

3009 Creekside Dr
Brenham, TX 77833-9313

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	automatic <input checked="" type="checkbox"/> manual areas covered: <u>flower beds</u>
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Water supply provided by: ___ city ___ well ___ MUD co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes no ___ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition shingles Age: 5 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes no ___ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)	<input checked="" type="checkbox"/>	
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property	<input checked="" type="checkbox"/>	
Located in Historic District		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>

(TAR-1406) 02-01-18

Initialed by: Buyer: _____ and Seller: [Signature] [Signature]

Page 2 of 5

Concerning the Property at _____

Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

In May 2016, the creek exceeded its bank and covered part of the backyard.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Country Place Northwest Homeowners Assn

Manager's name: Ralph Wittner Phone: 979-836-3733

Fees or assessments are: \$ 100 per year and are: mandatory voluntary

Any unpaid fees or assessment for the Property? yes (\$ _____) no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

3009 Creekside Dr
Brenham, TX 77833-9313

Concerning the Property at _____

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller has has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
Quarterly	Septic	Derkowski Septic Service	1

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes no

Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 11. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller: Stephen Miller Date: 9/21/18 Signature of Seller: Carolyn Miller Date: 9-21-18

Printed Name: Stephen Miller Printed Name: CAROLYN MILLER

(TAR-1406) 02-01-18 Initialed by: Buyer: _____ and Seller: SM, CM Page 4 of 5

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>Bluebonnet Electric</u>	phone #: <u>800-842-7768</u>
Sewer: <u>onsite sewer</u>	phone #: <u>-</u>
Water: <u>Central Washington Co. WSC</u>	phone #: <u>866-643-3472</u>
Cable: <u>Directv</u>	phone #: <u>800-531-5000</u>
Trash: <u>Town & Country Trash service</u>	phone #: <u>979-451-9655</u>
Natural Gas: <u>City of Brenham</u>	phone #: <u>979-337-7520</u>
Phone Company: <u>A-T-T</u>	phone #: <u>800-288-2020</u>
Propane: <u>N/A</u>	phone #: <u>-</u>
Internet: <u>Suddenlink</u>	phone #: <u>-</u>

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



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

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
 ©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 3009 Creekside Dr
Brenham, TX 77833-9313

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 heads Unknown
- (3) Approximate Location of Drain Field or Distribution System: backyard Unknown

- (4) Installer: Texas Jet Systems Unknown
- (5) Approximate Age: 20 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: Derkowski Septic Service
 Phone: 979-270-2151 contract expiration date: Nov. 1, 2010 renewal submitted
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.

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.

Stephen Miller 9/21/18
Signature of Seller Date
Stephen Miller

Carolyn Miller 9-21-18
Signature of Seller Date
Carolyn Miller

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Customer

No.: 195



Septic Service
P. O. Box 697
Brenham, TX 77834
979-270-2151

derkowskisepticservice@gmail.com

County:
Washington

Aerobic Maintenance Contract

Owner: Stephen Miller - 1394

Aerobic Type and Size: _____

Site Address:

Mailing Address (if different):

3009 Creekside Dr.

Brenham, TX 77833

2430 Gun And Rod Circle
BRENHAM, TX 77833

I, the authorized maintenance provider, agree to the following with prepayment of service contract.

Service period/ Minimum number of inspections: 1 Year/ 4 Inspections

Beginning on/ Ending on: November 1, 2018 to November 1, 2019

Inspections will be performed on the system located at the above stated address and will include the following:

1. A visual inspection of effluent for coloring and odor.
2. Inspection of aeration chamber.
3. Sampling of chlorine residual.
4. Inspection of any mechanical and/or electrical components.
5. If any malfunctions are found and cannot be fixed at time of service, the homeowner will be notified when the repairs can be completed.

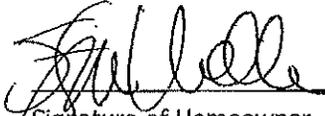
Additional services, replacement of out-of-warranty parts, waste removal in system, or other services offered by service provider can be done, with written notice, for an additional charge. Response time will be within 24 hours.

