



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

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2293 FM 1653

Ben Wheeler, TX 75754

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: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☒ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: _____ ☒ 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? July 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.

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
Jacob F. Bell

10/12/17

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 2293 FM 1653 Ben Wheeler, TX 75759

of People Living in Home: 2 Adults: 2 Children: _____

Approx. Thermostat Temperature Setting in Summer: 69 Winter: 73-75

Month	Year	Electric	Gas	Water	Trash	Other:
January	2017	\$168			\$30	
February	2017	\$242			\$30	
March	2017	\$92			\$30	
April	2017	\$85			\$30	
May	2017	\$94			\$30	
June	2017	\$77			\$30	
July	2017	\$199			\$30	
August	2017	\$170			\$30	
September	2017	\$181			\$30	
October	2017	\$175*			\$30	
November					\$30	
December					\$30	
Total					\$30	
Average					\$30	

What providers are used currently for the following services?

Electric 4 Change Energy phone # 855-784-2426

Water _____ phone # _____

Sewer _____ phone # _____

Trash Republic Services phone # 800-678-7224

Propane _____ phone # _____

Natural Gas _____ phone # _____

Phone Company _____ phone # _____

Cable/Satellite Dish phone # 800-333-3474

Internet CPI/CIP phone # 903-873-3122

Community Internet Providers

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

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address: _____

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor			
A/C Inside Coil/Furnace			
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops / Granite	Summer 2016	Granite / Guest Bathroom	\$ 500
Cabinets			
Deck			
Doors			
Electrical			
Faucets	2016-2017	Replace Kitchen / Bathroom Laundry - new / matching	\$ 600
Fence			
Fireplace			
Flooring	Summer 2016	new Kitchen / Bathroom Laundry	2,500
Garage Door/Opener			
Insulation			
Landscaping			
Paint			
Roof	Summer 2016	New Roof	11K
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: Garage	Garage 2016	New 30x30 Shop	13K
Other: Disposal	8/17	New disposal/switch	\$ 400

- Master Shower / Guest Inset New - \$ 3K - Summer 2016

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