



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

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CONCERNING THE PROPERTY AT

24413 St Hwy 19
 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: lateral lines Unknown
- (3) Approximate Location of Drain Field or Distribution System: either side of the tennis court Unknown

- (4) Installer: unknown Unknown
- (5) Approximate Age: 39 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: _____
 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? 10/2016
- (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 AS, CS


Page 1 of 2


Information about On-Site Sewer Facility concerning _____

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.

 5/8/18
 Signature of Seller Date
Amanda Bell Swasso

 5/8/18
 Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 24413 State Highway 19

of People Living in Home: 11 Adults: 2 Children: 9

Approx. Thermostat Temperature Setting in Summer: 78 Winter: 68

Month	Year	Electric	Gas	Water	Trash	Other:
January	2018	403 ⁻	}	}	23 ⁻	
February	2018	352 ⁻			23 ⁻	
March	2018	288 ⁻			23 ⁻	
April	2018	158 ⁻			23 ⁻	
May	2018	157 ⁻			23 ⁻	
June	2017	231 ⁻			23 ⁻	
July	2017	285 ⁻			23 ⁻	
August	2017	329 ⁻			23 ⁻	
September	2017	270 ⁻			23 ⁻	
October	2017	236 ⁻			23 ⁻	
November	2017	209 ⁻			23 ⁻	
December	2017	155 ⁻			23 ⁻	
Total					226 ⁻	
Average					23 ⁻	

What providers are used currently for the following services?

Electric Trinity Valley phone # 972-932-2214

Water _____ phone # _____

Sewer _____ phone # _____

Trash Davis Sanitation phone # 903-880-2516

Propane _____ phone # _____

Natural Gas _____ phone # _____

Phone Company Century Link phone # 816-642-0444

Cable/Satellite DirectTV phone # 877-955-0372

Internet Century Link phone # 816-642-0444

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	6/2014 10/2016	master bedroom unit Living room unit	\$5000 \$7000
A/C Inside Coil/Furnace	↳	↳	↳
Curtains/Blinds			
Ceiling Fans/Fixtures	9/2016	replaced fixtures throughout	\$1500
Countertops	8/2013	butcher block	\$2000
Cabinets			
Deck			
Doors	9/2015	exterior doors	\$2500
Electrical			
Faucets			
Fence			
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping			
Paint	4/2018	interior paint	\$500
Roof	7/2016	complete roof	\$14,000
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other:			
Other:			

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