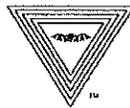
IMPORTANT:

***HOMEOWNER MUST MAINTAIN CHLORINE SUPPLY FOR THE SYSTEM.**

*This maintenance/service agreement does not cover the cost of service calls, labor or materials which are required due to "misuse or abuse" of the system or out of warranty; failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements listed in the owner's manual or as advised by the installer.

Maintenance Service Provider
Darren Derkowski
TCEQ: Installer II OS0031161
Maintenance Provider MP0001920
Site Evaluator OS0033480


Signature of Homeowner
9/21/18
Date



OWNER'S MANUAL

MODEL J-353



HOW YOUR JET PLANT WORKS

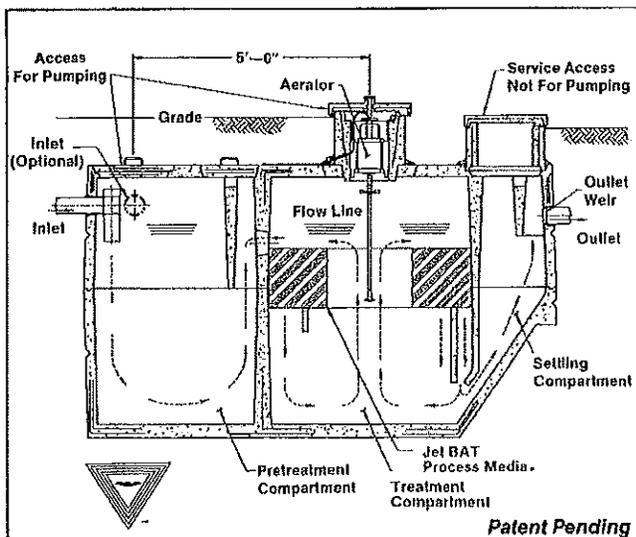
Your JET Plant consists of a tank, a JET Aerator, and Jet BAT Process Media. Your plant uses Jet's new exclusive wastewater treatment process called BIOLOGICALLY ACCELERATED TREATMENT™ — BAT® for short.

The tank has three compartments. Arrows on the diagram below indicate the flow pattern and flow direction through these compartments. This plant is NSF rated at 500 gpd.

The compartment on the left is designed for pretreatment. This compartment receives the wastewater and treats it physically and biochemically before it passes on to the center treatment compartment.

The JET Aerator injects fresh air into the treatment compartment to provide oxygen and mixing to support Jet's revolutionary, state-of-the-art BIOLOGICALLY ACCELERATED TREATMENT™ process. In this process, great numbers of microorganisms attach themselves to the Jet BAT Process Media, providing an extraordinarily high degree of treatment as they convert the wastewater to odorless, colorless liquids and gases. Air from the JET Aerator supplies the oxygen required by the microorganisms to complete this process. Mixing insures that all the wastewater inside the compartment comes in contact with the microorganisms for total treatment.

The treated contents inside the center compartment then flow into the settling compartment. Here, any fine particles settle and return to the treatment compartment, leaving only a clear, odorless, treated liquid for final discharge.



The J-353 Plant has been tested to NSF Standard 40, and has a Class I NSF Listing.

YOUR JET PLANT PERFORMANCE

The least demanding NSF standards are for Class II plants. These standards are 60 ppm BOD and 100 ppm SS. Your NSF tested JET Plant performed much better than this in all tests.

The next, more demanding standards are U.S. EPA's, which are a maximum of 30 ppm BOD and 30 ppm SS. NSF minimum performance requirements for Class I plants are identical to these EPA standards. Your JET Plant tested well under these 30/30 maximum limits.

The strictest U.S. EPA standards for ecologically sensitive areas are 10 ppm BOD and 10 ppm SS. Because these limits are extremely difficult to reach, compliance is not normally required. NSF has no such standards at this time.

Your Model J-353 listed JET Plant had an average, including stress testing, of 15 ppm BOD and 12 ppm SS over its entire testing period.

