



Book 2018 Page 1571

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

TRANSFEROR:

Name Dustin J. Schnittjer & Heather Ann Schnittjer

Address _____

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name Benjamin M. Lansing

Address 2934 260th Ave., Hopkinton, IA 52237

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

2934 260th Ave., Hopkinton, IA 52237

Number and Street or RR

City, Town or P.O.

State

Zip

Legal Description of Property: (Attach if necessary) Parcel B; Part of the SE 1/4-NE 1/4 Sec. 10, T87N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 1096;
also Parcel C Part of the SE 1/4-NE 1/4 Sec. 10, T87N, R4W of the Fifth P.M., Delaware County, Iowa,
according to plat recorded in Book 2010, Page 3000

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:

well is located northeast of house. Located 40 feet. Fully functional and used by the dwelling.

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.: _____

563-920-5209



Time of Transfer Inspection Report

Property information

Current owner Dusty Schnittjer
 Buyer _____ Realtor _____
 Mailing address _____

Site Address/County 2934 260th Ave. Hopkinton, IA --Delaware County

Legal Description

No. of bedrooms 2 Last occupied? now Records available YES
 Permit/installation date _____ Separation distances ok/ no? OK

Septic system information

Septic tank(s): size 1000 material Concrete condition OK
 Tank pumped? YES date 8-4-2016 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 4 condition BAD
 Header pipe(s) _____ # of lines _____ Pressure dosed? NO

Secondary treatment:

Length of absorption fields 360' ?? determined by probe
 condition of fields ok determined by Probe- hydro test
 type of trench material ?

Size of sand filter _____ Determined by _____
 Vent pipes above grade? _____ Discharge pipe located? NONE
 Effluent sample taken? _____

Media filters: type _____
 Maintenance contract? _____ expiration date _____ service provider _____

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



Time of Transfer Inspection Report

Other components:

Alarms NO Working? _____ disinfection NO working? _____

Control box _____ Timers _____ inspection ports _____

Other components _____

Overall condition of the private sewage disposal system

Report system status Has required components

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

Comments: _____

Signature of Certified inspector:  Date: 5-7-18

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

Dusty Schnittjer Rental Property

This is a certified TOT inspection for a septic system with a total of two bedrooms, and two bathrooms. This A-frame home has a full basement, with a walk out on the back side. There is a water softener and a garbage disposal. The sewer line exits below the foundation towards the north yard and drains to a 1000 gallon septic tank by gravity. The outlet line of septic tank continues towards the north and has a single polylok baffle effluent screen, this is the primary treatment. It is gravity flow to a concrete distribution box. There are 4 lines that exit the distribution box- each would measure approximately 90'. This completes the secondary treatment.

Distance from Septic tank to well is >50'
Secondary treatment is >100'

CONDITION:

The septic tank was pumped in 2016 which meets the 3 year requirement. The tank is suggested to be cleaned every 2.5 years for the new owner. There is surface access concrete risers on the tank. The tank liquid level was normal on the inspection day. The absorption field was probed and found with no indication of saturation.

The distribution box was dug by the customer, and found to be a plastic tuf-tite box. The box had tank solids completely up to the speed levelers, allowing solids to flow into the absorption field. A hydraulic load test was completed for a two bedroom home, 6 GPM for 40 minutes from the outside facet and 200' hose. A map and measurements have been made and included in this inspection.

YES - this septic system does meet the Line of Transfer inspection criteria for having primary and secondary treatment. This inspection was completed at 1964 260th Ave Hopkinton, IA on 12-17-2016 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 waste-water 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 **5-7-18**

Groth Services LLC

Manchester, IA 52057

563-927-5823

1690 165th St.

DATE	INVOICE #
8/4/2016	66293

BILL TO
Schnittjer, Dusty 2363 Jones-Delaware Rd. Hopkinton, IA. 52237

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

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Job Site: Rental House- 2934 260th Ave. Hopkinton, IA.		
Service Call	1	Service Call- Pumper Truck	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Disposal	1	Disposal Charge- 1000 gals.	107.00	107.00
Corey	0.25	Hand Labor- Corey- Clean Effluent Filter	0.00	0.00
		Septic Tank has risers to surface. Concrete Dual Compartment Septic Tank approx. 1000 gals. had a 6" scum layer with grease on top and was 95% solids. Septic Tank was overfull from Effluent Filter plugged. Pulled and Cleaned Effluent Filter. Suggest pumping Septic Tank every 2-3 years.		

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

Total

\$302.00

Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a minimum charge of \$1.00.

GROTH SERVICES

TIME OF TRANSFER INSPECTION MAP

DATE 4-24-18 SELLER DUSTY SCHINDLER BUYER _____

ADDRESS 2934 260TH AV. CITY HARRINGTON

