

Recorded: 12/31/2018 at 12:26:04.0 PM
County Recording Fee: \$0.00
Iowa E-Filing Fee: \$0.00
Combined Fee: \$0.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3659

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

TRANSFEROR:

Name Gregory D. Lee & Alice L. Lee

Address 1636 Firefly Rd, Manchester, IA 52057

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name Wayne D. Birkenholz & Cynthia D. Birkenholz

Address 817 NE Rosewood Lane, Ankeny, IA 50021

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

1636 Firefly Rd, Manchester, IA 52057

Number and Street or RR

City, Town or P.O.

State

Zip

Legal Description of Property: (Attach if necessary) Lots Three (3) and Four (4) of Kelley Subdivision
Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) Section I, Township
Eighty-Nine North (T89N), Range Six West of the Fifth Principal Meridian, Delaware County, Iowa,
according to plat recorded in Book 8 Plats, Page 55.

1. Wells (check one)

- ☐ There are no known wells situated on this property.
- ☒ There is a well or wells situated on this property. *Well is located in the front of the house in the middle of the driveway*
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.: (563) 920-4484



Time of Transfer Inspection Report

Property information

Current owner Greg & Alice Lee
 Buyer _____ Realtor _____
 Mailing address _____

Site Address/County 1636 Firefly Rd. Manchester, IA - Delaware County

No. of bedrooms 5 Last occupied? now Disposal? Y / N Softener? Y / N H2O Supply well

Records available _____ Permit/installation date # # / 2001? Installer _____

Septic system information

Septic tank(s): size 1500 material Concrete condition ok
 Tank pumped? Yes date 12-05-2018 licensed pumper Groth Services LLC
 Septic/trash/processing tank: size _____ material _____ condition _____
 Tank pumped? _____ date _____ licensed pumper _____

Aerobic treatment unit (ATU) MFGR _____ Size _____
 Tank pumped? _____ date _____ licensed pumper _____
 Maintenance contract? _____ expiration date _____ service provider _____
 Condition _____

Pump tanks/vaults: type _____ size _____ condition _____

Distribution system: distribution box Concrete/plastic outlets used 4 condition good
 Header pipe(s) _____ # of lines 4 Pressure dosed? NO

Secondary treatment:

Length of absorption fields 320' determined by Probe
 condition of fields ok determined by hydro test/ Probe
 type of trench material rock and pipe

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 _____



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: 12-14-18

Name (print): Corey Groth Certificate #: 8810

Address: PO BOX 215 Epworth, IA 52045

Phone # 563-608-3567

A copy of this report, the narrative report and sketch has been sent to the following by us:

YES- Homeowner

YES- County sanitarian/environmental health office

YES- Iowa DNR in Des Moines

NO - Buyer- Disclose all information to them from this report

GROTH SERVICES LLC

NARRATIVE INSPECTION REPORT

Greg and Alice Lee Property

This is a certified Time of Transfer Inspection for a septic system with a total of five bedrooms. There is a full basement, with a floor drain that drains to a sump pump pit. There is a water softener and a garbage disposal that drains into the septic system. The sewer line exits out high on the basement wall towards the east yard and drains to a 1500 gallon dual compartment concrete septic tank by gravity. The outlet of the septic tank is plumbed to the Distribution box and drains by gravity. There are four absorption lines that leave the distribution box about 80' in length for each one.

Distance from Septic tank to well is >50'

Secondary treatment is >100'

