



Book 2024 Page 1752

Document 2024 GWH-1752 Type 53 001 Pages 15  
Date 7/24/2024 Time 2:44:52PM  
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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT**

TO BE COMPLETED IN FULL BY TRANSFEROR

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**. Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:

<https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf>

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf>

**TRANSFEROR:**

Name	Janet S. Krogmann			
Address	3351	Platinum Way	Marion	IA 52302
	Number and Street or RR		City, Town or PO	State Zip

**TRANSFeree:**

Name	James G. Gelwicks and Yaneth E. Gelwicks			
Address	208	Iowa Street	Manchester	IA 52057
	Number and Street or RR		City, Town or PO	State Zip

**Address of Property Transferred:**

1957 162nd Avenue	Manchester	IA	52057
Number and Street or RR	City, Town or PO	State	Zip

**Legal Description of Property: (Attach if necessary)**

Lot Seven (7) of Quaker Mill Ridge - A Subdivision Of The SW 1/4 Of The NW 1/4 And Part Of The N 1/2 Of The NW 1/4 Of The SW 1/4 Of Section 19, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 570.

**1. Wells (check one)**

- No Condition - There are no known wells situated on this property.
- Condition Present - 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)**

- No Condition - There is no known solid waste disposal site on this property.
- Condition Present - 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)**

- No Condition - There is no known hazardous waste on this property.
- Condition Present - 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)**

- No Condition - 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.)
- Condition Present - 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)**

- No Condition - There are no known private burial sites on this property.
- Condition Present - 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)**

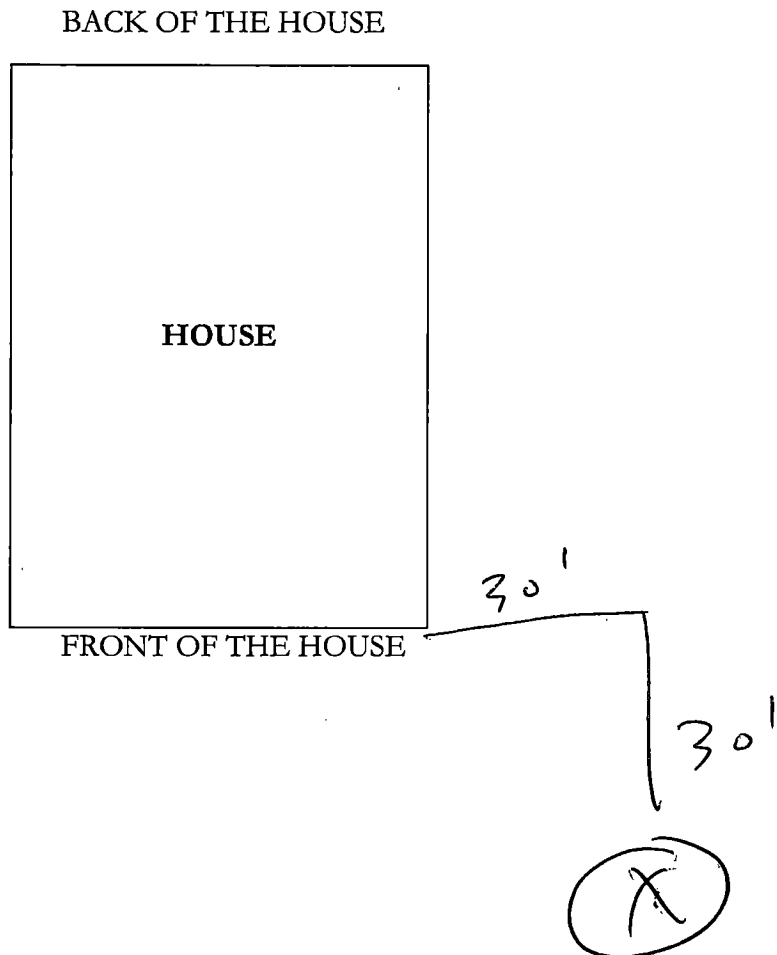
- No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
- No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- Condition Present - There is a building served 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.
- Condition Present - 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.
- Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and 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.
- Condition Present - 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 #7]
- Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #7 use prior check box]: \_\_\_\_\_
- Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number: \_\_\_\_\_



Property address: 1957 162nd Avenue, Manchester, IA 52057

**PLEASE COMPLETE THE FOLLOWING ITEMS BELOW:**

- 1) What type of well do you have? Drilled X Dug \_\_\_\_\_ Sand Point \_\_\_\_\_
- 2) Is the well active or inactive? Active
- 3) How far is the well from the home? 30' or 30' feet / \_\_\_\_\_ yards
- 4) Please draw an **X** on the diagram below where the well is located.