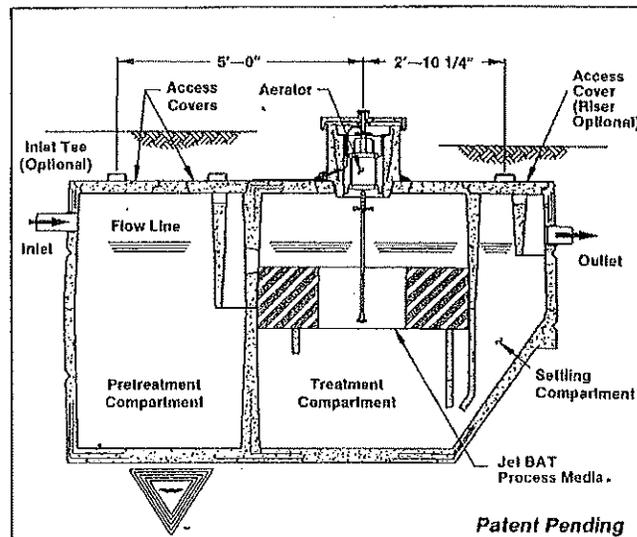
CONTROL PANEL — NSF MODEL

The control panel is mounted in a visible location so the red warning light on the cover can be easily seen. The red light will only glow if the aerator is not operating. In this event, press the circuit breaker reset button. If the red light continues to glow, call your distributor.

Wiring instructions and a wiring diagram are inside the control panel cover. Energy requirements are 115 Volt, 60 HZ. Electrical work must be performed in accordance with the requirements of the National Electrical Code and local codes.

NEVER TOUCH YOUR JET AERATOR OR THE CONTROL PANEL. WIRING UNLESS THEIR POWER SUPPLY HAS BEEN TURNED OFF.

MODEL J-353 S



This plant does not have an NSF listing but is identical to the J-353 plant except the riser over the settling compartment is optional, the control panel may be a cycled or non-cycled model and the outlet weir is not included. If the riser is not used then the tank has a below grade access cover in the same location the riser would be.

MODEL J-153

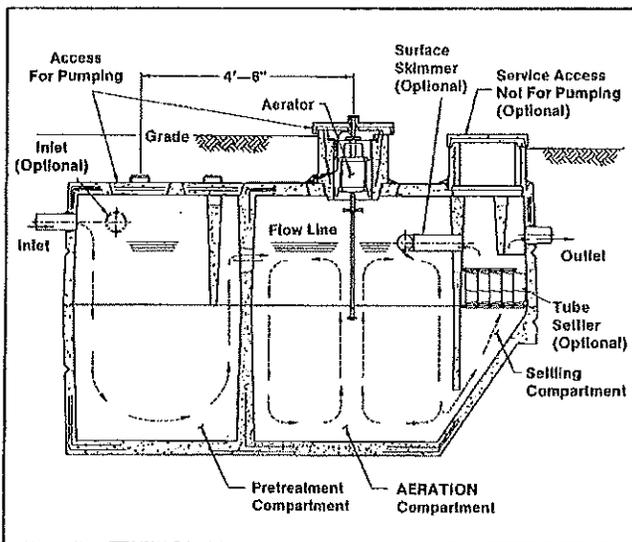
HOW YOUR JET PLANT WORKS

Your JET Plant consists of a tank and a JET Aerator. The tank has three compartments. Arrows in the diagram indicate the flow pattern and flow direction through these compartments. If you have Plant Model J-153, it operates by the activated sludge process. This plant does not have an NSF Listing.

The compartment on the left is designed for pretreatment. This compartment receives the wastewater and treats it — physically and biochemically — before it passes on to the aeration compartment.

In the aeration compartment, wastewater from the pretreatment compartment is mixed with activated sludge and aerated. The JET Aerator circulates and mixes all the wastewater, while injecting ample air to meet the oxygen demands of this aerobic process.

The treated wastewater inside the aeration compartment then flows into the settling compartment. Here, any fine particles settle and return to the aeration compartment, leaving only a highly treated liquid for final discharge.



CONTROL PANELS

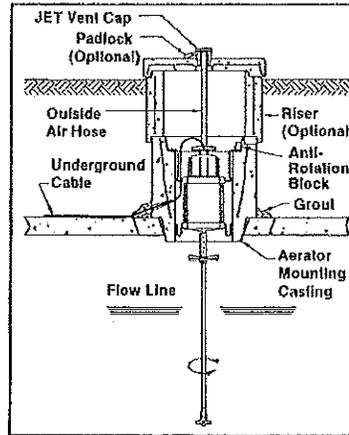
The control panel may be a cycled or non-cycled model. It is mounted in a visible location so the red warning light on the cover can be easily seen. The red light will only glow if the aerator is not operating. In this event, press the circuit breaker reset button. If the red light continues to glow, call your distributor.

