

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

**TRANSFEROR:**

Name: Jaclyn J. Sampson n/k/a Jaclyn J. Reilly and Brent T. Reilly  
Address: 2364 Jefferson Rd, Manchester, IA 52057

**TRANSFeree:**

Name: Michael D. Jacobs  
Address: 600 Franklin St, Delhi, IA 52223

Address of Property Transferred:  
2364 Jefferson Rd, Manchester, Iowa 52057

Legal Description of Property: (Attach if necessary)

Lot One (1) of the Survey and Plat of the Subdivision of Lot Two (2) of the Subdivision of part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Ten (10), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 3 Plats, Page 26.

**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:

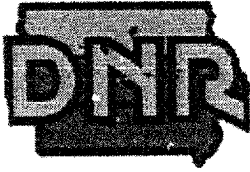
*There is a drilled well in working order. The well is located NE of house 20 feet away.*

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

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
(Transferor)

Telephone No.: (563) 608-4704



## Time of Transfer Inspection Report

### Property information

Current owner Brent Reilly & Jaclyn Sampson  
Buyer Mike Jacobs Realtor None  
Mailing address 2364 Jefferson Rd., Manchester, IA 52057

Site Address/County 2364 Jefferson Rd, Manchester, IA 52057 Delaware County  
Legal Description \_\_\_\_\_  
No. of bedrooms 3 Last occupied? >Current Records available Yes  
Permit/installation date 12/10/2018 Separation distances ok/ no? Ok

### Septic system information

Septic tank(s): size 1,750 3-compartment material concrete condition Good  
Tank pumped? no date new install licensed pumper \_\_\_\_\_  
Inlet Baffle Good Outlet Baffle effluent filter /good condition

Maintenance contract? no expiration date \_\_\_\_\_ Service provider \_\_\_\_\_

Pump tanks/vaults: type 3<sup>rd</sup> compartment size 250 gals. condition good

Distribution system: distribution box good outlets used 6 condition good  
Header pipe(s) 6 # of lines 1,000 sq ft bed Pressure dosed? yes

### Secondary treatment:

length of absorption bed 25' x 40' determined by Map & Probing condition of fields  
OK determined by Probing and hydraulic water load test  
type of trench material Rock & Pipe

Size of sand filter NA Determined by \_\_\_\_\_  
Vent pipes above grade? \_\_\_\_\_ Discharge pipe located? \_\_\_\_\_  
Effluent sample taken? \_\_\_\_\_

Media filters: type \_\_\_\_\_  
Maintenance contract? NA expiration date \_\_\_\_\_ service provider \_\_\_\_\_

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

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## Time of Transfer Inspection Report

Other components:

Alarms No Working? \_\_\_\_\_ disinfection \_\_\_\_\_ working? \_\_\_\_\_

Control box No Timers \_\_\_\_\_ inspection ports \_\_\_\_\_

Other components \_\_\_\_\_

Overall condition of the private sewage disposal system

Report system status System is working properly at time of inspection

Explain (attach additional pages as needed) See Attached Narrative Report  
comments: \_\_\_\_\_

Signature of Certified inspector:  Date: 10/01/2021

Name (print): Roger Groth Certificate #: 8813  
Address: 1690 165<sup>th</sup> 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, disclose all information from this report**

YES- County sanitarian/environmental health office

YES- Iowa DNR in Des Moines

# GROTH SERVICES LLC

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## NARRATIVE INSPECTION REPORT

**Brent Reilly & Jaclyn Sampson Property -2364 Jefferson Rd, Manchester, IA 52057**

### HOME DESCRIPTION:

This is a three bedroom ranch style home with full basement. There is a toilet in the basement. Water softener backwash drains into sewer line. Wastewater drains via gravity to a 1,750 gallon concrete, triple compartment septic tank. The third compartment is the lift vault to soil absorption system. There are surface access risers on all compartments. The effluent exits the tank through a Poly Lock effluent filter, to the third compartment lift vault. The on demand effluent pump doses the d-box and the 1,000 sq ft soil absorption bed.

**Distance from Septic tank to well is >50'**

**Secondary treatment is >100'**

### CONDITION:

Concrete septic tank was not pumped ( still less than 3-years from new install ). The septic tank was at normal level on the day of inspection, there was no signs of being overfull previously. The concrete tank is in good condition. Inlet and outlet baffles or filter are intact and in good condition. The pump vault (3<sup>rd</sup> comp.) does not have a high water alarm. Also note, the effluent pump is dosing on demand not timed dose. The pressure is too much for the distribution box to handle properly, pushing the speed levelers around. Suggest a pressure relief valve in plumbing as well as a back check in the pressure line.

