



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

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CONCERNING THE PROPERTY AT

1596 VZCR 3415
 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: SPRINKLER ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Approximately 250 feet South of the septic tanks. There are two DISTRIBUTION SPRINKLERS. ☐ Unknown
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 11 yrs old. ☐ 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? Before March 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 ☐ _____
N/A
- (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 pm pm

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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
Perry S. Maxwell
Date



Signature of Seller
Sabrina S. Maxwell
Date 5-7-18

Receipt acknowledged by:

Signature of Buyer
Date

Signature of Buyer
Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 1596 VZ CR 3415, WILLS POINT, TX 75169

of People Living in Home: 2 Adults: 2 Children: 0

Approx. Thermostat Temperature Setting in Summer: 74 Winter: 70

Month	Year	Electric	Gas	Water	Trash	Other:
January	2018	382.00	329.66	43.52	23.00	
February	2018	457.00	0	42.81	23.00	
March	2018	394.00	0	43.16	23.00	
April	2018	208.00	255.00	42.11	23.00	
May	2017	169.00	0	51.73	23.00	
June	2017	206.14	0	52.56	23.00	
July	2017	250.00	0	67.56	23.00	
August	2017	423.00	0	47.56	23.00	
September	2017	285.45	0	43.16	23.00	
October	2017	280.80	0	43.87	23.00	
November	2017	219.00	74.38	44.22	23.00	
December	2017	161.57	180.29	42.81	23.00	
Total		3435.16	839.33	565.07	276.00	
Average		286.26	69.94	47.09	23.00	

What providers are used currently for the following services?

Electric TEXAS VALLEY Elec Coop phone # 972-932-2214

Water MacBee phone # 903-873-2109

Sewer CROWS SEPTIC phone # 469-338-7834

Trash DAYS SANITATION phone # 903-880-2516

Propane Potts GAS - CANTON phone # 903-567-6338

Natural Gas _____ phone # _____

Phone Company _____ phone # _____

Cable/Satellite DISH NETWORK phone # 800-333-3474

Internet People's Internet phone # 903-763-2214

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	APR 2016	NEW WOOD 2" BLINDS	\$2500
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors	JUNE 2016	WOOD SCREEN DOOR	\$100
Electrical			
Faucets			
Fence	JULY 2017	ELECTRIC FIELD FENCE	\$2000
Fireplace			
Flooring			
Garage Door/Opener	2017	NEW DOOR OPENER	\$300
Insulation			
Landscaping			
Paint			
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: LIGH BUCCS	JUNE 2016	ALL RECESSED LIGHT TO LED	\$1100.00
Other: UPGRADED BARN	NOV 2016	ADDED END WALLS TO BARN	1200.00

UPGRADED FEED SHED AUG 2016 ADDED FEED BINS + WALL HANGERS & SHELVING
 The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. \$500.00
 Buyer to verify.
 ADDED 50'x80' JUNE 2016 NEW WORKSHOP, INSULATED
 WORKSHOP/LEAN-TO/RV GARAGE WITH WATER + PLUMBING 76,500.00
 DRED.