



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

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CONCERNING THE PROPERTY AT

200 VZCR 4124
Canton, TX 75103

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
PASTURE
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 19 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: _____
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? 2012
- (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

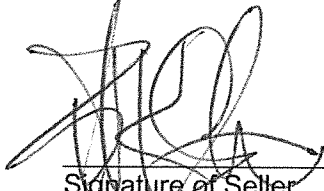
Initialed for Identification by Buyer _____, _____ and Seller 

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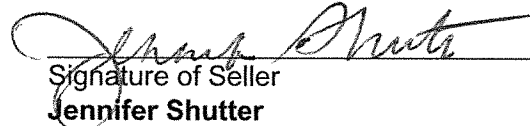
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater 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
Randall K. Shutter

10/24/17
 Date


 Signature of Seller
Jennifer Shutter

10/24/17
 Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 200 1/2 CR 4124 CANTON TX 75103

of People Living in Home: 4 Adults: 3 Children: 1

Approx. Thermostat Temperature Setting in Summer: 74 Winter: _____

Month	Year	Electric	Gas	Water	Trash	Other:
January	2017	325.19			23-	
February	2017	284.30			23-	
March	2017	229.04			23-	
April	2017	243.09			23-	
May	2017	307.98			23-	
June	2017	355.70			23-	
July	2017	462.81			23-	
August	2017	423.21			23-	
September	2017	421.09			23-	
October	2017	417.47			23-	
November	2016	361.28			23-	
December	2016	307.40			23-	
Total		4138.55			276-	
Average		344.88			23-	

What providers are used currently for the following services?

Electric TXU phone # _____

Water WELL phone # _____

Sewer SEPTIC phone # _____

Trash TABOR phone # _____

Propane N/A phone # _____

Natural Gas N/A phone # _____

Phone Company N/A phone # _____

Cable/Satellite DISH phone # _____

Internet _____ phone # _____

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	8/2011	REPLACE INSIDE ?	4500.00
A/C Inside Coil/Furnace	8/2011	OUTSIDE UNITS	
Curtains/Blinds	8/2011	ALL WOOD BLINDS	1200.00
Ceiling Fans/Fixtures	10/2017	UP DATED 2 ND -3 RD BR	200.00
Countertops	10/2017	ISLAND TOP	50.00
Cabinets			
Deck	4/2015		1000.00
Doors			
Electrical			
Faucets	10/2017	2 ND BATH ROOM	50.00
Fence			
Fireplace			
Flooring	10/2017	2 ND , 3 RD BR, LR ALL CLOSETS	1200.00
Garage Door/Opener			
Insulation			
Landscaping	10/2017	MULCH, PLANTS	300.00
Paint	10/2017	INSIDE ? OUTSIDE ALL	2000.00
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: <u>DISHWASHER</u>	10/2017		499.00
Other: <u>STONE TOP</u>	10/2017		499.00

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Additional Property Info and FAQs Answered by Seller

PLEASE PRINT LEGIBLY

Property Address: 280 VZ CR 4124 Canton TX 75103

Is there a survey on the property? ✓ If yes, do you have a copy? ✓

What builder built the home? _____

How many owners has the home had? 2

For properties with acreage, how much is wooded? 1 Open? 7.25

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? NO

Is there Ag. exemption on the property? NO If so, for what activity? _____

Are there any recorded/unrecorded easements? NO

Are there any written or oral leases (including minerals)? NO If so, what are they and with whom? _____

Is the property in a Homeowner's Association? NO If so, what are the amount and frequency of the dues? _____