Book 2016 Page 3140
Document 2016 GWH-3140 Type 53 001 Pages 9
Date 11/10/2016 Time 9:42:33AM
Rec Amt $.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Audrey A. Hale

Address 108 Reynolds, Manchester, IA 52057

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

TRANSFEREE:

Name Gary L. Schnieders

Address 107 Reynolds Street, Manchester, IA 52057

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

Address of Property Transferred:

21807 182nd 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:

Well is approximately 30' from the front (East) side of the house

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

Signature: Audrey A. Hale (Transferor or Agent) Telephone No.: (563) 920-1877

Addendum

1. The North five (5) acres of the East one-half (E½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼), and commencing one (1) chain and seventy one (71) links West of the Southeast corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) and running thence West six (6) chains and forty five (45) links, thence North 15½° East three (3) chains and thirty one (31) links, thence South 60½° East six (6) chains and forty one (41) links to the point of beginning, all in Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the East Thirty-three (33.0) feet thereof

Time of Transfer Inspection Report

Property information

Current owner_ **Neola Hansel Trust**

Buyer _ Realtor _Carr & Carr Attorneys_____

Mailing address _**21807 182nd Av., Manchester, IA 52057**_____

Site Address/County _ **21807 182nd Av., Manchester, IA -- Delaware County**___

Legal Description _____

No. of bedrooms _**4**___ Last occupied? _**Current**__ Records available _**Yes**_____

Permit/installation date _**9-1993**__ Separation distances ok/ no? _**OK**_____

Septic system information

Septic tank(s): size _**1,000**_____ material __**Concrete**_ condition __**Good**__

Tank pumped? _**YES**_ date _**6-20-16**__ 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 _**2**_ condition __**working**_

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

Secondary treatment:

Length of absorption fields _**200'**___ determined by _**Probe and map**

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

type of trench material ___**8" Graveless**_____

Size of sand filter___ _____Determined by_____

Vent pipes above grade?_____Discharge pipe located?_____

Effluent sample taken?_____

Media filters: type ___**None**_____

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 **Inlet and outlet baffles are intact, but outlet baffle has some gas damage. Dual compartment concrete septic tank is in good condition. Light weight plastic distribution box is in good condition. Soil absorption system accepted water load test.**

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

Comments: _____

Signature of Certified inspector: Roger Groth Date: 6-23-2016

Name (print): **Roger Groth** Certificate #: **8813**
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

NARRATIVE INSPECTION REPORT

Neola Hansel Trust

This is a septic system inspection for a four bedroom home with an on-site septic system. The home has a kitchen garbage disposal and a water softener unit that connects to the sewer system. There is a fully finished basement, and all waste water drains via gravity to septic tank. There is no basement sump pump. The sewer line exits towards the southwest yard and drains to a 1000 gallon dual compartment concrete tank. There is a surface access concrete riser over the two compartment wall on tank approximately 14' from the house. There is no effluent filter on the outlet in the septic tank. The light weight plastic distribution box is approximately 15' from the center of tank riser, and 4' deep. There are two 8" x 100' graveless soil absorption lines that run south/southwest as the secondary treatment system.

CONDITION:

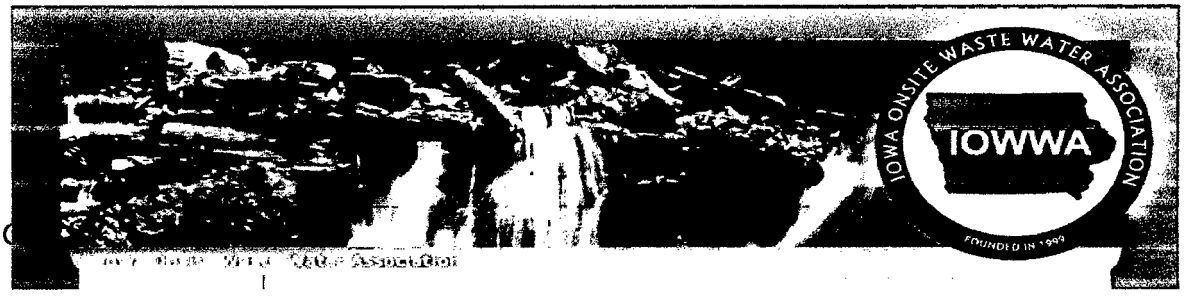
The concrete septic tank was pumped with a 10" scum layer on top and 24" of sludge on bottom, approximately 80% solids. The tank is suggested to be cleaned every 3 years. Inlet and outlet baffles are concrete and are in fair condition, with some gas damage on the outlet baffle. The septic tank liquid level was normal, and there are no signs of a previous backup. The septic tank does have a concrete surface access lid at grass level. The septic tank is small for this size home.

The secondary treatment is 8" SB2 graveless pipe soil absorption system with two lines at 100' long each. A hydraulic load test was completed from the distribution box for the required 300 gallon water load test without any backup. The soil absorption system is small, but working as designed.

YES - this septic system does meet the Time of Transfer inspection criteria in it having secondary treatment. This inspection was completed at 21807 182nd Av., Manchester, IA on 6-23-2016 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.