**YES - This septic system does meet the Time of Transfer Inspection criteria in it having secondary treatment.**

### *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.

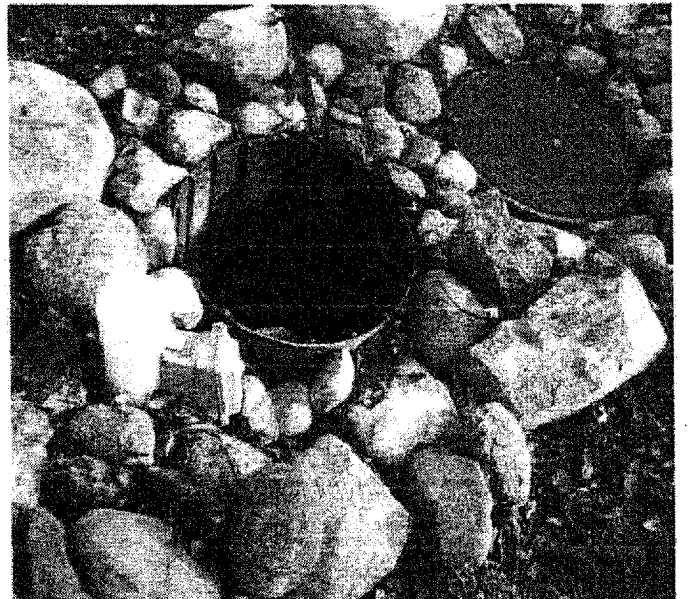
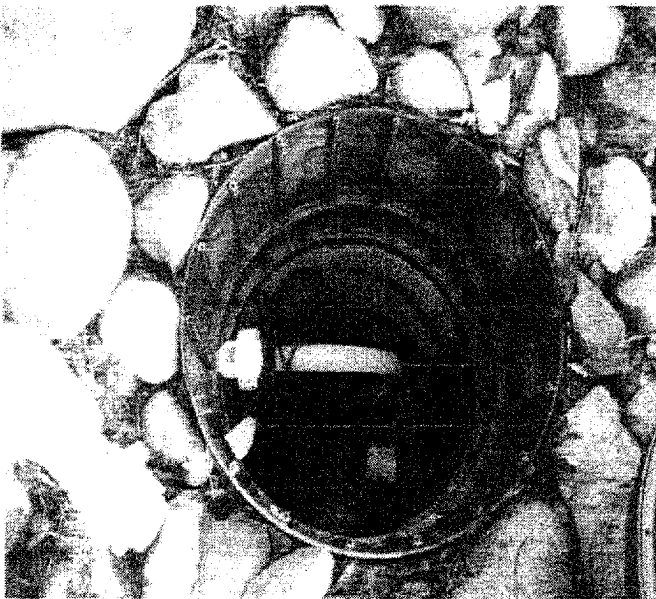
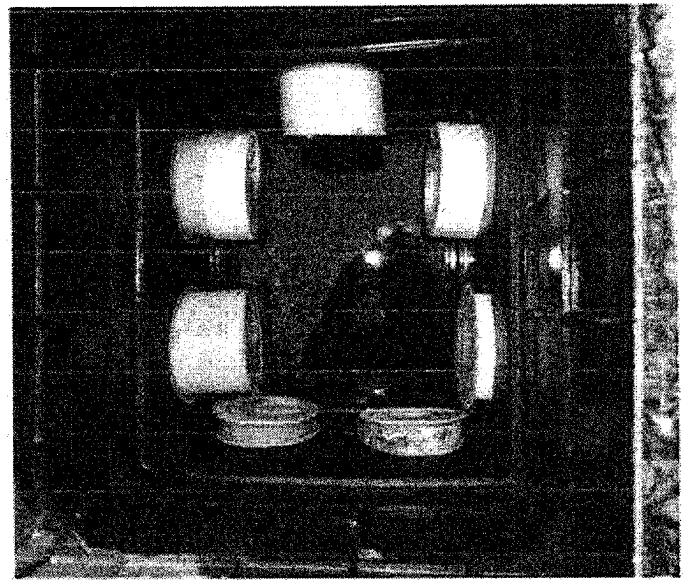
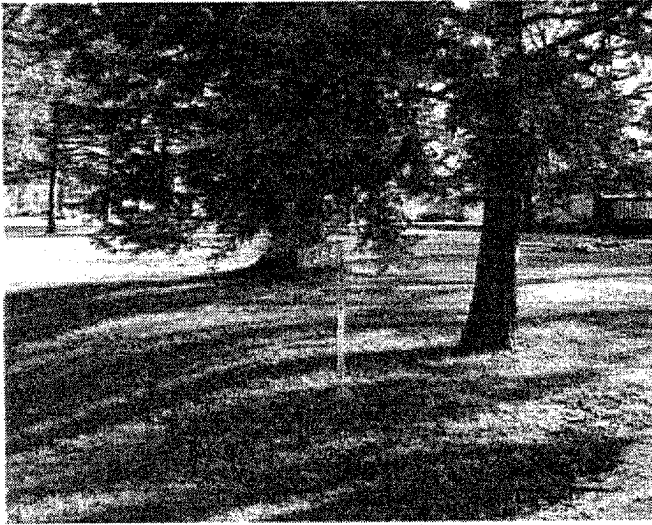
**I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.**

**Certified by Roger Groth # 8813**



**DATE** 10/01/2021

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# GROTH SERVICES

## TIME OF TRANSFER INSPECTION MAP

DATE 10-1-21 SELLER Reilly/Sampson BUYER Mike Jacobs

ADDRESS 2364 Jefferson Rd CITY Manchester

