



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 1202 FM 51
Glen Rose, TX 76043

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 SYSTEM ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: LOWER BACK YARD UNDER TREES ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: SAME AS HOME ☐ 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: COLEMAN AEROBIC
Phone: _____ contract expiration date: MARCH 2013
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? _____
- (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
Ronald C Singleterry

4/10/12

Date



Signature of Seller
Francine S Singleterry

4-19-2012

Date

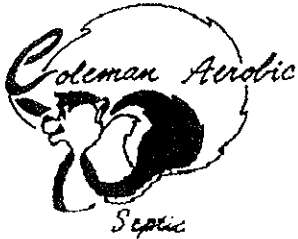
Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



COLEMAN AEROBIC SEPTIC, INC.
INSPECTION/MAINTENANCE
CONTRACT

Visit us at www.colemanaerobic.com Somervell 1-93

Storefront & Mailing Address:
2030 Southwest Parkway
Granbury, Texas 76048
Office: (817) 573-4296
Fax: (817) 573-4026
License # OS0025135

PERMITTING AUTHORITY: Somervell 1-93

Ron Singleterry
1202 Hwy 51
Glen Rose, Texas 76043
(254) 897-9677

* Mailing Address if Different
1202 FM 51
Walnut Springs, TX
76690

03/17/12 03/17/13
I. INSPECTIONS (SIGN ON REVERSE SIDE)

Effective dates of contract: 03/17/12 to 03/17/13

Amount: (please check
preferred services)

Contract: ☒ (1 yr.) \$150.00
☐ (2 yr.) \$290.00 (\$10.00 discount)

Chlorine Service: ☐ (1 yr.) \$50.00
☐ (2 yr.) \$100.00

**If you elect not to sign up for the chlorine service, consider purchasing chlorine from Coleman Aerobic. (Compare our price of \$52.00 to Lowe's \$82.00. That's a \$30.00 savings!)

Contract sent to Permitting Authority and Homeowner includes:

1. Three (3) inspections per year – every four months
2. Inspection report sent to Permitting Authority and Homeowner
3. Included in an inspection:
 - a. Required testing and reporting
 - b. Check and adjust floats for water pump and high water alarm
 - c. Visually check quality and color of effluent in pump tank
 - d. Clean filters and aerator shafts as suggested by manufacture
 - e. Check sludge level in accessible tanks
 - f. Notify homeowner when system needs pumping
 - g. Visually check operation of sprinklers (if you would like for Coleman Aerobic to replace inoperative spray heads during inspections at a cost of \$20.34 each, please initial here _____ and read the conditions section on reverse side)

Thank you!

Please Read

We are obligated by law to report any and all deficiencies found at time of inspection to the Permitting Authority. Any deficiencies found will be clearly stated on your inspection report. It is **YOUR** responsibility as homeowner to contact Coleman Aerobic to schedule the repair and/or replacement of any deficiencies noted on the report. (See Maintenance) Additionally, Coleman Aerobic provides 4 lbs of chlorine (per visit) with the chlorine service. It is your responsibility to check your system periodically and to add additional chlorine if needed.

Coleman Aerobic shall respond to homeowner complaints within 24 hours or less.

Please Note: It is not necessary that you be present during an inspection. However, if there are extenuating circumstances (dogs, locked gates, etc.) that we need to be made aware of please indicate in the space provided below. If we are unable to perform the scheduled inspection we will send a service report to the Permitting Authority stating the system was not serviceable. If a second trip is required, you will be charged \$40.00.

Special Instructions: _____

Name of system: Mighty Mac

☐ It is not necessary that you call me prior to an inspection.

☒ Yes, I would like a courtesy call.

(SEE REVERSE SIDE)

II. MAINTENANCE

For your added convenience, we provide Aerobic Septic System services and repairs. All contract-holding clients receive a 15% discount on parts.

III. CONDITIONS FOR TERMINATING THIS CONTRACT

(PLEASE READ THIS SECTION CAREFULLY!) To signify your understanding and agreement to abide by this section of the contract, please sign on the line provided below.

1. Charges for work performed under Section II. MAINTENANCE is due upon completion unless other arrangements are made at the time of the service request.
2. Payments due beyond 30 days will generate a "Letter of Non-Compliance", with intent to cancel your contract, to the Permitting Authority with a copy to you. This letter will give you an additional 30 days to pay your bill in full. In addition, there will be a 5% re-billing fee added to your balance.
3. If payment is made within the 30 day period, the "Letter of Non-Compliance" will be rescinded and the Permitting Authority will be notified.
4. If payment is not made within the 30 day period you will receive a "Letter of Termination" of your contract with a copy to the Permitting Authority.

I agree to the terms of this contract

Date:

Mitchell R. Coleman

Signature

Phone #:

Date:

TCEQ License Numbers:

Class II OSSF Installer: Mitchell Coleman - OS0025135

Class D. Wastewater Treatment Operator: Mitchell Coleman - WW002829

OSSF Maintenance Providers:

Mitchell Coleman - MP0000086

Kyle Coleman - MP0001322

Jeremy Phillips - MP0001422

Darla Reynolds - MP0000085

Trained and Certified by the following manufacturers:

Aqua Safe, Aqua Aire, AquaKlear, Hydro-Action/Hydro-Flo, Delta/Whitewater, Southern, Cajun Aire, Hoot Tex-Aire/Mighty Mac, Clearstream, Norweco

10.00 coupon issued for all referrals resulting in a signed contract!

PLEASE REMIT PAYMENT WITH SIGNED CONTRACT!



VISA AND MASTERCARD ACCEPTED