Book 2013 Page 3315
Document 2013 GWH-3315 Type 53 001 Pages 9
Date 10/18/2013 Time 3:39:38PM
Rec Amt $.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER – GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name BROOKFIELD RELOCATION, INC.

Address	Number and Street or RR	City, Town or P.O.	State	Zip
	16260 North 71st Street	Scottsdale	Arizona	85254

TRANSFEREE:

Name JASON STEPANEK & TRACY STEPANEK

Address	Number and Street or RR	City, Town or P.O.	State	Zip
	2919 180th Ave	Ryan	Iowa	52330

Address of Property Transferred:

	Number and Street or RR	City, Town or P.O.	State	Zip
	1398 - 330th Street	Ryan	Iowa	52330

Legal Description of Property: (Attach if necessary)
LONG LEGAL - SEE ATTACHED

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 a 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 a 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 acknowledgement 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 acknowledgement is attached to this form.
   - ☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgement with the county board of health to install a new private sewage disposal system on this property with an agreed-upon time period. A copy of the binding acknowledgement 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 acknowledgement with the county board of health to demolish the building within an agreed-upon time period. A copy of the binding acknowledgement 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) the Well is located 50 feet West 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: _____ (Transferor or Agent) Telephone No.: (515) 278-0623

Legal: **Parcel D, a part of Parcel C in the NE ¼ NE ¼ of Section 34, Township 87 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 3117**

Address: 1398 – 330th Street, Ryan, Iowa

DELAWARE COUNTY
WATER AND SANITATION OFFICE
Dennis Lyons

301 East Main St.
Manchester, Iowa 52057

Phone 563-927-5925
Cell # 563-920-5185

Fax 563-927-5561
e*mail- dlyons@co.delaware.ia.us

10/10/2013

To whom it may concern,

I have reviewed the Inspection report on the property on 1398 330th St. Ryan. The septic system passes the criteria for the time of transfer, and was a permitted system in 2001. This offices will go along with report. That it does septic inspection. Please remember to pump the tank every 3 to 5 years to protect the system..

Thank You

Dennis Lyons

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

PLEASE READ: This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions, it is suggested that you consult your attorney.

Property information

Current owner_ **Brent Gassman**_____
Buyer ____ Realtor _ **US Inspect** ___
Mailing address _____

Site Address/County _1398 330th St. Ryan, IA County-Delaware _
Legal Description _____
No. of bedrooms _3___ Last occupied? _NOW__ Records available _YES_____
Permit/installation date _#961--2001____ Separation distances ok/ no? ____OK_____

Septic system information

Septic tank(s): size __1250_____ material _Concrete _ condition __FAIR __
Tank pumped? _Yes_____ date _6/5/2013__ 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 __3_ condition _GOOD
Header pipe(s) ___YES_____ # of lines _3____ Pressure dosed? _NO___
Secondary treatment:
length of absorption fields __300' __ determined by _Probe-map _____
condition of fields __good_____ determined by _Hydraulic load test___

Type of trench material __CHAMBER_____

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? _____ permitted? _____ NOI provided _____

[USINSPECT]

_____ Buyer's Initials

J.S. J.S. Buyer's Initials

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Time of Transfer Inspection Report

Other components:
Alarms __NONE_____ Working? _____ disinfection _____ working? _____

Control box _____ Timers_____ inspection ports _____

Other components _____

Overall condition of the private sewage disposal system

Report system status __ **Secondary treatment system is working**

Explain (attach additional pages as needed) __See Attached Narrative Report____

Comments: _____

Signature of Certified inspector: _____ Date: 6-6-13

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, please give them a copy
YES- county sanitarian/environmental health office,
YES – Iowa DNR in Des Moines

[USINSPECT]

_____ Buyer's Initials

JS J.S Buyer's Initials

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GROTH SERVICES LLC

NARRATIVE INSPECTION REPORT
Brent Gassman Property

HOME DESCRIPTION:

This is a ranch style home with three bedrooms and three bathrooms. It does not have a garbage disposal. There is a full finished basement with a small sewage in floor lift pump, and a separate sump pump discharge. The sewer waste line exits out the basement wall towards the southeast and goes to a 1250 gallon dual compartment concrete tank. The septic tank does have one surface access riser over the second compartment wall. There is a plastic distribution box, and a total of 300 linear feet of leech line.

Distance from septic tank to well is >50'.
Distance from leech bed to well is >100'.

CONDITION:

The concrete septic tank when pumped had a 12" scum layer and 100% solids. I doubt the septic tank has ever been pumped since installation in 2001, and it was extremely thick and in need of cleaning many years ago. The inlet baffle and outlet baffle are plastic tees in fair condition. Septic tank does have a lot of sewer gas damage and is deteriorating the concrete, but still appears to be safe. Tank level was correct at the time of inspection.

The plastic distribution box was located and dug up. When I opened the lid it was very clear that solids had overflowed from the tank and went to the leech system. I pumped out the distribution box which was completely full of solids and was starting to plug the speed levelers in the header pipe.

A hydraulic load test on the leeching system was calculated, 8 GPM from outside hydrant for 38 minutes for a total of 300 gallons. The purpose of this test is to simulate water usage in the home, indicating the secondary treatment system is working correctly.

