



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

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CONCERNING THE PROPERTY AT 1592 VZCR 4203  
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: Leach field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Behind house into the field ☐ 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? May 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 DRB

Page 1 of 2

**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

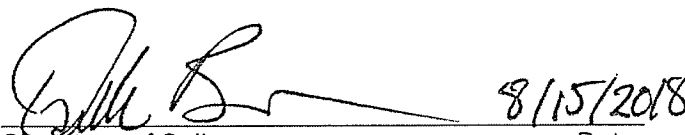
This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.



Signature of Seller  
David Baucom

8/15/2018

Date



Signature of Seller  
Danielle Baucom

8/15/2018

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Additional Property Info and FAQs Answered by Seller

\*\*\*PLEASE PRINT LEGIBLY\*\*\*

Property Address: 1592 VZCR4203 Canton, Tx 75103

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

What builder built the home? unknown

How many owners has the home had? 3

For properties with acreage, how much is wooded? 1 Open? 15 acres

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? Yes If so, for what activity? Hay

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? \_\_\_\_\_

## Property Features Updates and Upgrades

\*\*\*PLEASE PRINT LEGIBLY\*\*\*

Property Address: \_\_\_\_\_

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	2018		
A/C Inside Coil/Furnace	2018		
Curtains/Blinds			
Ceiling Fans/Fixtures	2017/2018	All rooms have new fans and light fixtures	
Countertops	2018, 2016	New granite kitchen countertops Master bath counter replaced	
Cabinets	2016, 2018	2016 - Refaced cabinets in kitchen 2018 - Painted cabinets	
Deck			
Doors			
Electrical	2018	New breaker panels, electric wires run underground,	
Faucets	2016	Master bathroom	
Fence			
Fireplace	2018	Fireplace moved from west rock wall, rebuilt, new surround & chimney	
Flooring	2016, 2018	2016 - Master 2018 stairs & upstairs + LR	
Garage Door/Opener			
Insulation			
Landscaping	2018	Tornado clearing, tree trimming front yard leveled, path built	
Paint	2018	New exterior and interior paint	
Roof	2017		
Sinks			
Septic System	2016	located tank, pumped added ports & new lids	\$3,000
Sprinkler System			
Walls	2017	created upstairs hallway sheetrocked throughout	
Water Heater			
Windows	2017	Added 4 dormer windows	\$19,000
Other: <u>Exterior Siding</u>	2017	New exterior siding	
Other: <u>Pond Culvert</u>	2016	drainage culvert by pond	\$1,800

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