# TIME OF TRANSFER INSPECTION TOT# 10741 ROGER GROTH CERT # 8813

## Site Information

Parcel Description: **140190000370**

Address: **1957 162nd Ave, Manchester, IA 52057**

County: **Delaware**

## Owner Information

Property is owned by a business: **No**

Business Name:

Owner Name: **Janet Krogmann**

Email Address: **janetsue77@gmail.com**

Address: **1957 162nd Ave, Manchester, IA 52057**

Phone No: **563-920-7882**

## Site related information

No Of Bedrooms: **3**

Inspection Date: **05/30/2024**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date: **11/07/2003**

Permit issued by County: **Yes**

Permit Number: **1202**

All plumbing fixtures enter septic system: **Yes**

County contacted for records: **Yes**

Property Information Comments:

**1- Acre lot**

## Primary Treatment

### Tank 1 Septic tank

Tank Name: **Tank 1 Septic tank**

Type: **Septic Tank**

Tank Size (Gal): **1,500**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Groth Services LLC**

Date Pumped: **5/30/2024**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **>100'**

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **Yes**

Effluent Filter Present: **No**

Watertight: **Yes**

Tank/Vault Pumped: **Yes**

Inlet Baffle Present: **Yes**

Outlet Baffle Present: **Yes**

Functioning as Designed: **Yes**

Tank Comments:

General Primary Treatment Comments:

#### Distribution Type

##### Distribution Box 1

Label: **Distribution Box 1**

Material Type: **Plastic and Concrete**

Accessible: **Yes**

Box Opened: **Yes**

Baffle Present: **No**

Speed Levelers Present: **Yes**

Watertight: **Yes**

Functioning As Designed: **Yes**

General Distribution System Comments : **This is a new Distribution box installed by us the next day,5/31/24.**

**The original plastic d-box was 3" out of level with sides pushed in and a cracked lid. The original contractor had plumbed the effluent line in a header line hole.**

#### Secondary Treatment

##### Lateral Field1

Distribution Type: **Distribution Box**

Material Type: **Leaching Chamber**

Trench Width: **24"**

Lines: **3**

Total Length of Absorption Line: **300'**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **250 gals.**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **>100'**

Lateral Lines Probed: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **Yes**

Lateral Lines Equal Length: **Yes**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

Functioning as Designed: **Yes**

Comments: **Line #1 took only a very little water before it stopped. Line #2 & line #3 took all of the required load test, 250 gals.**

General Secondary Treatment Comments:

#### Narrative Report

TOT Inspection Report Overall Narrative Comments: **This is a 3-bedroom ranch style home with a full basement. There is a water softener and a kitchen garbage disposal. There is a sump pump directed away from the septic system, on to the lawn. There also is a sewage pump for the basement only, with the whole house gravity to the 1,500 gal. septic tank. We pumped the septic tank then televised the outlet to locate the very deep D-box. We dug up the D-box and found the partially crushed plastic D-box with a cracked lid and 3" out of level. The effluent pipe from the septic tank to the D-box was plumbed into a header line hole, which kept it under water and same grade as the actual header lines. We performed the prescribed water load test in the old box and found that line #1 took very little water before stopping, but lines #2 & #3 accepted the water load test. We then probed the lines but didn't notice any saturation and no ponding. There are 3-100' lines, 24" chamber. The soil absorption system is approximately 48" deep. We removed the old D-box and installed a**

**new concrete/plastic D-box with speed levelers, and risers to the surface.**

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Owner Name: **Janet Krogmann**