Operational instructions and a wiring diagram are inside the control panel cover. Read the instructions on the inside of the control panel cover. Energy requirements are 115 Volt, 60 HZ. Electrical work must be performed in accordance with the requirements of the National Electrical Codes and local codes.

INFORMATION COMMON TO ALL MODELS

YOUR JET AERATOR

The only mechanical component in your JET Plant is the JET Aerator — a finely balanced, precision-manufactured product made under strict quality control standards.



Fresh outside air is drawn into your treatment plant's center compartment by the JET Aerator. The air travels through the air intake vent in the concrete access cover and moves down an outside air hose, which is connected to the aerator. From here, it goes through the aspirator shaft and is injected into the liquid to provide the oxygen required for the treatment process. Only corrosion-proof

stainless steel and PVC plastic parts are used in or near the wastewater. A foam restrictor disc at the top of the shaft controls the foam created by the mixing/aeration process. This disc throws the foam to the sides of the tank, breaks it up, contains it in the tank and protects the aerator.

There are two types of JET Aerators — a Standard Model and a Floodproof Model. The Floodproof Model is totally sealed to protect it from damage by water. It should be installed where there is a possibility of water damage. The Floodproof Aerator is not designed to operate under water. If it floods, the circuit breaker on the control panel will automatically open, shut off power to the aerator and light the aerator warning light on the control panel. If this happens, it will be necessary for you to press the circuit breaker reset button to start the aerator again.

CIRCUIT BREAKER PROTECTION

A warning light and a circuit breaker reset button are located on the control panel cover. If there should be an electrical overload, the circuit breaker button will pop out, open the circuit and protect the aerator from damage. The warning light will glow red when the circuit breaker has opened, indicating that power to the aerator has been cut off. When this happens, press the red button on the panel cover to reset the circuit breaker. This should start the aerator operating again. If, instead, the red aerator warning light comes on repeatedly, call your Jet Distributor for service.

Wiring instructions and a wiring diagram are inside the control panel cover. Energy requirements are 115 Volt, 60 HZ. Electrical work must be performed in accordance with the requirements of the National Electrical Code and local codes.

NEVER TOUCH YOUR JET AERATOR OR THE CONTROL PANEL WIRING UNLESS THEIR POWER SUPPLY HAS BEEN TURNED OFF.

WARNING BUZZER (OPTIONAL)

Your control panel may also be equipped with a warning buzzer. This buzzer will sound when the circuit breaker trips and the aerator warning light goes on. Both buzzer and warning light can be turned off by pressing the circuit breaker reset button on the control panel cover. Normally, this will start the aerator running again. If the buzzer and warning light come on repeatedly, turn the switch in the control panel to "OFF" and immediately call your Jet Distributor for service.

AERATOR SILENCER (OPTIONAL)

Sometimes when a JET Plant is installed nearer than normal to a bedroom window or patio, the sound of the aerator may be audible under certain acoustical conditions. If this situation exists with your installation, a silencer designed specifically for the JET Plant is available from your distributor.

CHLORINATOR (OPTIONAL)

Your JET System may be equipped with a Model 100 JET-CHLOR Tablet Chlorinator. The Model 100 Chlorinator is constructed of molded plastic and is installed on the discharge line.

If you have a chlorinator installed on your system, it is important that you read the "Installation and Operation" manual for the model you own. This manual gives step by step instructions for easy operation and maintenance.

We strongly recommend you use only JET-CHLOR Tablets. There are other tablets which do not apply enough chlorine to do the job and are not stable. See your local dealer or write Jet Inc.

DECHLORINATOR (OPTIONAL)

Your JET System may also be equipped with a Model 100 Dechlorinator System. The Model 100 Dechlorinator is installed after the chlorinator on the discharge line.

We also strongly recommend you use only CHLOR-AWAY Tablets in your dechlorination system. There are other tablets on the market that just do not do the job, and are a waste of money. See your local dealer or write Jet Inc.

