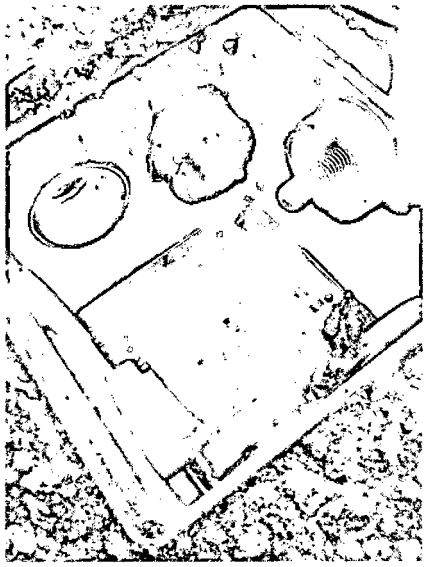




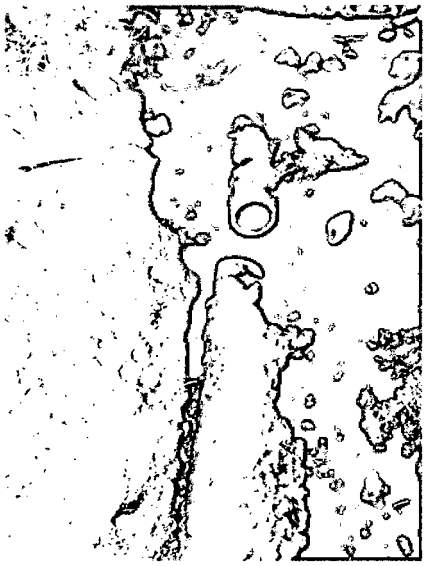












Groth Services LLC

1690 165th St.
Manchester, IA 52057
563-927-5823

DATE	INVOICE #
3/27/2015	65193-1

BILL TO
McCool, Bill 22100 179th Ave. Manchester, Ia. 52057

COPY

PAID 5-5-15 Ck. no. 9326

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	NET 10 DAYS	CG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Pumping & Time of Transfer Inspection		
Service Call	1	Service Call- Pumper Truck	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Pumpings - Reside...	1	Residential Lift Tank Pumping- same load	136.50	136.50
Extra Hoses	2	Extra Hoses	10.00	20.00
Disposal	1	Disposal Charge- 2500 gals.	250.00	250.00
TV Camera Ins - R...	0.5	Video Line Inspection- Locate D-Box	180.00	90.00T
Corey	1	Hand Labor- Corey	55.00	55.00T
Inspection	1	Time of Transfer Septic System Inspection	120.00	120.00T
		Hand dug up to top of Septic Tank and Lift Tank Lids. Pumped Concrete Septic Tank approx. 1250 gals. that had no scum layer on top and was 20% solids. Pumped Concrete Lift Tank approx. 1000 gals. that was 100% solids and was overfull. Also landscaping rocks have been falling into tank and pump. Found Pump Electrical is bad and Lift Pump is not working. Also concrete risers are unsealed. Located and Hand dug up Distribution Box- no footages on new install map. Performed Hydraulic Load Test on Leaching System from D-Box for Time of Transfer Inspection. Inspect Basement Plumbing for Time of Transfer. Did Time of Transfer Report and Paperwork. Suggest Replacement of Lift Pump, Re-plumbing of Lift Line, and Re-sealing of Risers. Suggest pumping Septic Tank every 3 years.		
State and Local Option Tax			7.00%	18.55

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

Total $885.05

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 3-27-15 **SELLER** BILL McCOOL **BUYER** WILL FANGMAN

ADDRESS 22100 179TH AVE. **CITY** MANCHESTER

