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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

TRANSFEROR:

Name Rori E. Morrow

Address 1238 Pitzer Road, Earlham, Iowa 50072

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name James A. Ross

Address 1012 Pitzer Road, Earlham, IA 50072

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

1238 Pitzer Road, Earlham, Iowa 50072

Number and Street or RR

City, Town or P.O.

State

Zip

Legal Description of Property: (Attach if necessary) Parcel "A", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 10.965 acres, more or less, as shown in Revised Plat of Survey filed in Book 2 at Page 489 on August 1, 1994, in the Office of the Recorder of Madison County, Iowa, subject to easements of record.

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:

See attached

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

Signature: _____

R. Morrow
(Transferor or Agent)

Telephone No.: (515) 979-9252

Location of wells:

One located just west of the large barn and light pole on the south-east side of the house. The other well is located south and west of the shed and south of the tree next to the cement pad.



Time of Transfer Inspection Report

Property Information

Current Owner: Gary Cooper
Buyer: Rori Morrow Realtor: Bob Weeks
Mailing Address: Iowa Realty
Site Address/County: 1238 Pitzer Rd Earlham Ia. 50072
Legal Description: As Abstract Madison Co
No. of bedrooms: 3 Last occupied: occupied Records available: yes
Permit/ installation date: 19 years old Separation distances (ok/no?): (ok)

Septic System Information

Septic tank(s): Size: 1800 gal. Material: conc Condition: good
Tank pumped? ☒ Y ☐ N Date: 5-16-11 Licensed pumper: Forest Septic Tank serv.
Septic/Trash/Processing tank: Size: _____ Material: _____ Condition: _____
Tank pumped? ☐ Y ☐ N Date: _____ Licensed pumper: _____
Aerobic treatment unit (ATU) mfg: _____ Size: _____
Tank pumped? ☐ Y ☐ N Date: _____ Licensed pumper: _____
Maintenance contract? ☐ Y ☐ N Expiration date: _____ Service provider: _____
Condition: _____
Pump tanks/vaults: Type: _____ Size: _____ Condition: _____
Distribution system: Distribution box yes Outlets used 3 Condition: good
Header pipe(s): _____ No. of lines: _____ Pressure dosed? _____

Secondary Treatment:

Length of absorption fields: 3 80' laterals Determined by: drawing/probing
Condition of fields: good/dry Determined by: probing
Type of trench material: gravelless
Size of sand filter: _____ Determined by: _____
Vent pipes above grade? ☐ Y ☐ N Discharge pipe located? ☐ Y ☐ N
Effluent sample taken _____ Results: _____
Media Filters: Type: _____
Maintenance contract? ☐ Y ☐ N Expiration date: _____ Service provider: _____
Condition: _____
NPDES General Permit No. 4: Required? ☐ Y ☐ N Permitted? ☐ Y ☐ N NOI provided: _____

Alt
12/10



1238 Pitzer Rd, Earlham 50072

Time of Transfer Inspection Report

Other components:

Alarms: ☐ Y ☐ N

Working: ☐ Y ☐ N

Disinfection: ☐ Y ☐ N

Working: ☐ Y ☐ N

Control Box:

Timers:

Inspection Ports:

Other components:

Overall condition of the private sewage disposal system:

Report system status:

see attached

Explain (attach additional pages as needed):

Comments:

Site status at conclusion of Time of Transfer inspection:

- Verify that controls are set on the appropriate mode.
- Power is on to all components.
- Revisit all components to verify lids are secure.
- Gather all tools for removal from the site.
- Verify that no sewage is on the ground surface.

Using this worksheet, write a narrative report of the inspection results and attach a site sketch.

This report indicates the condition of the private sewage disposal system at the time of the inspection. It does not guarantee that it will continue to function satisfactorily.

Signature of Certified Inspector:

Chris Merston

Date:

5-16-11

Name (print):

Chris Merston

Certificate #:

8982

Address:

P.O. Box 219 Ind Ia. 50125

Phone #:

515-961-2113

Provide a copy of this report, the narrative report and sketch to the seller/agent, buyer/agent or the person ordering the inspection, the county sanitarian/environmental health office and to:

Iowa DNR

Private Sewage Disposal Program

502 E 9th St

Des Moines IA 50319

DNR Time of Transfer Report System Status

Address: 1238 Pitzer Rd, Earlham 50072 Date: 5-16-16

Comments:

Technician Chris Merston

All waste water from house drains to septic system.

