Book 2015 Page 2602
Document 2015 GWH-2602 Type 53 001 Pages 9
Date 9/24/2015 Time 3:38:16PM
Rec Amt $.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Carlyn A. Sellner

Address 8224 18th Street SE, Dyersville, IA 52040

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

TRANSFEREE:

Name Kyle Sands

Address 20667 263rd Road, Manchester, IA 52057

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

Address of Property Transferred:
23034 193rd Avenue, Manchester, IA 52057

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

Legal Description of Property: (Attach if necessary) See 1 in Addendum

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:

30' from the 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: Carlyn A. Sellner (Transferor or Agent) Telephone No.: (563) 875-9081

Addendum

1. Lots Twenty (20), Twenty One (21), Twenty Two (22) and Twenty Three (23) of Hickory Hills Subdivision of Part of the Northwest Quarter (NW 1/4) of Section Ten (10), and Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Pages 80-84.
   and
   The North one-half (N 1/2) of Lot Three (3) of Chief's Reservations a Subdivision of Part of the N 1/2-NW 1/4 of Section 10, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 2838.

Time of Transfer Inspection Report

Property information

Current owner_ **Caryln Sellner**_____

Buyer _ Realtor __**Trading Places-Susie Myer**_____

Mailing address _____

Site Address/County _ **23034 193rd Ave. Manchester, IA – Delaware County** ___

Legal Description _____

No. of bedrooms _**3**___ Last occupied? _ **Now** __ Records available _**NO** _____

Permit/installation date _ **1994**__ Separation distances ok/ no? ____**OK**_____

Septic system information

Septic tank(s): size _**1100**_____ material __**Concrete**_ condition __**Fair**__

Tank pumped? _**YES**_ date _**8-13-2015**__ 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 ___ size ___ condition _____

Distribution system: distribution box _**Concrete/Plastic**_ outlets used _**2**_ condition __**working**_

Header pipe(s) ___**YES**____ # of lines _**2**____ Pressure dosed? _**NO**___

Secondary treatment:

Length of absorption fields _**180'**___ determined by _**Probe-Camara**_____

condition of fields __**ok**_____ determined by _**Probe-Hydro Test**_____

type of trench material ___**Rock/ 4" 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

_____

_____

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
YES- County sanitarian/environmental health office
YES- Iowa DNR in Des Moines

GROTH SERVICES LLC

NARRENTIVE INSPECTION REPORT
Caryln Sellner Property

This is a septic system inspection for a three bedroom brick home with an on-site septic system in Hickory Heights subdivision. There is a fully finished walkout basement, and all waste water drains via gravity to septic tank. The sewer line exits towards the southeast yard and drains to a 1100 gallon concrete tank. There is no effluent filter on the outlet in the septic tank. It again is gravity to the plastic distribution box, and two lines complete the secondary treatment at 90' long each.

CONDITION:

The concrete septic tank was pumped with a 2" scum layer and 50% solids. The tank is suggested to be cleaned every 3 years. Inlet and outlet baffles are plastic and are in fair condition. The septic tank liquid level was normal, and I cannot see any signs of a previous backup. The septic tank does have a surface access lid at grass level.

The secondary treatment is a smaller rock and pipe absorption system with two lines at 90 feet long each. A hydraulic load test was calculated, and completed from the septic tank outlet for the required 250 gallon water load test. 4.6 GPM from the outside hydrant for 80 minutes was run through the system without any backup.

NOTE: The original concrete distribution box was completely gas damage and rotten. Mrs. Sellner insisted and asked that the box be replaced and repaired while the machine and yard was dug up so as it would be all ready for the new potential owner of property. This was done and completed on the same day before hauling out equipment.

<u>YES</u> - <u>this septic system does meet the Time of Transfer inspection criteria in it having secondary treatment.</u> This inspection was completed at 23034 193rd Ave. Manchester, IA on 8-13-2015 and is valid for two years from this date.