OWNER DO'S AND DON'TS

THESE ITEMS SHOULD NEVER GO INTO ANY SYSTEM

Your JET Plant will handle all wastewater from your home and all items normally disposed of by your home plumbing system. For proper plant operation, never permit these items to pass into your plant. . .

- **Plastic Products - Rubber Products - Towels and Washcloths - Sanitary Napkins - Mop Strings - Paints**
- **Grease . . .** Pour cooking grease into a container and throw away when it is solidified. Never pour grease down your sink.
- **Lint . . .** Lint from automatic laundry "lint catchers" should be disposed of in the trash. Never wash lint down the drain.
- **Rags and Scouring Pads . . .** Rags and scouring pads should be disposed of in the trash. Never let them go down the drain. Never flush them down the toilet. Strings, nylon reinforcing and other particles from these items may wrap around the aspirator shaft and hamper its operation.
- **"Disposable" Diapers . . .** All diapers can be rinsed out in the toilet. But never flush regular or "disposable" diapers down the toilet.
- **Water Softener Backwash . . .** Water softener backwash should not be routed through the plant. We suggest that you dispose of this backwash in some other area, such as a drainage ditch, storm sewer or downspout drainage system.
As a last resort, you may route water softener backwash around the plant and into the plant's final discharge line. Do this only when no other disposal area for water softener backwash is available.
- **Paints and Thinners . . .** Paints (oil or latex), paint brush wash water and thinners should never be poured down drains.
- **Household Cleaners and Disinfectants . . .** Never use extremely strong household cleaners and disinfectants, such as Drano, Liquid Plumber or commode tank sanitizers.

We recommend the use of biodegradable detergents whenever possible to insure plant efficiency and maximize length of time between tank pumping.

BIO-JET 7

BIO-JET 7 really works! It keeps the pretreatment compartment performing at an optimum level and in most cases resolves pretreatment compartment odors if there is ever a problem. Order a bottle from your Jet Distributor or write Jet, Inc.

INSPECTION AND MAINTENANCE

Your JET Aerator never requires regular owner maintenance. No periodic greasing or oiling is ever necessary since all bearings are pre-lubricated. There are a few points around the plant you should check from time to time if you do not take a continuing inspection/service policy with your distributor (after the first two years).

AERATOR INSTALLATION

Do not handle the aerator. Keep children and others away from it. Make it a rule *never* to remove the aerator yourself because of the danger of bending its shaft. The life of the aerator depends on a straight shaft. There is an electrical hazard involved when handling your aerator. **NEVER TOUCH YOUR JET AERATOR OR THE CONTROL PANEL WIRING UNLESS THEIR POWER SUPPLY HAS BEEN TURNED OFF.** Only your Jet Distributor should ever handle your aerator. The local Jet Distributor has agreed to be available if service is ever needed. Call him. If, in an emergency, you must lift out the aerator, be sure to first turn the power "off" at the control panel. Never lift the aerator by the shaft or subject the shaft to any bending, bumping or strain. Never let the shaft contact anything but liquid. If the concrete access cover is ever removed, it is vitally important that the hose be replaced firmly in the vent cap and not kinked. This insures fresh air for proper treatment and prevents damage to the bearings on certain models. See "Aerator Installation" drawing on page 2.

Never disassemble the aerator. Never permit other unauthorized persons to disassemble the aerator. It voids the warranty.

VENT CAP

The air intake vent cap in the manhole cover and the screen inside the vent cap must be kept clear and unrestricted to permit a free flow of air to the aerator. Remove the vent cap to inspect it. If your plant has an outside air hose, check its position (see aerator diagram). The hose must terminate in the vent cap housing, but should not be close enough to the vent lid to restrict the air flow. **ALSO, BE SURE THE HOSE IS STRAIGHT WITH NO BENDS OR KINKS THAT COULD CUT OFF THE AIR SUPPLY.**

If your vent cap is equipped with a padlock (optional), you will find the key with the control panel.

DISCHARGE POINT

If it is in the open, the final outlet of your plant's discharge line must be kept clear. Your Jet Distributor will show you where this discharge point is.

WET WEATHER SAFETY VALVE (OPTIONAL)

Your plant may have a wet weather safety valve. This is an extra outlet to the surface between the plant and discharge point. It protects your plant from water damage during very heavy rains when the ground or surface at the normal discharge point cannot accept any more liquid. At such a time, excess water will escape from the safety valve rather than backing up into the tank and house. If you have a wet weather safety valve, it must be kept clear so it can function when needed.