The septic tank is a two compartment concrete 1000 gal. tank in good condition.

The distribution box and all laterals were in good working condition.

This is not a guarantee!

This certifies that the septic system was in good working condition at the time of the inspection.

DIAGRAM OF SYSTEM

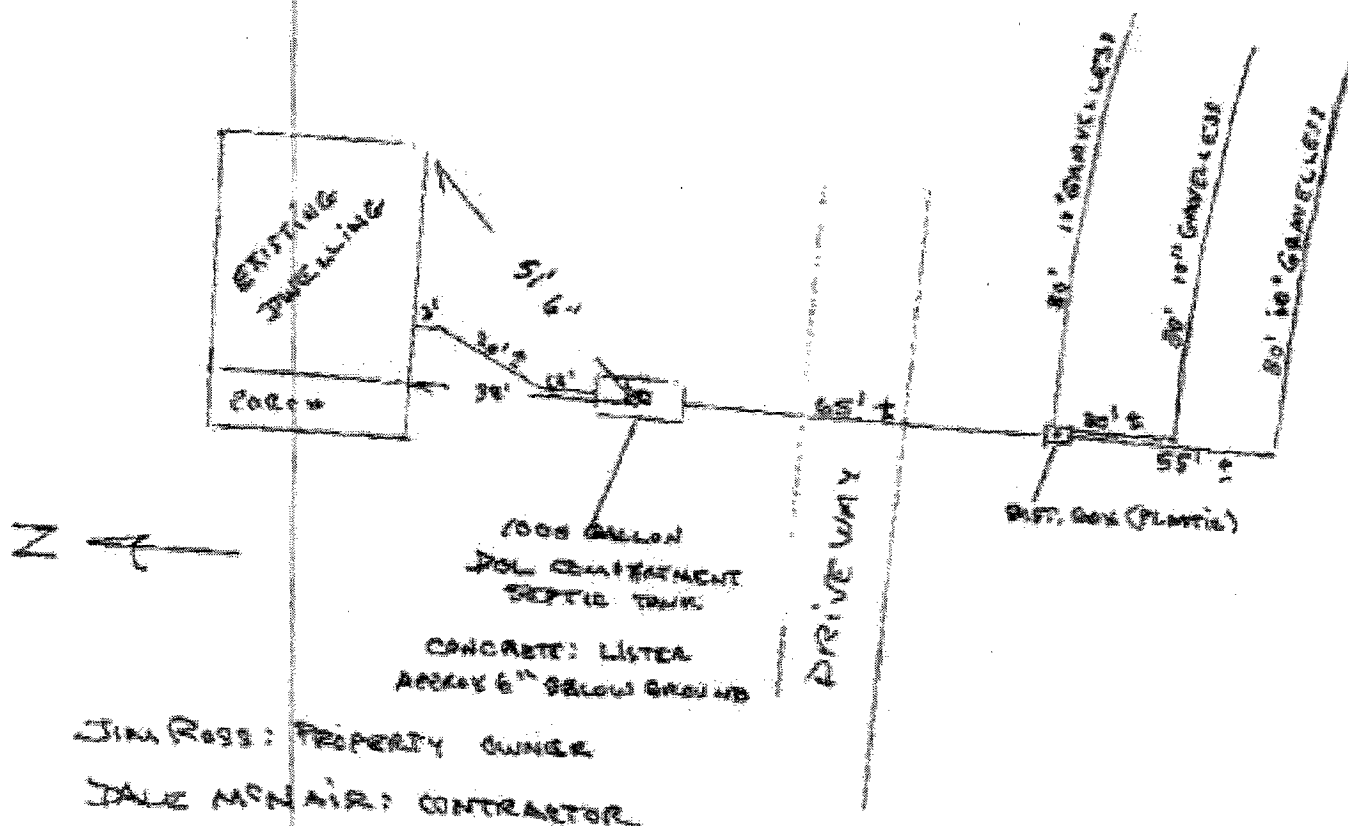
See County drawing

1238 Pitzer Rd, Eindhoven 50072

3404

X well

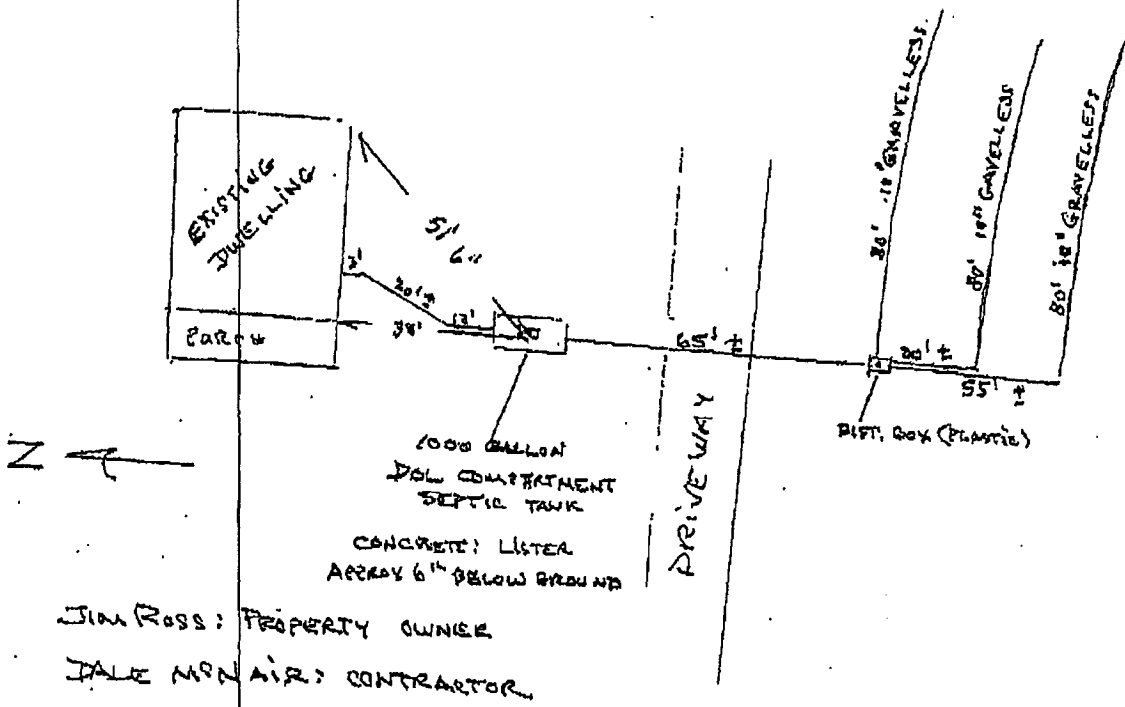
X
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1238 Pitzer Rd, Earlham 50072

BARN



JIM ROSS: PROPERTY OWNER
DALE MONAIR: CONTRACTOR

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**Addendum for
Inspection of Private Sewage Disposal System**

Buyer and Seller agree on the following initialed alternative to comply with the time of transfer inspection of private sewage disposal systems:

 X There is a private sewage disposal system on this Property which serves the Property. Seller has obtained or shall obtain at Seller's expense within 14 days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing. RM

If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within 10 days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.

 There is a 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. Buyer shall execute 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. Buyer shall attach a copy of the binding acknowledgment to the Groundwater Hazard Statement to be filed at closing. When the inspection is completed, an amended Groundwater Hazard Statement shall be filed with the certified inspection and shall include the document numbers of both the real estate transfer document and the original Groundwater Hazard Statement

Seller agrees at closing to deposit the sum of \$ _____ Dollars into escrow with _____ ("Escrow Agent") to reimburse Buyer for expenses incurred for the cost of the inspection and any required modifications to the private disposal system. Escrow Agent shall pay to Buyer, up to the amount held in escrow, amounts for required modifications after any such modifications are completed and upon submission to Escrow Agent of a detailed invoice. If no modifications are required, the entire escrow account shall be returned to Seller. Any funds remaining in the escrow account after any required modifications shall be returned to Seller. Seller shall not be responsible for any cost in excess of the escrow deposit.

 There is a private sewage disposal system on this Property. The building to which the sewage disposal system is connected will be demolished without being occupied. Buyer shall execute a binding acknowledgement with the county board of health to demolish the building within an agreed upon time period. Buyer shall attach a copy of the binding acknowledgement to the Groundwater Hazard Statement to be filed at closing.

 There is a private sewage disposal system on this Property. The private sewage disposal system has been installed within the past two years pursuant to permit number _____.