



# TEXAS ASSOCIATION OF REALTORS®

## INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 17484 FM 773  
Ben Wheeler, TX 75754

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown  
☐ \_\_\_\_\_
- (2) Type of Distribution System: \_\_\_\_\_ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: \_\_\_\_\_ ☐ Unknown  
SOUTH of MAIN HOUSE
- (4) Installer: \_\_\_\_\_ ☒ Unknown
- (5) Approximate Age: 30 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: \_\_\_\_\_  
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? Feb 2016
- (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.

\_\_\_\_\_  
Signature of Seller Date  
Howard D. Fager

 6/3/16  
\_\_\_\_\_  
Signature of Seller Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

## Utility Information and Costs

\*\*\*PLEASE PRINT LEGIBLY\*\*\*

Property Address: 17484 FM 773 Ben Wheeler, TX 75754

# of People Living in Home: 2 Adults: \_\_\_\_\_ Children: \_\_\_\_\_

Approx. Thermostat Temperature Setting in Summer: 74 Winter: 72

Month	Year	Electric	Gas	Water	Trash	Other:
January			NONE	NONE	NONE	
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total						
Average						

What providers are used currently for the following services? 800-720-3584

Electric TRINITY Valley Coop phone # 800-837-4966

Water well - 500' phone # \_\_\_\_\_

Sewer 500 gallon phone # \_\_\_\_\_

Trash 0 phone # \_\_\_\_\_

Propane 0 phone # \_\_\_\_\_

Natural Gas 0 phone # \_\_\_\_\_

Phone Company Century Link phone # 800-837-4966

Cable/Satellite DISH phone # 800-333-3474

Internet DISH 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	5/2015		1400 <sup>00</sup>
A/C Inside Coil/Furnace	"		—
Curtains/Blinds	✓		
Ceiling Fans/Fixtures	✓		
Countertops	✓ 2010		
Cabinets	✓ "		
Deck			
Doors			
Electrical	2010 -	Repaired - 250amp - Copper	
Faucets			
Fence			
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping			
Paint			
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: _____			
Other: _____			

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Additional Property Info and FAQs Answered by Seller

\*\*\*PLEASE PRINT LEGIBLY\*\*\*

Property Address: 17484 FM 773 Ben Wheeler, Tx 75754

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? 2

For properties with acreage, how much is wooded? \_\_\_\_\_ Open? 28 acres

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? no

Is there Ag. exemption on the property? Yes If so, for what activity? Cattle / Hay

Are there any recorded/unrecorded easements? None

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? \_\_\_\_\_

## Addendum to Listing Agreement regarding Improvements and Exclusions

Paragraph 2 of the Sales Contract states the items that are considered PART OF THE PROPERTY being conveyed to the buyer by the seller. Please read the list below very carefully and list any items you wish the Broker to EXCLUDE in the listing and in the marketing of the property to other agents in the MLS. Please note that the excluded items MUST be excluded in the Sales Contract in order to be binding upon closing. If the excluded items are removed before closing, the buyer will expect the seller to return the surface from which they were removed to its original condition.

IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any:

- all equipment and appliances,
- valances, screens, shutters,
- awnings,
- wall-to-wall carpeting,
- mirrors and shelving attached (bolted, not "hung") to the wall
- ceiling fans,
- attic fans,
- mail boxes,
- television antennas
- satellite dish system and equipment,
- mounts and brackets for televisions and speakers,
- heating and air-conditioning units,
- security and fire detection equipment,
- wiring, plumbing and lighting fixtures, chandeliers,
- water softener system,
- kitchen equipment,
- garage door openers,
- cleaning equipment,
- shrubbery, landscaping,
- outdoor cooking equipment,
- *basketball goal attached to the home or in the ground* [Note: this is not in the TREC contract, but is a TREC ruling on some of our past contracts]
- and all other property owned by Seller and attached to the above described real property.

ACCESSORIES: The following described related accessories, if any:

- window air conditioning units,
- stove,
- fireplace screens,
- curtains and rods, blinds, window shades, draperies and rods,
- door keys, mailbox keys,
- above ground pool, swimming pool equipment and maintenance accessories,
- artificial fireplace logs,
- controls for: (i) satellite dish systems, (ii) garage doors, (iii) entry gates, and (iv) other improvements and accessories.

The seller wishes to exclude the following items in the listing agreement:

Seller  Date 5/24/16 Seller \_\_\_\_\_ Date \_\_\_\_\_