LANDSCAPING AROUND YOUR JET PLANT

Most owners plant a lawn over their JET Plant, but you may prefer planting a flower bed or vegetable garden. If you wish, small shrubs or flowers may be planted around the manholes to camouflage them. A bird bath, wishing well, or similar structure can also be put over the manholes. If you do this over the aerator access, drill at least three 1/2" holes in the side of the bird bath or other structure so the aerator can get the fresh air it needs.

Keep the finished grade of your lawn or garden at least 1" below the manhole tops to permit easy access to the plant.

REMEMBER TO

1. Check to make sure the outside-air-hose is not bent or kinked if the riser cover has been removed and reinstalled.
2. Press circuit breaker reset button if warning light glows.
3. Call your Jet Distributor if light still glows after you have pressed reset button.
4. Keep final outlet free and clear, if it is in the open position.
5. Keep wet weather safety valve free and clear, if your plant has one.
6. Follow the instructions for tank pumping.
7. Keep finished grade of lawn at least 1" below manhole top.
8. Keep your chlorinator and dechlorinator stocked.
9. Use biodegradable detergents.

REMEMBER TO NEVER

1. Never touch the control panel wiring or aerator unless you turn off the power at the main house box and control panel.
2. Never remove aerator or attempt repairs yourself.
3. Never alter control panel cycle setting.
4. Never put "undisposables" into your plant (see list).
5. Never plug aerator into electrical wall outlet or into any other power source other than the control panel.

TANK PUMPING

A JET Plant can go much, much longer than a septic tank before it needs pumping. We recommend that your JET Plant be pumped every 3 years, unless local regulations require otherwise. More specific recommendations are not practical, because each plant handles different loads under different conditions. It is possible that certain installations will require more frequent pumping. This decision can only be made by the Jet serviceman on one of his regular or special service calls.

Tell your tank pumper that your tank is divided into three compartments.

1. Pretreatment — 475 Gallons (must be pumped)
2. Aeration/Center — 600 Gallons (must be pumped)
3. Settling — 125 Gallons (see instructions in item #5)
4. Only the pretreatment and aeration/center compartments shown in drawing should be pumped. Access to the aeration/center compartment is through the aerator mounting manhole. Access to the pretreatment compartment is below grade and its location is shown on the tank sketch.
5. The settling/clarifying compartment on the outlet end of the tank should be thoroughly hosed out through its access cover during pumping.
6. The pumper should ask the Jet Distributor to remove the aerator for him or tell your pumper to get a copy of Jet's "Tank Pumping Instructions" from your Jet Distributor.

Total tank capacity is 1200 Gallons. Because pumpers base their cost on number of gallons pumped, this capacity will help you estimate your pumping cost.

LIMITED WARRANTY & SERVICE

• 20-YEAR FACTORY EXCHANGE PROGRAM

Under this 20-Year Exchange Program, an aerator more than 30 months old can be exchanged for a newly-warranted, factory rebuilt aerator at a fraction of the then current listed

30-Month Limited Warranty

Jet Inc. warrants every new JET Aerator, control panel, media assembly and any other material purchased from Jet against defective materials and workmanship, under normal service, for 30 months commencing (i) upon date of original installation if a completed warranty card is returned to Jet Inc. within 20 days from the date of installation or within 20 days after the original purchaser moves into the residence serviced by the aerator or (ii) upon the date of shipment from the factory if no warranty card is returned.

To make a claim under this warranty you should notify your Jet Distributor or notify Jet Inc. Customer Service Department, 750 Alpha Drive, Cleveland, Ohio 44143.

Aerators and control panels must be removed and returned to the factory by a Jet Distributor. If any in-warranty repairs are needed, the aerator will be repaired at the factory with no charge for labor or materials. The purchaser shall assume all responsibility for freight charges to and from the factory. If there are missing parts, an additional charge will be made.

Media assemblies will be repaired/replaced by the Jet Distributor at the installation. If in warranty repairs are needed, the media will be repaired/replaced with no charge for labor and materials.

