



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

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541 VZCR 4102

CONCERNING THE PROPERTY AT

Canton, TX 75103

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: lateral lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Behind pool ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 1979 ≈ ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Charles W. Brown 3-2-17

Signature of Seller

Charles W. Brown

Date

Ophelia Brown 3-2-17

Signature of Seller

Ophelia Brown

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

INCL - ③ 175 merc Vapor yard Lights

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 541 V2 CR 4102 Canton TN 375103

of People Living in Home: _____ Adults: 2 Children: _____

Approx. Thermostat Temperature Setting in Summer: 75/79 Winter: 65/69

Month	Year	Electric	Gas	Water	Trash	Other:
January	<u>2016</u>		<u>NA</u>	<u>Well</u>	<u>250.00</u>	<u>year</u>
February	<u>"</u>					
March						
April	<u>129.00</u>	<u>129.00</u>				
May	<u>179.00</u>	<u>179.00</u>				
June	<u>177.00</u>	<u>177.00</u>				
July	<u>161.00</u>	<u>161.00</u>				
August	<u>302.00</u>	<u>302.00</u>				
September	<u>433.00</u>	<u>433.00</u>				
October	<u>277.00</u>	<u>277.00</u>				
November	<u>217.00</u>	<u>217.00</u>				
December	<u>161.00</u>	<u>161.00</u>				
Total						
Average						

What providers are used currently for the following services?

Electric TVEC phone # 972-932-2214 - 800-766-9576

Water Well - East TN Water Well LLC phone # 903-567-4628

Sewer _____ phone # _____

Trash Days Sanitation phone # 903-880-2516

Propane NA phone # _____

Natural Gas NA phone # _____

Phone Company Frontier phone # Frontier.com - 800-981-801

Cable/Satellite DirecTV phone # _____

Internet _____ phone # _____

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address: _____

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor			
A/C Inside Coil/Furnace			
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical			
Faucets			
Fence			
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping			
Paint			
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: _____			
Other: _____			

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

Additional Property Info and FAQs Answered by Seller

PLEASE PRINT LEGIBLY

Property Address: _____

Is there a survey on the property? _____ If yes, do you have a copy? _____

What builder built the home? _____

How many owners has the home had? one _____

For properties with acreage, how much is wooded? _____ Open? _____

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? _____

Is there Ag. exemption on the property? _____ If so, for what activity? _____

Are there any recorded/unrecorded easements? _____

Are there any written or oral leases (including minerals)? _____ If so, what are they and with whom? _____

Is the property in a Homeowner's Association? No If so, what are the amount and frequency of the dues? _____