



# TEXAS ASSOCIATION OF REALTORS®

## INFORMATION ABOUT ON-SITE SEWER FACILITY

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6395 Steep Hollow Cir  
Bryan, TX 77808

### CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown  
☐ \_\_\_\_\_
- (2) Type of Distribution System: above ground sprinklers ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: On back of 2 acre lot ☐ Unknown  
\_\_\_\_\_  
\_\_\_\_\_
- (4) Installer: David / James Heath ☐ Unknown
- (5) Approximate Age: 12 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: David & James Heath  
Phone: 979-229-3759 contract expiration date: 1-2015  
*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? Fall 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.**

(TAR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_ and Seller STJ, SEF Page 1 of 2

Cortiers Real Estate, 3600 HWY 6 South Suite 100 College Station, TX 77845

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Stephen Thomas

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6395 Steep Hollow

Information about On-Site Sewer Facility concerning \_\_\_\_\_

**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.

Penny L Fikes      9/9/2014  
Signature of Seller      Date  
Penny L Fikes

Larry Fikes      9/9/2014  
Signature of Seller      Date  
Larry Fikes

Receipt acknowledged by:

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

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

# Sewer System Test Report

Homeowner Name; FELICES  
 Site Address; 6395 STEEP HOLLOW RD.  
 OSSF Permit No. \_\_\_\_\_  
 Service Date; 5/23/2014  
 Service Contract exp. 2/2015

Company Name Heath's Backhoe Service  
 Company Address; 5395 Hickory Lane  
 College Station, Texas 77845  
 David Heath 979-229-3759  
 James Heath 979-777-3759

REQUIRED FREQUENCY OF VISITS: 3 inspections per contract year (every 4 months)

## INSPECTED ITEM

## OPERATIONAL

Chlorine Supply	(✓) > 0.1mg/L	( ) chlorine should be added every 2-3 weeks
Access Cover Safety Screws	(✓)	( )
Disinfection Device	(✓)	( )
High Water Level Alarm	(✓)	( ) high water level alarm malfunction
Aerators	(✓)	( ) aerator motor is weak and should be [ ] rebuilt [ ] replaced
Filters	(✓)	( ) _____
Irrigation Pumps	(✓)	( ) Irrigation pump is weak and should be replaced
Electric Circuits	(✓)	( ) performed minor electrical repairs
Distribution System	(✓)	( ) damaged sprayhead(s)
Sprayhead Vegetation	(✓)	( ) vegetation around sprayheads should be maintained
Sludge levels	(✓)	( ) sludge levels are high and should be pumped out [ ] trash tank [ ] treatment tank [ ] pump tank

Repairs to sewer system; \_\_\_\_\_

[ ] replaced sprayhead [ ] repaired sprayhead [ ] repaired irrigation pipe [ ] rebuilt aerator [ ] replaced aerator  
 [ ] replaced irrigatin pump [ ] replaced irrigatin pump switch float [ ] cleared obstructed chlorine reservoir

ITEMS THAT NEED REPAIRS \_\_\_\_\_

[ ] Ants may damage electric componants and should be maintained  
 [ ] System appears to be overloaded, please read the general recommendations below or consult your owners manual  
 [ ] Holes or low areas in the ground around sewer tanks should filled w/ soil up to 1/2" below sewer tank lids  
 [ ] Swimming pool Chlorine will not provide proper disinfection and is illegal

## General recommendations:

We recommend that water consumption be averaged throughout the day or spread out as much as possible.  
 For Example; 2.5 hours between laundry loads, 1 hour between baths, etc.  
 Laundry detergent as well as Bleach, Chlorine and other disinfectants entering sewer should be limited.  
 Approximatly 1 chlorine tab per person every 2-3 weeks seems to be most efficient.  
 Discharge from water softeners and ice machines should not enter sewer system  
 Beware of door to door sludge pumping companies, they often damage internal parts and are allways expensive.  
 All tanks marked on the "sludge level" box should be pumped when pumping sludge is necessary

For questions, comments, repairs and sludge removal, please call David @ 229-3759

AUTHORIZED SIGNATURE David Heath