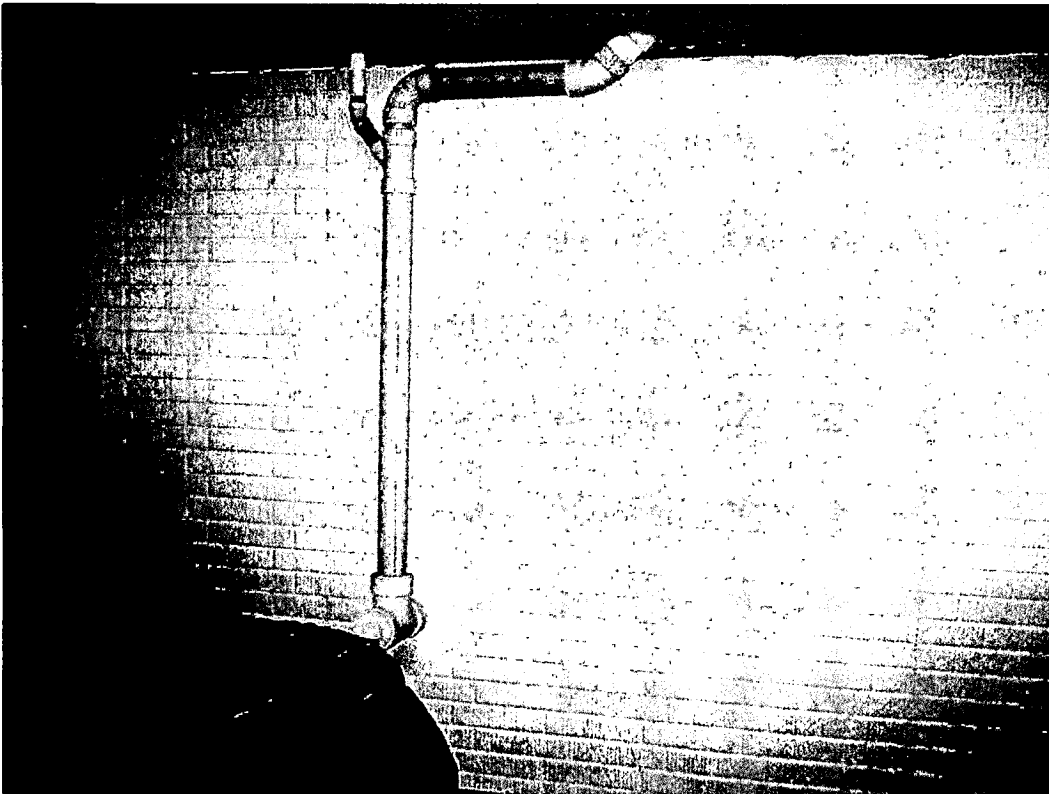
Address: **1957 162nd Ave , Manchester , IA 52057**

