



Document 2026 GW2410

Book 2026 Page 2410 Pages 12

Date 8/14/2026 Time 10:16:10AM

Rec Amt \$.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON 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/media/5465>.

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/media/5466>.

TRANSFEROR:

Name	Adam L. Janssen		
Address	3601 Melanie Drive	Urbandale	IA 50322
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	Brandon Wyant and Lisa Wyant		
Address	1325 Union Court	Van Meter	IA 50261
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

1325 Union Court	Van Meter	Iowa	50261
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Lot Seventeen (17) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), All in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by the First Amendment thereto filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

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. **See Section B on Page 3.**

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:

Review the following two directions carefully:

- A. If you selected a box stating "No Condition" for every numbered section above, **STOP HERE**. Do not submit this form. Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:**

"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."

Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- B. If you checked any box stating "Condition Present" for any of the numbered sections above, continue below. You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.**

Information required by statements checked above should be provided here or on separate sheets attached hereto:

GEOTHERMAL: Installed 2007. Manifold is south of the house and horizontal loops run to the north toward the detached garage.

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) 778-7078



Adam Janssen <adamjanssen@gmail.com>

The Septic Permit or Repairs for your Time of Transfer have been completed

noreply@schneidergis.com <noreply@schneidergis.com>

Mon, Jun 15, 2026 at 8:20 AM

To: adamjanssen@gmail.com, rhobart@madisoncounty.iowa.gov, tburk@madisoncounty.iowa.gov,
ahornback@madisoncounty.iowa.gov

The required Septic Permit or Repairs for your Time of Transfer, submitted on 06/02/2026 has been completed. Your Time of Transfer is now complete.

Please contact us if you have any questions.

Madison County Environmental Health
201 W. Court Avenue
Winterset, IA 50273
Hours: Monday - Friday | 8:00 am - 4:30 pm
Phone: 515-462-9051

Number:	TOT-2026-045
Workflow:	Time Of Transfer Inspections
Description:	1325 UNION CT Andrew
Created On:	6/2/2026

[View Application](#)

TIME OF TRANSFER INSPECTION TOT# 21388 DREW HODGES CERT # 14481

Site Information

Parcel Description: **031012140170000**

Address: **1325 Union Ct, Van Meter, IA 50261**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Adam Janssen**

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

Address: **1325 Union Ct, Van Meter, IA 50261**

Phone No: **515-778-7078**

Site related information

No Of Bedrooms: **4**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**

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

Property Information Comments:

Inspection Date: **06/02/2026**

Currently Occupied: **Yes**

System Installation Date: **08/14/2007**

Permit Number: **019-07**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Date Pumped: **6/2/2026**

Distance To Well (Ft.):

Risers Intact: **Yes**

Type: **Septic Tank**

Tank Corrosion Type: **Slight**

Pump Tank Chamber: **No**

Meets Setback to Well: **N/A**

Is Accessible: **Yes**

Effluent Filter Present: **Yes**

Tank Size (Gal): **2000**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Rogers septic**

Well Type:

Lid Intact: **Yes**

Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**
Tank Comments:

Tank 2

Tank Name: Tank 2	Type: Pump Tank	Tank Size (Gal): 1000
Tank Material: Concrete	Tank Corrosion Type: Slight	Liquid Level Type: Normal
No. of Compartments: 1	Pump Tank Chamber: No	Licensed Pumper Name: Rogers septic
Date Pumped: 6/2/2026	Meets Setback to Well: N/A	Well Type:
Distance To Well (Ft.):	Is Accessible: Yes	Lid Intact: Yes
Risers Intact: Yes	Effluent Filter Present:	Watertight: Yes
Tank/Vault Pumped: Yes	Inlet Baffle Present: Yes	Outlet Baffle Present: No
Functioning as Designed: Yes		
Tank Comments:		

General Primary Treatment Comments:

Distribution Type

Pump System 1

Label: Pump System 1	Accessible: Yes	Control Box Functioning: Yes
Alarm(s) Present and Functioning: No	Functioning As Designed: No	

General Distribution System Comments : **Alarm float present but is not functioning. Control box present (located at pump tank) is laying on its side. Tested alarm both audible and visual alarm not functioning. Test alarm on toggle switch on control box. Alarm did not go off toggle switch is not functioning.**

Secondary Treatment

Mound1

Distribution Type: Pump System	Material Type: Rock and PVC Pipe	Total Absorption Area: 1050
System Hydraulic Loaded: Yes	Gallons Loaded: 150	Meets Setback to Well: N/A
Well Type:	Distance To Well (Ft.):	Mound Probed: Yes
Valve Box(es) Present: No	Saturation or Ponding Present: No	Grass Cover Present: Yes
System Located on Owner Property: Yes	Easement Present: N/A	Functioning as Designed: Yes
Comments:		

Mound 2

Distribution Type: Pump System	Material Type: Rock and PVC Pipe	Total Absorption Area: 900
System Hydraulic Loaded: Yes	Gallons Loaded: 150	Meets Setback to Well: N/A
Well Type:	Distance To Well (Ft.):	Mound Probed: Yes

Well type:

Distance to Well (ft.):

Mound Probed: **Yes**

Valve Box(es) Present: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **Yes**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

Functioning as Designed: **Yes**

Comments:

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **All wastewater goes to septic. 2000 gallon watertight concrete septic tank with slight deterioration. Unable to probe through outlet wall. Accessible by lids and risers to ground surface. Two compartment tank. Inlet and outlet baffles present present. Effluent filter present. Effluent filter was plugged pulled and cleaned filter and reinstalled. 1000 gallon watertight concrete pump tank with slight deterioration unable to probe through outlet wall. Pump present and in good working condition. Pump floats present and in good working condition. Alarm float present but is not functioning. Control box present (located at pump tank) is laying on its side. Tested alarm both audible and visual alarm not functioning. Test alarm on toggle switch on control box. Alarm did not go off toggle switch is not functioning. Hydraulic load tested (via high water level and from house) 300 gallons to two at grade mounds. 70 x 15 equaling 1,050 sq ft. 60 x 15 equaling 900 sq ft. Both at grades took all water and probed dry/clean.**



GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 21388 DREW HODGES CERT # 14481

Owner Name: Adam Janssen

Address: 1325 Union Ct , Van Meter , IA 50261

County: Madison

Inspection Date: 06/02/2026

Submitted Date: 6/2/2026

This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).

Permit # 019-07 Adam + Stahna Janssen Inspection 8/14/07