The warranty does not cover standard model aerators and control panels that have been damaged by water, or aerators and control panels and media assemblies that have been (i) damaged due to disassembly by unauthorized persons, improper

installation, misuse, or lightning, (ii) subjected to external damage, (iii) damage due to improper or altered wiring or overload protection or (iv) damaged by failure to follow the suggestions outlined in the Owner's Manual. The warranty applies to the JET Aerator and does not include any of the house wiring, plumbing, drainage, or any other part of the disposal system.

JET INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES CAUSED BY DEFECTIVE COMPONENTS OR MATERIALS, OR FOR LOSS INCURRED BECAUSE OF THE INTERRUPTION OF SERVICE, OR ANY OTHER SPECIAL, CONSEQUENTIAL OR INCIDENTAL DAMAGES OR EXPENSES ARISING FROM THE MANUFACTURE, SALE, USE OR MISUSE OF THE AERATOR. THIS WARRANTY IS IN LIEU OF ALL OTHER EXPRESS WARRANTIES. ANY WARRANTY IMPLIED BY LAW, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE (IF APPLICABLE) IS IN EFFECT ONLY FOR THE 30-MONTH WARRANTY PERIOD SPECIFIED ABOVE. (SOME STATES DO NOT ALLOW EXCLUSIONS OR LIMITATIONS OF INCIDENTAL OR CONSEQUENTIAL DAMAGES OR ALLOW LIMITATIONS OF HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU).

The Company reserves the right to revise, change, or modify the construction and design of the JET Aerator or any component part or parts thereof, without incurring any obligation to make such changes or modifications in present equipment. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

price for a new aerator. This fractional price is determined by the age of the aerator being traded in. Every exchanged aerator shall be covered by a new Limited Warranty as then in effect. An additional charge will be made for freight and any missing parts. If a distributor's Inspection/Service Policy is not then in effect, you must pay any charges for removal and reinstallation of the aerator. Distributor and factory prices are subject to change.

While Jet cannot promise that such a policy will be maintained on all future sales, the fact that such a generous exchange program is now offered and has been offered for over 35 years is a testimony to the quality built into every Jet Aerator.

• FACTORY EXCHANGE AERATORS MEET NEW AERATOR STANDARDS!

That's why every factory exchange aerator has

- NEW aerator warranty!
- NEW aerator exchange program!

The exchange program age and price start again at the beginning (0 months, 0 years and 0 \$\$\$) — just as it does with a NEW aerator! We don't think you will find this with any other product! Read the warranty here and ask your Jet Distributor for a current copy of the Exchange Program.

• FREE 2-YEAR INSPECTION/SERVICE POLICY

For the first two years of the 30-month warranty period, your Jet Distributor has agreed to regularly inspect your JET Plant at 6 month intervals and to provide any service that should be required without a service charge. The trained serviceman thoroughly inspects the entire system — plant, equipment and any options installed.

• CONTINUING INSPECTION/SERVICE POLICY

After the first two years, you can renew this Inspection Service Policy annually with your Jet Distributor at his then current charge. After your initial or subsequent service policy has expired we strongly urge you to renew it immediately and continually keep it in force.

• LOCAL DISTRIBUTOR

Your JET Plant was installed by your local Jet Distributor. He maintains a stock of parts for maintenance and emergency repairs. His name is on the front of your JET Control Panel.

