



Document 2014 GW2410

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Fee Amount: \$0.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX

ANNO

SCAN

CHEK

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

TRANSFEROR:

Name Sam J. Hutton

Address 2516 Victory Lane, St. Charles, IA 50240

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name CHBT Property Holding, LLC

Address 5603 Ponderosa Drive, West Des Moines, IA 50266

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

2516 Victory Lane, St. Charles IA 50240

Number and Street or RR

City, Town or P.O.

State

Zip

Legal Description of Property: (Attach if necessary) The North 20 Rods of the South 50 Rods of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

1. Wells (check one)

- There are no known wells situated on this property.
- 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)

- 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)

- 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)

- 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)

- 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.

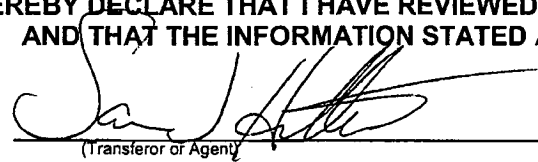
6. Private Sewage Disposal System (check one)

- 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.
- 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.: (515) 979-4642

Our Copy

Kephart Construction
310 West Clanton Street
St. Charles, IA. 50240
641-396-2239

August 11, 2014

I was contacted by Sam Hutton for a time of transfer inspection, as he is selling his property @ 2518 Victory Lane in Madison County. I obtained information from the Madison County Sanitarian on Aug. 8, 2014. It was installed April 9, 1981 with 1000 gallon Lister concrete septic tank, concrete distribution box and 4 gravel laterals each 90' long. with perforated 4" pipe.

I went to this site on Aug. 8, 2014 to find a septic tank about 2 ft. deep, uncovered lids and noticed influent & effluent baffles were gone. I had the tank pumped by licensed pumper. Inspected the tank found the baffles and reinstalled. Center baffle & tank look fine. Uncovered the distribution box at 18" deep. A concrete distribution box with some solids. 4 header pipes leaving box. There was no baffle on inlet & no levelers on outlets. This work was done & speed levelers and T installed.

I hydrolically loaded the system and probed the leech field, did not observe any ponding or surfacing as of this date on inspection.

I believe this is a good working system.

I would recommend to new owners to have tank pumped every 3 years.

Kephart Construction

Kephart Construction

Clint Kephart

Clint Kephart

Certified Inspector
IOWWA Certified Installer
515-210-5677

The findings in this report are not any guarantee of the future performance of this system. The findings are based on the observations of the system at the time & day of the inspection only. Kephart Construction will not be liable for any hidden or unforeseen damages to this system. The inspection has been performed in accordance with the guidelines set forth by the Iowa DNR & in compliance with IAC567-Chapter 69. All septic systems require regular maintenance & eventually require repairs.



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

Property information

Current owner Sam Hutton
Buyer Dan Hutton Realtor none
Mailing address 2518 Victory Lane, Hanley, IA
2516 (Per Kevin Studer's office)
Site Address/County Same
Legal Description Same, Madison Co.
No. of bedrooms 3 Last occupied? current Records available YES
Permit/installation date 4-9-81 Separation distances ok/no? OK

Septic system information

Septic tank(s): size 1000 gal material concrete condition good
Tank pumped? YES date 8-8-14 licensed pumper ST 307
Septic/trash/processing tank: size - material - condition -
Tank pumped? - date - licensed pumper -
Aerobic treatment unit (ATU) mfg - size -
Tank pumped? - date - licensed pumper -
Maintenance contract? - expiration date - service provider -
Condition -

Pump tanks/vaults: type - size - condition -

Distribution system: distribution box - outlets used - condition -
Header pipe(s) - # of lines - Pressure dosed? -

Secondary treatment:
length of absorption fields 90 ft. determined by inspection
condition of fields good determined by inspection
type of trench material 4" PVC with gravel

Size of sand filter - determined by -
Vent pipes above grade? - discharge pipe located? -
Effluent sample taken? - Results -

Media filters: type -
Maintenance contract? - expiration date - service provider -
Condition -

NPDES General Permit No. 4: required? - permitted? - NOI provided -



Time of Transfer Inspection Report

Other components:

Alarms Working? disinfection working?

Control box Timers inspection ports

Other components

Overall condition of the private sewage disposal system

Report system status good working condition as of inspection

Explain (attach additional pages as needed): See additional sheet.

Comments:

Site status at conclusion of Time of Transfer inspection:

- Verify that controls are set on the appropriate mode.
- Power is on to all components.
- Revisit all components to verify lids are secure.
- Gather all tools for removal from the site.
- Verify that no sewage is on the ground surface.

Using this worksheet, write a narrative report of the inspection results and attach a site sketch.

This report indicates the condition of the private sewage disposal system at the time of the inspection. It does not guarantee that it will continue to function satisfactorily.

Signature of Certified inspector: Clint Kephart Date: 8-10-14
 Name (print): Clint W. Kephart Certificate #: 8977
 Address: 202 S. Walnut
 Phone #: (515) 210-5677

Provide a copy of this report, the narrative report and sketch to the seller/agent, buyer/agent, the county sanitarian/environmental health office, county Recorder in the county the inspection was conducted and to;

Iowa DNR Onsite Wastewater Program
502 E. 9th St.
Des Moines, IA 50319