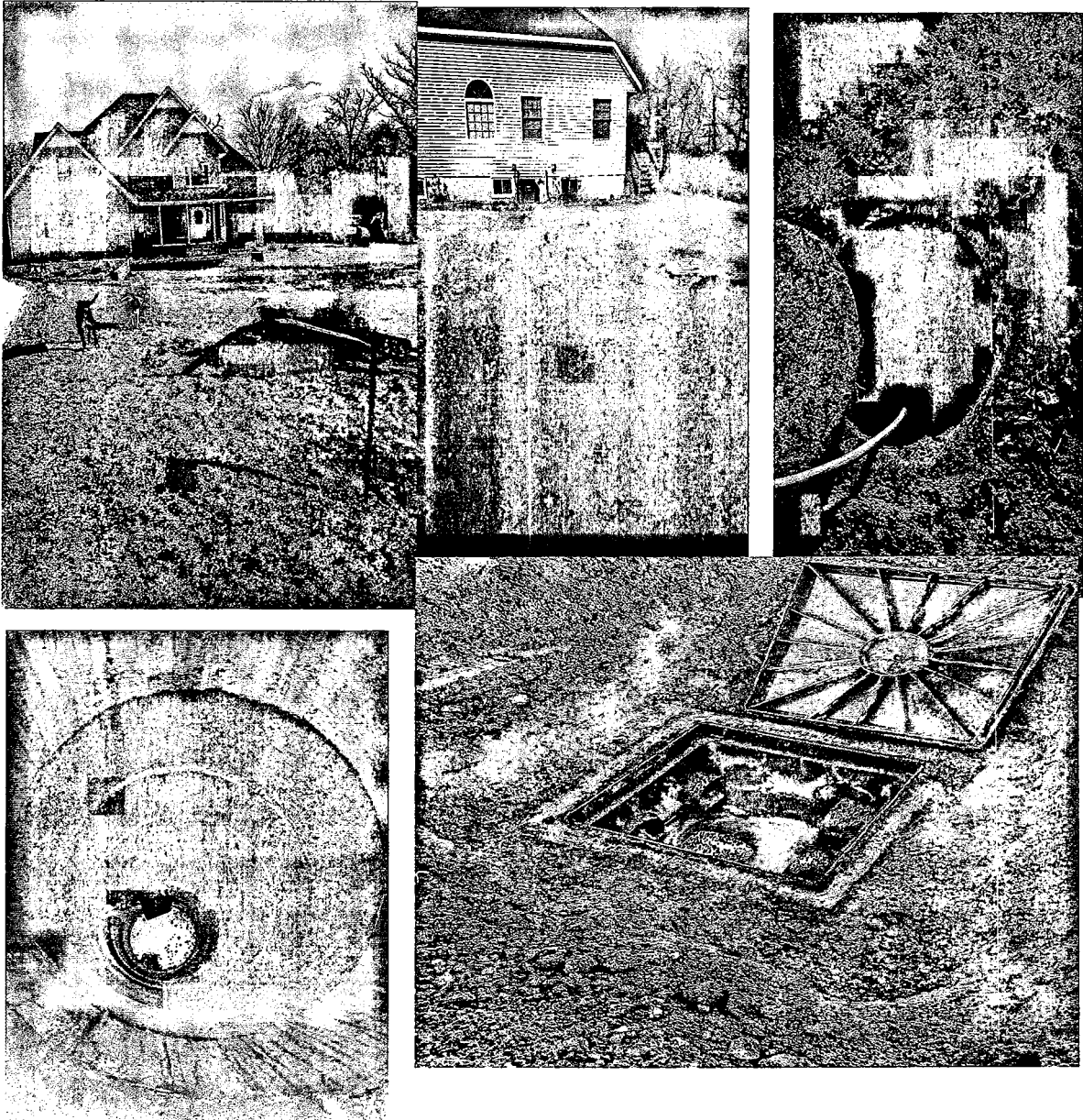
CONDITION:

The septic tank was pumped out and it had a 6" scum layer with 90% solids. The inlet plug was about 12" deep and the outlet was just under the sod on half of the opening. There is dirt that had fallen in the second compartment. I recommend that the risers are extended higher with this light sandy soil to keep the dirt from silting in. The tank liquid level was at a normal level on the day of inspection. The plastic baffles are in good condition.

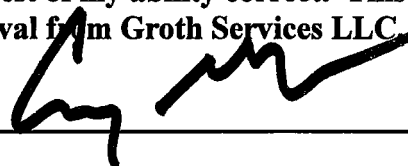
The distribution box was also dug up, it was about 16" deep. A hydraulic load test was calculated and completed for a five bedroom home, 6.5 GPM for 55 minutes from the outside facet. The absorption system did accept all the water without raising the Distribution box level. There are pictures included in this report of the system components. Also a map with footage's has been drawn as part of this inspection.(Tank capacity was verified by Digital Tank Gauge)

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

Signature  **Date** 12-14-18

Groth Services LLC

Manchester, IA 52057

563-927-5823

1690 165th St.

DATE	INVOICE #
12/6/2018	68117

COPY

BILL TO
Lee, Greg 1636 Firefly Rd. Manchester, Ia. 52057

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

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Service Call	1	Service Call	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping	210.00	210.00
Reminder Card		Reminder Card Discount	-10.00%	-21.00
Disposal	1	Disposal Charge- 1550 gals.	170.50	170.50
Corey	1.75	Hand Labor- Corey	65.00	113.75T
Mini-Excavator	1.5	Mini-Excavator Labor- minimum charge- includes one way travel	75.00	112.50T
TV Camera Ins - ...	0.5	Video Line Inspection & Locate	190.00	95.00T
Inspection	1	Time of Transfer Septic System Inspection	130.00	130.00T
Located and Machine dug up to top of Septic Tank. The inlet plug is approx. 12" deep and the outlet was just under the sod on half of the opening. Pumped Concrete Dual Compartment Septic Tank approx. 1550 gals. was at normal level and had approx. 6" scum layer on top and approx. 90% solids. Plastic Baffles in Septic Tank are in good condition. There is dirt that had fallen in 2nd compartment of Septic Tank. I recommend that the risers on Septic Tank are extended higher with this light sandy soil, to keep the dirt from silting in. Located Distribution Box with TV Camera. Machine dug up to top of Distribution Box. D-Box is approx. 16" deep. Did Hydraulic Water Load test from D-Box for a 5 Bedroom Home. Inspected Basement plumbing for Time of Transfer Inspection.				
Thank you for your business.			Total	

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

