



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

146 Ridgewood Dr
Magnolia, TX 77355-4320

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: 2 SPRAY NOZZLES AT BACK OF LOT ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ 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? BEFORE 12/19
- (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.

(TXR-1407) 1-7-04


Initialed for Identification by Buyer _____, _____ and Seller LH, MCG

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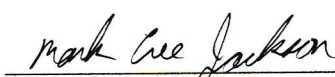
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater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



6/1/2022



6/1/2022

Signature of Seller

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Ricky Bonds Aerobic Management
23421 Hargrave Road
Hockley, TX 77447

Date: 7/3/2020

Phone: (936) 931-5214
Fax: (936) 372-2990

To: Mark/Lisa Jackson
146 Ridgewood Drive
Magnolia, TX 77355

Contract Period

Start Date: 8/13/2020

End Date: 8/13/2022

Permit #: 2891

Phone: (469) 323-5434 Subdivision: Oak Hollow

Site: 146 Ridgewood Drive, Magnolia, TX 77355

County: ~~MONTGOMERY~~ Waller

Installer:

Agency: Waller County Health Dept.

Mfg/Brand: --

3 visits per year - one every 4 months

Email: mljackson81@gmail.com

Ricky Bonds Aerobic Management

Map Key: ID: 6699

Our firm, Ricky Bonds Aerobic Management Services will inspect and maintain your septic system for the term of this contract. Effluent quality inspection will include a visual inspection for color, turbidity, sludge build-up, scum overflow and odor. Mechanical and electrical inspection and service include inspections on aerator, air filter, alarm panel, and noting on the inspection report of any component not found to be functioning correctly.

This policy shall provide for **ALL** required testing and reporting. The report shall include any responses to owner complaints, the results of the maintenance company's findings, or the owner's findings, and the test results. The report shall be submitted to the permitting authority and the owner within 14 days after the date the test is performed.

OWNER/OCCUPANT IS RESPONSIBLE FOR MAINTAINING THE DISINFECTION UNIT.

THIS POLICY DOES NOT INCLUDE PUMPING SLUDGE FROM UNIT IF NECESSARY.

OWNER/OCCUPANT IS TO ENSURE WE HAVE ACCESS FOR INSPECTIONS (i.e. current phone number(s), gate code, dogs put up, system free of vegetation, etc.). WE WILL ONLY MAKE 2 ATTEMPTS TO INSPECT THE SYSTEM. THERE WILL BE A CHARGE FOR ADDITIONAL ATTEMPTS. WE DO NOT SCHEDULE THESE INSPECTIONS

Any call or request for service outside the routine service provided under this contract will be responded to within 48 hours and if the problem encountered is not covered under warranty of product or workmanship, there will be a service charge. All additional charges shall be authorized by the owner.

Non-single family residences, commercial, require one BOD and TSS grab sample per year.

DESTRUCTION OF SEPTIC includes shutting off the electrical current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse may void warranty of system components.

Texas Commission on Environmental Quality Rules require a service policy to be in effect at all times for this system.

PURCHASED INSPECTION AGREEMENT REMAINS WITH THE SEPTIC SYSTEM AND WILL NOT BE REFUNDED IF HOUSE/PROPERTY IS SOLD.

Owner Signature:

Lisa H Jackson

Date:

7/9/2020

Maintenance Provider:

[Signature]

Date:

7/16/20

(Ricky Bonds Aerobic Management, License #MP0000201)

E-Signed: Mark/Lisa Jackson *