The water flowed into the secondary treatment system and absorbed it entirely without backing up. Although the secondary system was not saturated with water when probed, the three leech lines are very visible with greener grass on top of them.

[USINSPECT]

Buyer's Initials JS JS. Buyer's Initials

Please note: My conclusion on this onsite septic system is that it is currently working and accepting water. But there has been damage done to the leech lines from the solids leaving the tank, and this should be kept in mind for the new owners. At the very least, you have shortened the life of this system from not having the septic tank pumped out on a regular 2-4 year schedule.

This septic system inspection was conducted at **1398 330th St. Ryan, IA** on **June 5th 2013.** The septic was pumped out on **June 5th 2013** by us.

YES - this septic system does meet the Iowa Time of Transfer inspection criteria in it having secondary treatment.

Tank capacity was verified by interior liquid measurements
(L x W x H = in.3 x 0.00433 = US Gals)

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 6-6-13

[USINSPECT]

Buyer's Initials

Buyer's Initials

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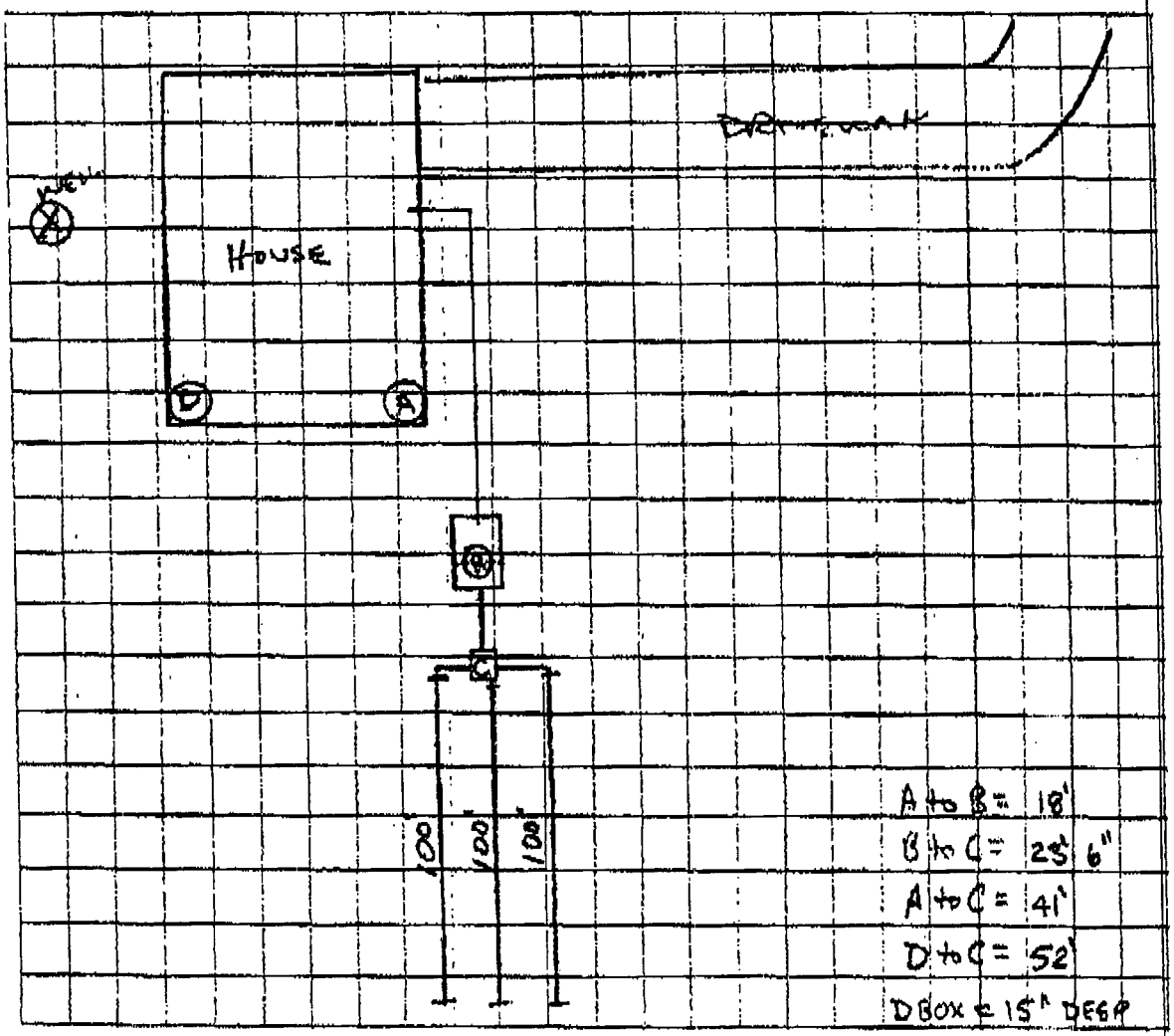
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GROTH SERVICES

TIME OF TRANSFER INSPECTION MAP

DATE 6-5-13 SELLER BRENT GASSMAN BUYER

ADDRESS 1398 330th St. CITY RYAN, IA



563-927-5823 OFFICE 800-790-5823 TOLL FREE PROFESSIONAL IOWA ONSITE CERTIFIED INSPECTORS

Buyer's Initials J.S. Buyer's Initials