

BK: 2026 PG: 575
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Pages 8
County Recording Fee: \$0.00
Iowa E-Filing Fee: \$0.00
Combined Fee: \$0.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, 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/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 Steven M. Niccoli and Janine M. Niccoli

Address 1694 McBride Ridge Court, Winterset, IA 50273

Number and Street or RR

City, Town or PO

State

Zip

TRANSFeree:

Name John S. Gaspari

Address 1694 McBride Ridge Court, Winterset, IA 50273

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

1694 McBride Ridge Court, Winterset, IA 50273

Number and Street or RR

City, Town or PO

State

Zip

Legal Description of Property: (Attach if necessary)

Lot Two (2) of COUNTRY ESTATES WEST located in the Southeast Quarter (1/4) and in the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

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: _____

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:

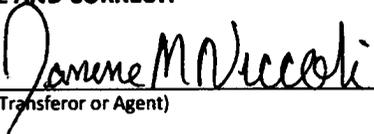
"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."

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:

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

Signature:  Telephone No.: 515-360-1014
(Transferor or Agent)



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 16021 JAMES SULLIVAN CERT # 13653

Site Information

Parcel Description: **Madison County, 3-76-27**

Address: **1694 McBride Ridge Court, Winterset, IA 50273** County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Steven and Janine Niccoli**

Email Address: **Jabfab64@gmail.com**

Address: **1694 McBride Ridge Court, Winterset, IA 50273**

Phone No: **530-559-4950**

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:

The repair permit number for the newly installed coco tank is 2025-44

Inspection Date: **06/12/2025**

Currently Occupied: **Yes**

System Installation Date: **06/17/2003**

Permit Number: **031-03**

County contacted for records: **Yes**

Primary Treatment

Septic Tank

Tank Name: **Septic Tank**

Tank Material: **Concrete**

No. of Compartments: **2**

Date Pumped: **6/11/2025**

Distance To Well (Ft):

Risers Intact: **Yes**

Type: **Septic Tank**

Tank Corrosion Type: **None**

Pump Tank Chamber: **No**

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

Is Accessible: **Yes**

Effluent Filter Present: **Yes**

Tank Size (Gal): **1500**

Liquid Level Type: **Normal**

Licensed Pumper Name: **DPS**

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:

General Primary Treatment Comments:

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

Coco filter

Media Type: Coco	Manufacturer: Eco-Flo	Model Number: EC7-600-p-p
Serial Number: ACO444	Maintenance Contract: Yes	
Maintenance Provider: West Central Services		
System Hydraulic Loaded: No	Gallons Loaded:	Discharge At Time of Inspection: No
CBOD5 Results (mg/L):	TSS Results (mg/L):	Disinfection Present: No
Disinfection Type:	Tertiary Treatment Present: No	Tertiary Treatment Type:
Meets Setback to Well: N/A	Well Type:	Distance To Well (Ft.):
GP4 Permitted: No	GP4 Required: No	Vent(s) Present: Yes
Media Present: Yes	Outlet Found: Yes	Sample Taken: No
System Located on Owner Property: Yes	Easement Present: N/A	Functioning as Designed: Yes
Comments: This is a brand new Eco-Flo Coco Filter that was installed and inspected on 06/12/2025. Repair permit number 2025-44		

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **The septic line leaves the house on the east side of the house and heads east down the hill. There is a cleanout 100 feet from the house. It then enters the septic tank. The septic tank is a 1500 gallon concrete tank. The tank has both influent and effluent baffles, as well as a center wall baffle and effluent filter. The septic tank is watertight and functioning as designed at the time of the inspection. After the septic tank it enters the Coco filter. This is a brand new Coco filter installed and inspected on 06/12/2025. All hardware inside the tank is present and functioning. The coco filter is watertight and functioning as designed at the time of the inspection. After the coco filter, the line east to the bottom of the hill where it discharges.**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 16021 JAMES SULLIVAN CERT # 13653

Owner Name: **Steven and Janine Niccoli**

Address: **1694 McBride Ridge Court , Winterset , IA 50273**

County: **Madison**

Inspection Date: **06/12/2025**

Submitted Date: **6/19/2025**

Permit # 031-03 Larry Watts Lot 2 Country Estates Peat filter inspection 6/17/03



Permit # 031-03 Watts Lot 2 Country East West 6/11/03
1694 McBride Ridge Court

Permit # 2025-44 Remove & replace ST 650 w/ EcoFlo ECF-600 6/12/25

