



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

2501 VZCR 2403
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: Spray ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Pasture East Side of House ☐ Unknown
- (4) Installer: B + H Shaw ☐ Unknown
- (5) Approximate Age: 16 yrs ☐ 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: Aerobic Septic Inspections
Phone: 903 865-1122 contract expiration date: 9-10-2016
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? 8-2013
- (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.

(1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller Km, Ym Page 1 of 2

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.

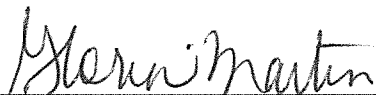
<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 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.



Signature of Seller
Kendall L. Martin

Date



Signature of Seller
Gloria Martin

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

AEROBIC SEPTIC INSPECTIONS
PO BOX 1444
CANTON, TX 75103

 **COPY**

Date: 7/26/2016

Phone: (903) 865-1122
Fax: (903) 865-1908
scott.raymond44@yahoo.com

To: Ken Martin
PO Box 1447
Canton, TX 75103

Contract Period
Start Date: 9/10/2016
End Date: 9/10/2017

Phone: (469) 765-5501 Subdivision:
Site: 2501 VZCR 2403, Canton, TX 75103
County: Van Zandt
Installer:
Agency: Van Zandt
Mfg/Brand: /

3 visits per year - one every 4 months

AEROBIC SEPTIC INSPECTIONS
Map Key: ID: 1395

This is to Certify that the above RESIDENTIAL sewage system has a RENEWED inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, air compressor, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash.

We will visit your site within 48 hours of you notifying us of a problem.

Raymond Scott is certified by the manufacturer of your system.

The air filter will be cleaned at each visit.

This agreement does not include the cost of repairs.

The homeowner is responsible for keeping chlorine in the system.

Home Owner: Ken Martin
Phone: 469-765-5501
Email: Ken @ MNMair.com

Owner Drivers License number _____
License expiration date _____

Certified Inspector: Raymond R. Scott MP0000821
Date: 8-3-16
Raymond Scott MP0000821

IF YOU WOULD LIKE TO PAY BY CREDIT CARD FILL IN INFORMATION BELOW

Name on card _____

Card number _____

CVZ number _____ Expiration date _____

Circle one MASTER CARD VISA DISCOVER

AEROBIC SEPTIC INSPECTIONS
PO BOX 1444
CANTON, TX 75103

 **COPY**

Date: 7/29/2015

Phone: (903) 865-1122
Fax: (903) 865-1908
/ scott.raymond44@yahoo.com

To: Ken Martin
PO Box 1447
Canton, TX 75103

Contract Period
Start Date: 9/10/2015
End Date: 9/10/2016

Phone: (469) 765-5501 Subdivision:
Site: 2501 VZCR 2403, Canton, TX 75103
County: Van Zandt
Installer:
Agency: Van Zandt
Mfg/Brand: /

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Raymond Scott is certified by the manufacturer of your system.

The air filter will be cleaned at each visit.

This agreement does not include the cost of repairs.

This agreement does not include the cost of chlorine.

Home Owner: Ken + Gloria Martin Owner Drivers License number 05268298
Phone: 469-765-5501 214-207-6783 License expiration date _____
Email: Ken @MNMAir.com

Certified Inspector: Raymond R. Scott MP0000821 Date: 8/12/15

Raymond Scott MP0000821

IF YOU WOULD LIKE TO PAY BY CREDIT CARD FILL IN INFORMATION BELOW

Name on card _____

Card number _____

CVZ number _____ Expiration date _____

Circle one MASTER CARD VISA DISCOVER

Additional Property Info and FAQs Answered by Seller

PLEASE PRINT LEGIBLY

Property Address: 2501 VZ CR 2403

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

What builder built the home? _____

How many owners has the home had? 1

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? yes If so, for what activity? Livestock + Hay

Are there any recorded/unrecorded easements? _____

Are there any written or oral leases (including minerals)? No 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? _____

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 2501 VZ CR 2403

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

Approx. Thermostat Temperature Setting in Summer: 77 Winter: 72

Month	Year	Electric	Gas	Water	Trash	Other: <u>Propane</u>
January	2015	152 ⁻	N/A	N/A		
February	}	187 ⁻				
March		156 ⁻				
April		124 ⁻				
May		97 ⁻				
June		104 ⁻				
July		148 ⁻				
August		188 ⁻				
September		171 ⁻				
October		159 ⁻				
November		125 ⁻				
December		123 ⁻				
Total		1734 ⁻				285 ⁻
Average		144 ⁵⁰				

What providers are used currently for the following services?

Electric TRCC phone # (972) 932-2214

Water N/A phone # _____

Sewer N/A phone # _____

Trash _____ phone # _____

Propane Ferrell Gas phone # 1-866-279-6660

Natural Gas — phone # _____

Phone Company — phone # _____

Cable/Satellite Dish 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: 2501 V2 CR 2403 CANTON TX

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	5-2003	Carpet	
Garage Door/Opener			
Insulation			
Landscaping			
Paint	12-2013	Exterior trim + siding	\$4650-
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater	9-2012	2 Tankless Water Heaters	\$6000-
Windows			
Other:			
Other:			

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