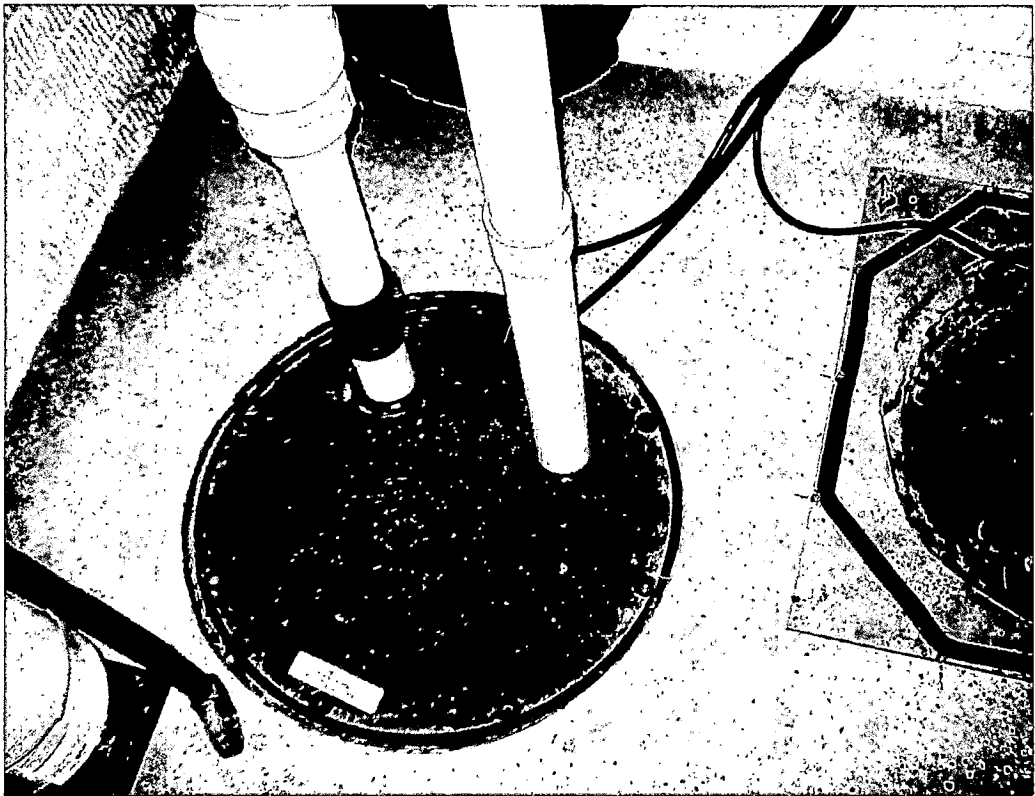
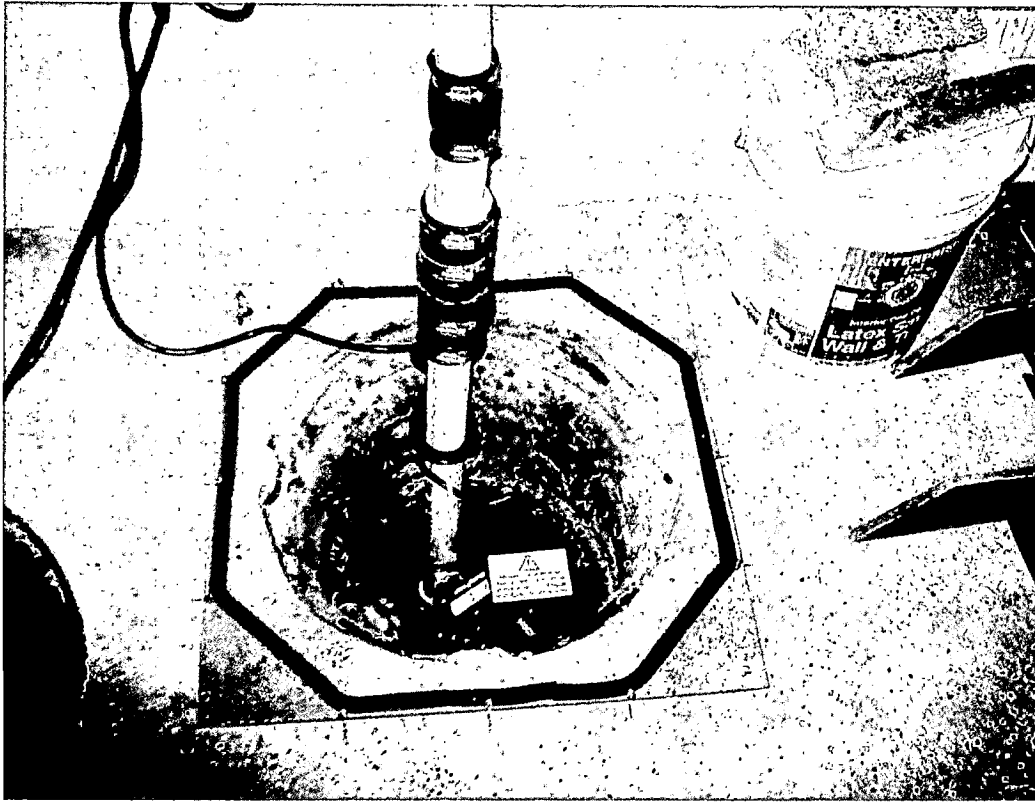
County: **Delaware**

