



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2449 FM 859
Edgewood, TX 75117

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Sprinkler ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: About 75 yds ☐ Unknown
Behind house in field
- (4) Installer: Boys onsite septic system ☐ Unknown
- (5) Approximate Age: 8 ☐ 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? 12/1/14
- (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.

R-1407) 1-7-04

Initialed for Identification by Buyer [Signature] and Seller [Signature] Page 1 of 2

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Bob Reese


FM 859 2449 Seay

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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)</u> <u>without water-</u> <u>saving devices</u>	<u>Usage (gal/day)</u> <u>with water-</u> <u>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

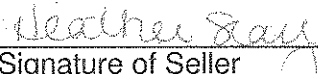
This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected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



Signature of Seller
Lesley D. Seay

8-18-15

Date



Signature of Seller
Heather Seay

8-18-15

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Utilities and Additional Property Information Provided by Seller

For property at 2449 FM 859

What providers are used currently for following services?

Electric TVEC phone # _____

Sewer _____ phone # _____

Water South Tawakoni Water Supply phone # _____

Cable Dish phone # _____

Trash Gaston Sanitation phone # _____

Natural Gas _____ phone # _____

Phone Company AT&T phone # _____

Propane _____ phone # _____

Internet Dish phone # _____

What are the average utilities per month for this property?

Electric: summertime - \$275-350.00 winter - 175-275.00

Gas: summertime - _____ winter - _____

Water: summertime - \$40-70 winter - \$30-60

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? no

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

What builder built the home? Savage & Sons Construction

How many owners has the home had? 1

If the property includes acreage, how much is wooded and how much is open:

Wooded 0 Open About 6.5

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

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

List below all of the features you can think of regarding your property.

INTERIOR: Wood floors, large open layout, spacious rooms,
large master bathroom - custom closet, 3rd floor
loft, foam insulation

EXTERIOR: stone, asphalt drive, swimming pool,
2 ponds, pretty land.

List any improvements YOU have made since you purchased the property. Give the approximate year, improvement made, and approximate cost.

pool, 2012, 45,000.00

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