



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 185 VZCR 1312
Van, TX 75790

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 (3) ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 100 FT + FROM HOUSE ☐ Unknown
RIGHT SIDE OF DRIVE WAY AND FIELD - (LOOKING FROM
HOUSE TO CL 1312) 3 SPRINKLER HEADS - 2 IN FIELD
1 JUST INSIDE.
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 10 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: JOEY KIDGLE'S SEPTIC SERVICE INC.
Phone: 903-852-3740 contract expiration date: NOV-2014
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? 2009
- (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:

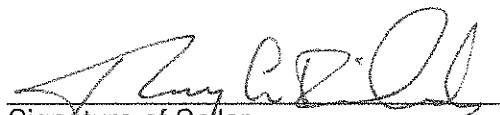
- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☒ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting 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.

AR-1407) 1-7-04 Initialed for Identification by Buyer _____, _____ and Seller JLL, JER Page 1 of 2


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

 2/17/14

Signature of Seller Date
Terry L. Richards

 2/17/14

Signature of Seller Date
Joyce Richards

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

JOEY RIDGLE'S SEPTIC SERVICE, INC.

JOEY RIDGLE - PRESIDENT

LIC. # OS-6493

MAINTENANCE LIC. MP001045

P O BOX 822 • Brownsboro, Texas 75756

8675 SH 31 East • Murchison, TX 75779

903-852-3740 Off. / 903-469-4529 Fax

joeyridglessepticsevice.com

**AEROBIC WASTEWATER TREATMENT SYSTEM
INSPECTION & MAINTENANCE AGREEMENT**

- JOEY RIDGLE'S SEPTIC SERVICE, INC. enters into contract with homeowner to assist in the proper operation of the aerobic system.
- Items to be inspected are aerators, diffusers, pumps, disinfection device, electrical circuits, distribution system, filters, and chlorine supply. All tanks, including checks for scum and sludge levels, turbidity, color and odors.
- Frequency of visits: Residential-once every four months. *Residential-Tarrant Regional Water/Richland Chambers once every three months. Commercials-once every three months. Inspections will be conducted in a geographical route sequence. The company will mark the system's inspection tag with the date of each service call. A copy of the service report will be left at the structure and a copy will be mailed to local permitting authority within 14 days.
- Chlorine residual monitoring each visit on units equipped with chlorinators. A chlorine residual test will be conducted on each scheduled visit and a BOD test once per year on commercial systems.
- JOEY RIDGLE'S SEPTIC SERVICE, INC. will respond to any emergency service calls within a 48 hour period or customer ordered service between regular scheduled inspection visits should the situation occur. Customer ordered service calls and emergency service calls are not covered in this contract, there will be a trip charge for all out of route service.
- The owner is financially responsible for repairing or replacing any needed items. No repairs will be made without owner's prior permission. Any recommendations will be noted on this report.
- The owner is responsible for checking the chlorinator every week and adding calcium based septic chlorine tablets as needed.
- The service contract will commence on the date that the system is approved for use by the local permitting authority or, if applicable, the date that the newly built house is sold by the builder.
- If the company desires to terminate this contract or if the owner desires to renew this contract with another service company, then notification of that action will be made by both parties to permitting agency no later than 30 days prior to the change of the contract status. **IMPORTANT:** This warranty/service agreement does not cover the costs of customer ordered service calls, labor or materials which are required due to "misuse or abuse" of the system; failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non-biodegradable materials, grease, oil, etc., or any usage contrary to the requirements listed in the owner's manual or as advised by the authorized service representative. Additional service (as ordered by customer), replacement of out-of-warranty components, laboratory test work, or pumping of unit will be done upon authorization from the customer at an additional charge. No refunds or partial refunds on maintenance contract.

Joey Ridgle is certified by Aquasafe, Aqua-Aire, Cajun-Aire, Clearstream, Delta, Hoot, Hydro-Action, Multiflo, Nayadic, Norweco and Southern

Joey Ridgle's Septic Services, Inc./Signature _____

Owner's Name Terry Richards

Signature _____

Mailing Address _____

Property Address 185 1/2 CR 1312, Van

Date Installed 11/22/03

Customer Phone _____

Date of Renewal 11/22/13

Manufacturer AA

Expires on 11/22/14

Capacity _____

Regulatory Agency VZ

Permit# _____

☐ INITIAL 2-YR SERVICE CONTRACT AGREEMENT ☒ 1-YR SERVICE AGREEMENT ANNUAL COST OF CONTRACT \$175.00

DIRECTIONS TO SITE: (PLEASE INCLUDE, TO UPDATE OUR FILES)

PLEASE RETURN WHITE AND YELLOW COPIES WITH PAYMENT

FOR OFFICE USE ONLY: DATE RCVD _____ PAYMENT CHECK # _____ CASH _____ CREDIT CARD V/MC/DISCOVER
4/20/2009