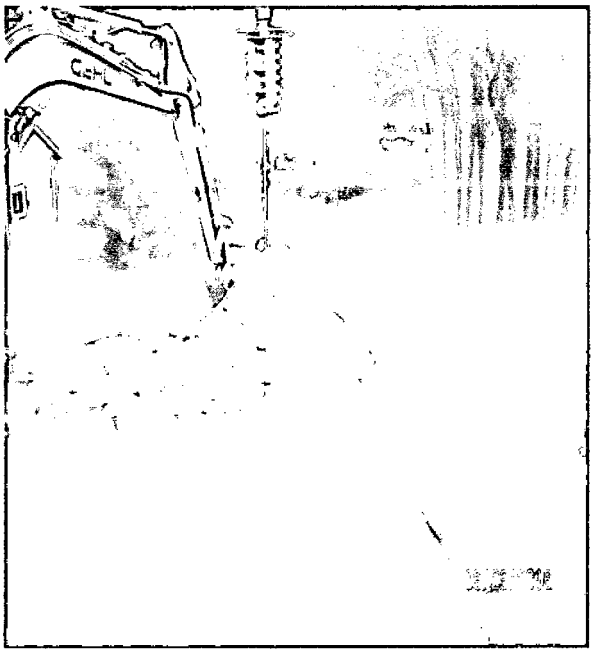


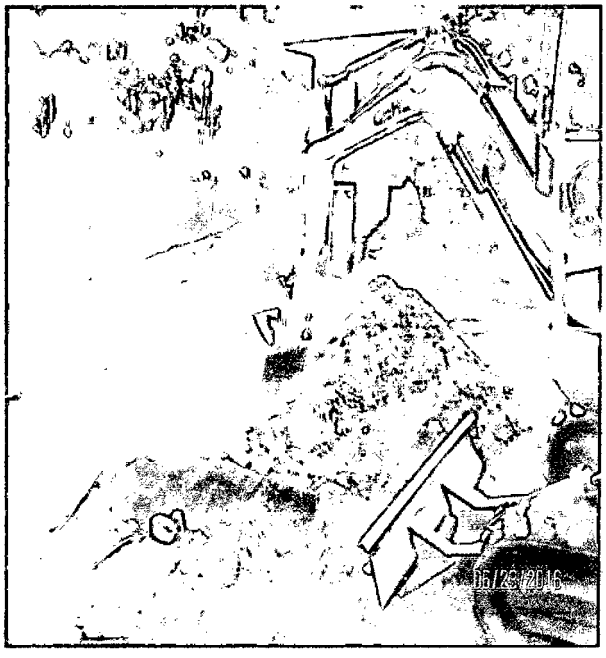
I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

Certified by Roger Groth # 8813

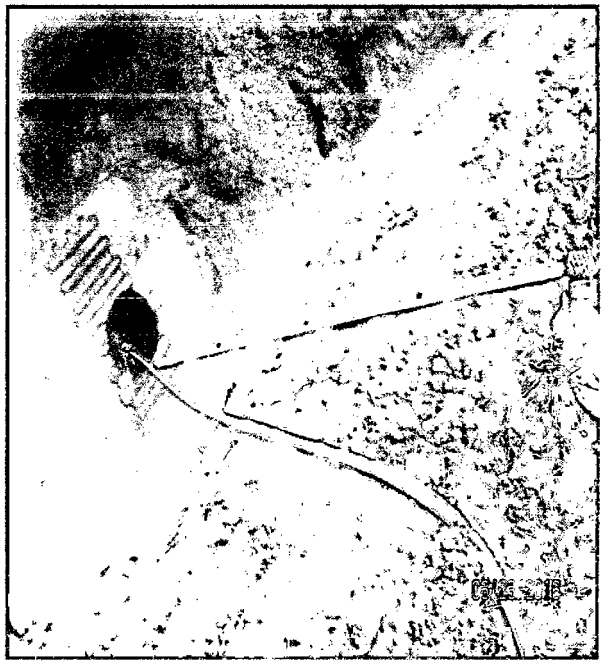
Roger Groth **DATE** 6-23-2016

Tank capacity was verified by Digital Tank Gauge









Groth Services LLC

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

DATE	INVOICE #
6/23/2016	66129

BILL TO

Hansel, Neola Trust
21807 182nd Ave.
Manchester, Ia. 52057

COPY

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

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Service Call	1	Service Call	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Extra Backwas	1	Extra Backwashes	10.00	10.00
Extra Hoses	1	Extra Hoses	10.00	10.00
Disposal	1	Disposal Charge- 1000 gals.	107.00	107.00
Mini-Excavator	2	Mini-Excavator Labor- includes one way travel	75.00	150.00T
Roger	3.75	Hand Labor - Roger	55.00	206.25T
Inspection	1	Time of Transfer Septic System Inspection	125.00	125.00T
		Septic Tank has riser to surface. Pumped Concrete Dual Compartment Septic Tank approx. 1000 gals. which had a 10" scum layer on top and a 24" sludge layer on bottom and approx. 80% solids. Septic Tank was at normal level. Inlet and outlet baffles are concrete in fair condition. Probed for Distribution Box. Machine dug up to top of D-Box approx. 4' deep. There are 2 8"x100' graveless soil absorption lines for leaching system. Performed Hydraulic Water Load Test from D-Box on leaching system for a 4 Bedroom Home with Garbage Disposal and Water Softener. Inspected basement plumbing and all waste water drains via gravity to septic tank. Did Time of Transfer Inspection Report and paperwork. Suggest pumping Septic Tank every 2-3 years with current usage. System is very small, need to do frequent maintenance pumping.		
		State and Local Option Tax	7.00%	33.69

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

Total $836.94

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 TRANSFEI INSPECTION MAP

DATE 6-23-2016 **SELLER** Neola Hansel Trust **BUYER** _____

ADDRESS 21807 182nd Av **CITY** Manchester