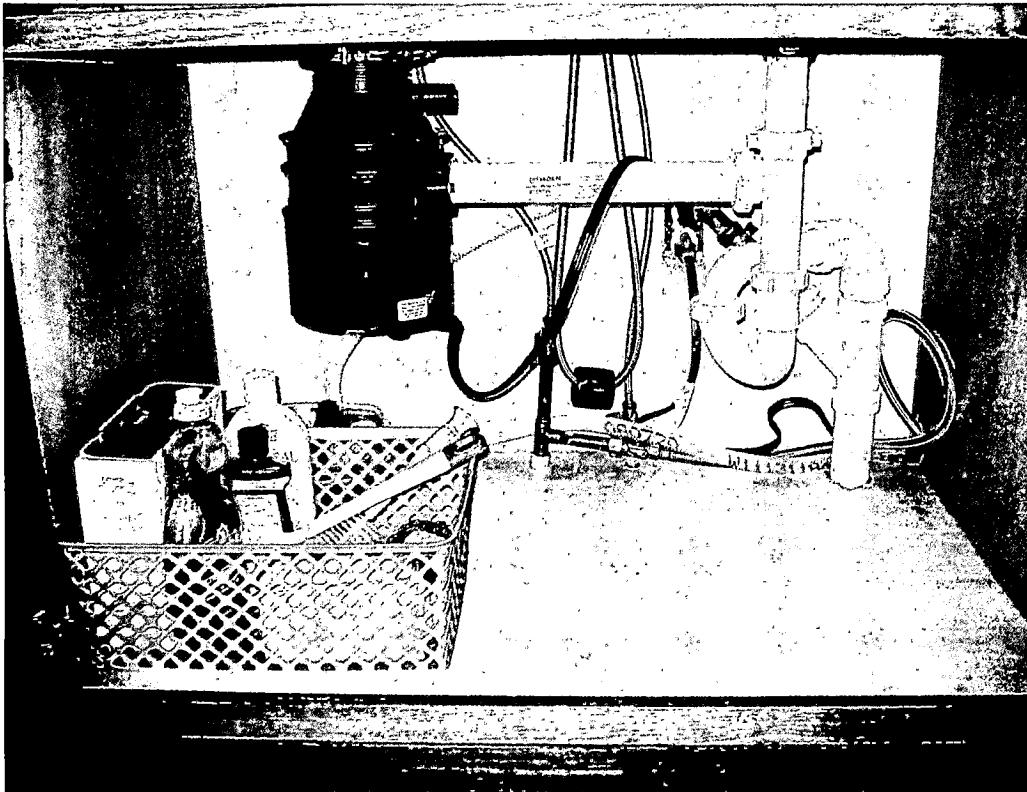
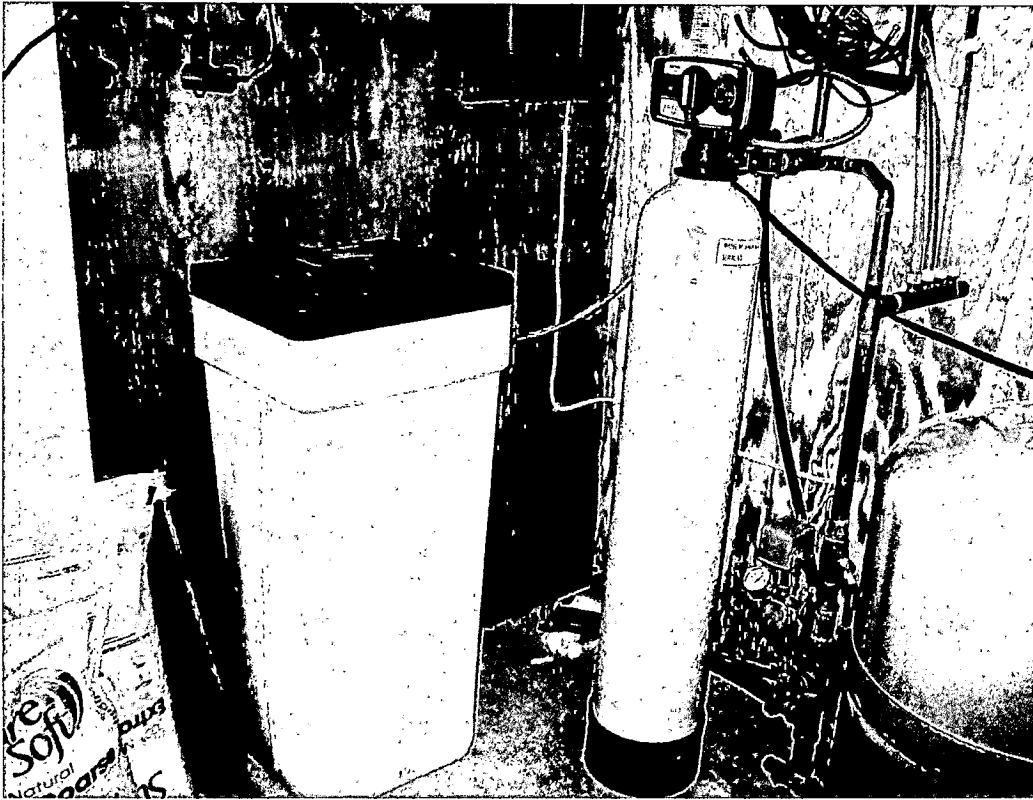
Inspection Date: **05/30/2024**

