



# TEXAS ASSOCIATION OF REALTORS®

## INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 581 VZCR 3411  
Wills Point, TX 75169

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown  
☐ \_\_\_\_\_
- (2) Type of Distribution System: Sparg ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front of House between Street & Crane Myrtle ☐ Unknown
- (4) Installer: BH SHAW ☐ Unknown
- (5) Approximate Age: 11 years ☐ 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 RIDGLE'S SEPTIC SERVICES  
Phone: 903 852-3740 contract expiration date: 12-15-13  
*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? 2010
- (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 DS Page 1 of 2

RE/MAX Landmark Rose, 430 S. Trade Days Canton, TX 75103  
Phone: 903 245 2056

Fax: 903 642 0065

Bob Reese

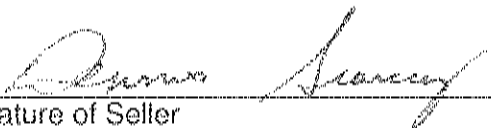
VZCR 3411 581

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**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)<br/>without water-<br/>saving devices</u> | <u>Usage (gal/day)<br/>with water-<br/>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  
Dennis Searcey

11-6-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Seller

11-6-13  
\_\_\_\_\_  
Date

Receipt acknowledged by:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Utilities and Additional Property Information Provided by Seller

For property at 581 VZCR 3411 Willis Point, Tx

What providers are used currently for following services?

Electric TXU phone # 800 242-9113

Sewer \_\_\_\_\_ phone # \_\_\_\_\_

Water Willis Point - City of phone # 903 873-2578

Cable \_\_\_\_\_ phone # \_\_\_\_\_

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

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

Phone Company AT&T phone # 800 288-2020

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

Internet \_\_\_\_\_ phone # \_\_\_\_\_

What are the average utilities per month for this property?

Electric: summertime - \_\_\_\_\_ winter - \_\_\_\_\_

Gas: summertime - \_\_\_\_\_ winter - \_\_\_\_\_

Water: summertime - \_\_\_\_\_ winter - \_\_\_\_\_

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? \_\_\_\_\_

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

What builder built the home? \_\_\_\_\_

How many owners has the home had? 2

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

Wooded \_\_\_\_\_ Open \_\_\_\_\_

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where Yes

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