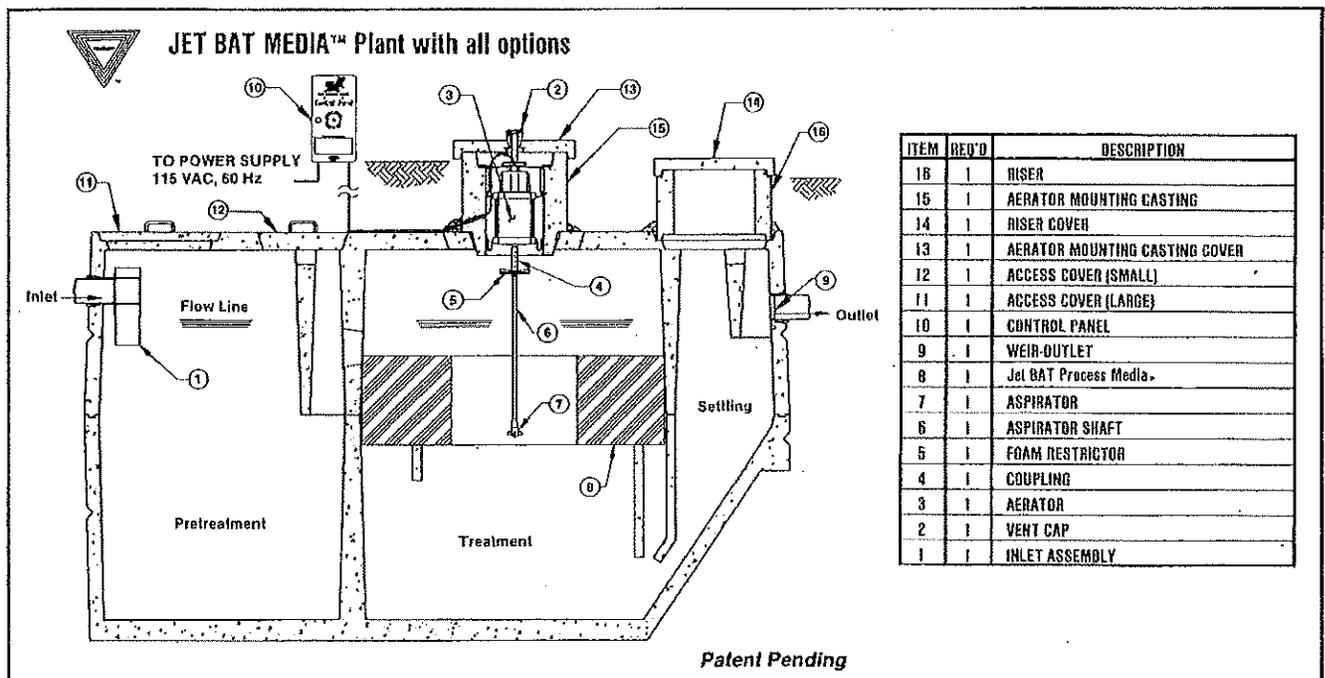
TANK INSTALLATION

Your Jet installation is the responsibility of your Jet Distributor and any sub-contractors he may use. There are a great many details to setting and installing a tank and a great many variables, depending on the type of equipment used. The dimensions of the tank excavation are 6' x 10' x 6' deep. We have given basic installation instructions to Jet Distributors and felt you may be interested in these — they are as follows.

Location of the tank must be in accordance with instructions from the health department. In absence of such instructions choose a location which is on ground which will not flood, which provides adequate fall and allows installation of lines which are as short and straight as possible. The system should be located in an area which provides protection of the air intake from snow, ice or debris which may accumulate. The finished grade must be at least 1" below the manhole top(s) to permit easy access to the plant. Also, the general area around the plant must be graded away from the plant to keep water from running into the tank area.

As you know there are many considerations in proper installation of a tank and the most important of which is that the tank installation meets the local and state Health Department's regulations. Some major items are: solid earth pad or sand or small pea gravel pad; seal tank at shop if set in one piece; seal at job site if delivered in sections; tank level must be within (1") from end to end and side to side; use mastic sealant for sealing risers and mounting casting; seal or grout inlet and outlet sewer lines to tank; backfill carefully around tank; fill tanks with water.

It is important that all local and state laws and plumbing codes regarding the plant be followed. Items such as the connection of plumbing fixtures to the tank inlet line, position of inlet and discharge lines, grade and any other aspects of plant or plant related plumbing should be checked with the appropriate contractors to make sure all work conforms to regulations.



ITEM	REQ'D	DESCRIPTION
16	1	RISER
15	1	AERATOR MOUNTING CASTING
14	1	RISER COVER
13	1	AERATOR MOUNTING CASTING COVER
12	1	ACCESS COVER (SMALL)
11	1	ACCESS COVER (LARGE)
10	1	CONTROL PANEL
9	1	WEIR-OUTLET
8	1	Jet BAT Process Media
7	1	ASPIRATOR
6	1	ASPIRATOR SHAFT
5	1	FOAM RESTRICTOR
4	1	COUPLING
3	1	AERATOR
2	1	VENT CAP
1	1	INLET ASSEMBLY