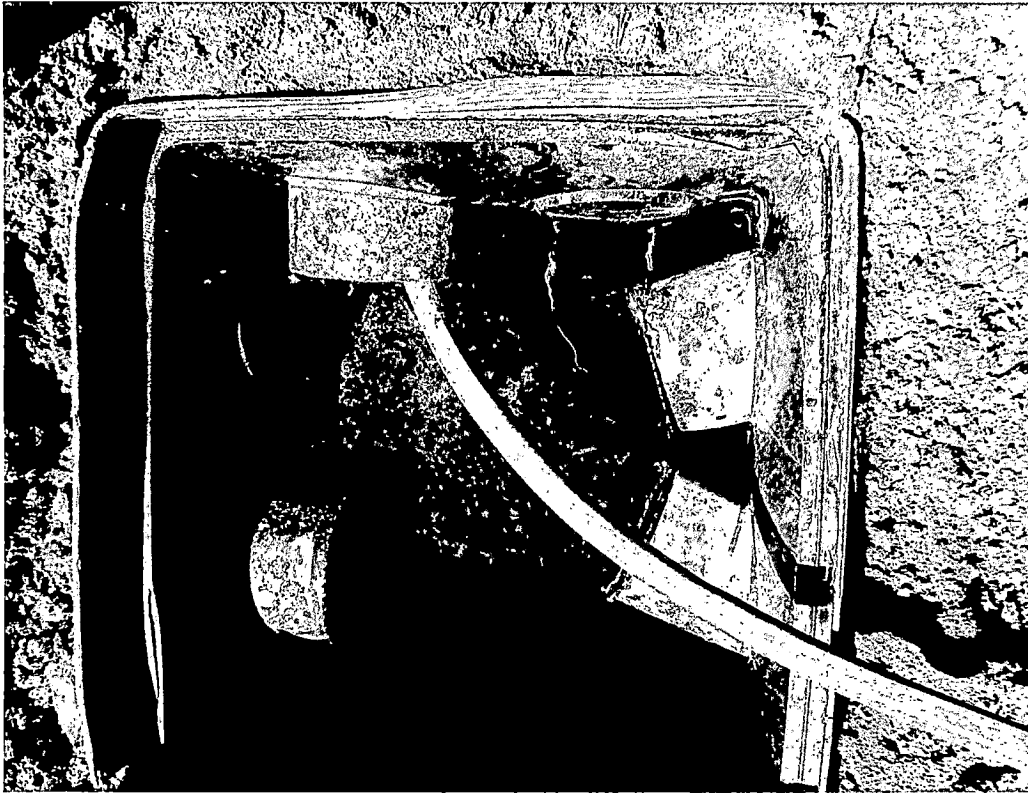
Submitted Date: **6/23/2024**











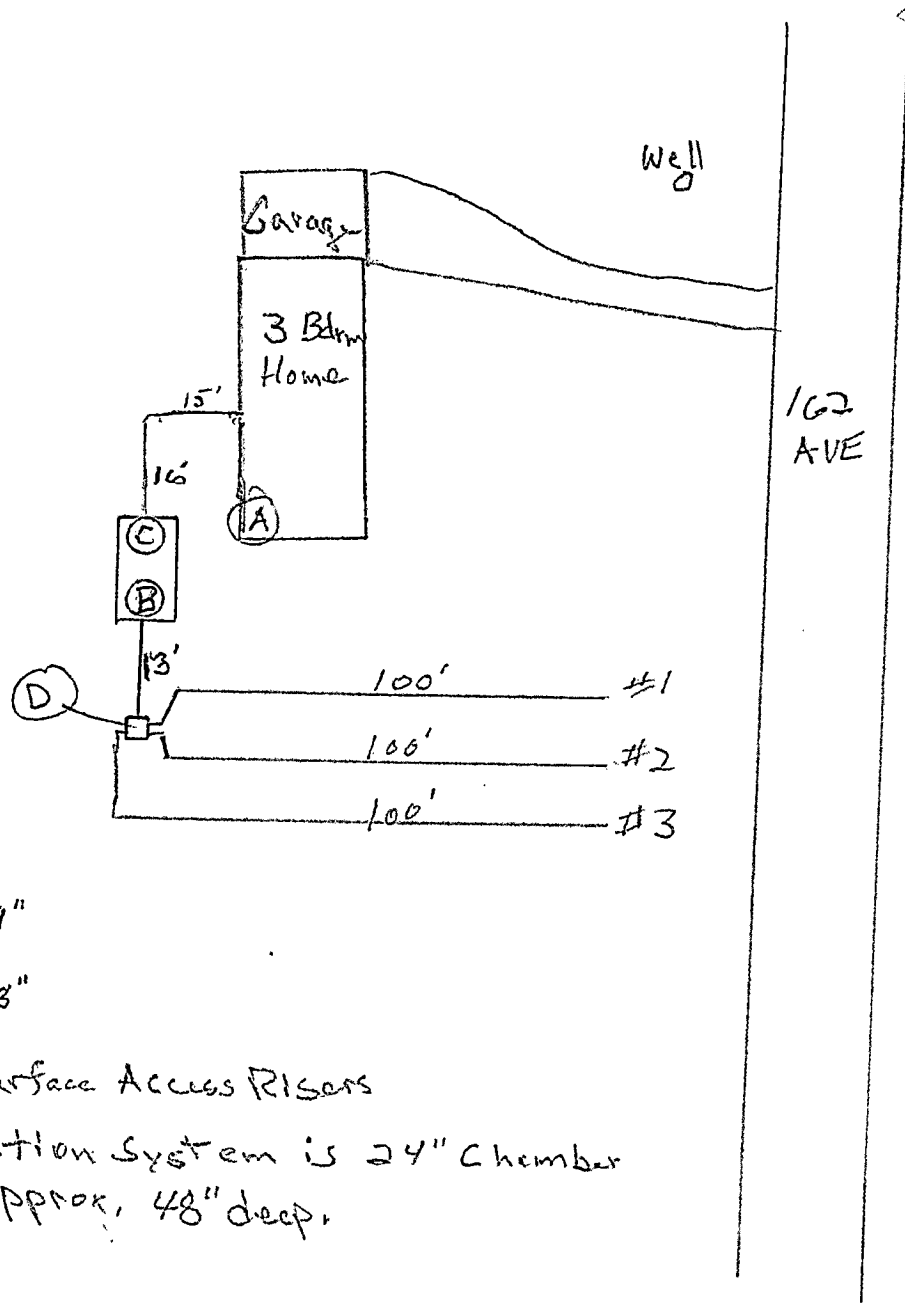




# GROTH SERVICES

TOT MAP 5/30/2024

NAME Janet Krogman  
ADDRESS 1957 162 Ave  
Manchester IA 52057



$$A-B = 42'9''$$

$$B-D = 13'$$

$$A-D = 48'8''$$

— C-B-D = Surface Access Risers

— Soil Absorption System is 24" Chamber and is approx. 48" deep.