Company Disclaimer

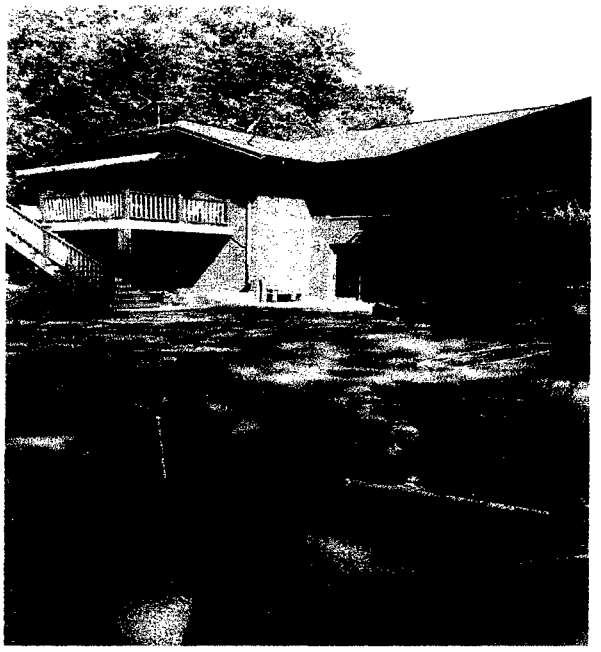
Based on what we were able to observe and our experience with on-site wastewater technology, we submit this sanitary sewage disposal system inspection report based on the present condition of the on-site sewage disposal system. Groth Services LLC has not been retained to warrant, guarantee, or certify 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.

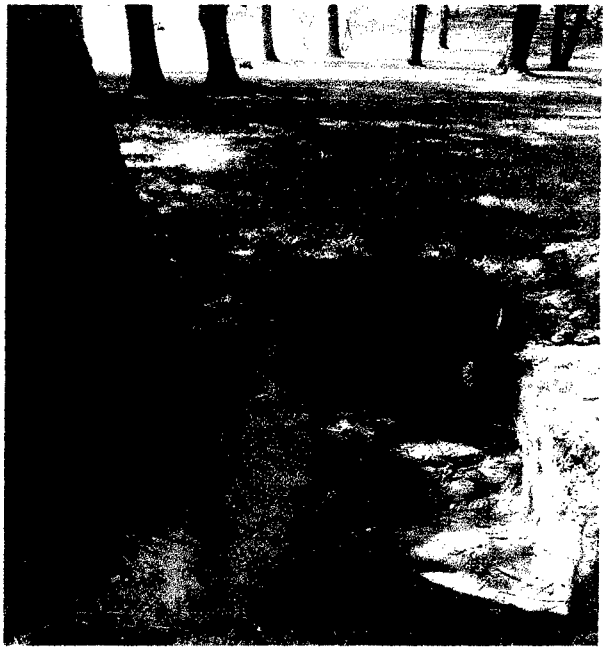


I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

Certified by Corey J Groth # 8810

_____ **DATE** 9-2-15









Groth Services LLC

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

DATE	INVOICE #
8/13/2015	65586

BILL TO
Sellner, Carlyn 23034 193rd. Ave. Manchester, Ia. 52057

COPY

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

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Service Call	1	Service Call- Pumper Truck	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Extra Hoses	4	Extra Hoses	10.00	40.00
Disposal	1	Disposal Charge- 1100 gals.	110.00	110.00
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
		Septic Tank has a surface access risers. Concrete Dual Compartment Septic Tank approx. 1100 gals. had a 2" scum layer on top and was 50% solids. Septic Tank was at normal level. Inlet & Outlet Baffles are in fair shape. Used Camera to push out outlet line from Septic Tank to locate Distribution Box. Machine dug up to top of Distribution Box. D-Box is badly gas damaged next to large oak tree. Did Hydraulic Load Test from D-Box for a Three Bedroom Home. Soil Absorption System consists of 2 perforated lines 90' each with rock. Checked indoor basement plumbing for Time of Transfer Inspection. Suggest replacing D-Box with a new one. Suggest pumping Septic Tank every 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 $842.55

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 8-13-15 SELLER CARLSON SELLNER BUYER _____

ADDRESS 23034 193rd AVE. CITY MANCHESTER

