



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

814 Commons Lakeview Dr
Huffman, Texas 77336

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

- (1) Type of Treatment System: [] Septic Tank [x] Aerobic Treatment [] Unknown
(2) Type of Distribution System: [] Unknown
(3) Approximate Location of Drain Field or Distribution System: SIPSAYS INTO FRONT & BACK YARD, 100' FROM TANKS [] Unknown
(4) Installer: [x] Unknown
(5) Approximate Age: [x] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [x] Yes [] No
If yes, name of maintenance contractor: ENVED PAL
Phone: 281-695-6642 contract expiration date: APRIL, 2020
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? FEB, 2018
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [x] No
If yes, explain:
(4) Does Seller have manufacturer or warranty information available for review? [x] 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
[x] 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 [Signature] and Seller [Signature]

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.

RF Frederick
Signature of Seller
Robert Frederick
5/20/19
Date

JF Frederick
Signature of Seller
Joan Frederick
5/20/2019
Date

Receipt acknowledged by:

Steve Massey
Signature of Buyer
6/17/19
Date

Signature of Buyer
Date



ENVIRO-PAL, INC.

P. O. Box 1385

Huffman, Texas 77336

Wm. D. Palmer, RS

Office: 281-360-9168

CELL: 281-685-6642

eMail: epincpalmer@aol.com

ONE YEAR CONTINUING INSPECTION POLICY

Effective Dates: April 06, 2019-2020

Name: Robert Frederick (LFS Technologies)

Address 314 Commons Lakeview Dr.

City: Huffman, Tx. 77336

Phone: 512-328-6000

512-678-5051

eMail: rfredick@lfs technologies.com

Permit Number 2-15338-1

Plant Serial Number _____

Air: _____

Install Date _____

Issue Date 04/28/2004

Final Date _____

GPD: 300

Our firm, Enviro-Pal, Inc., will provide inspection and preventative service on your aerobic system for the ONE year(s) above. This contract allows a maximum of 4 inspections annually during this period. Additional service calls will be at additional expense. We will visually inspect for effluent quality, sludge buildup, color, turbidity, scum overflow and odors. Laboratory analysis, if required, will be at additional expense. Mechanical and electrical inspection and service will include inspection only. This policy provides only the required testing and reporting as required in the permit. Extra service calls, replacement parts & repairs are not covered and shall be provided only at additional cost. State law requires that repairs be effected within 48 hours. Every effort will be made to respond within this time frame, excluding weekends and holidays. **NO CALLS WILL BE MADE ON SUNDAYS.** Customer is responsible to maintain chlorine disinfectant in unit at all times. Permission is given to ENVIRO-PAL, INC. to make any necessary repairs which do not exceed \$150.00. You will be notified prior to any repairs being made. When notified of any defective or inoperative component, customer must repair within the designated time frames. Repairs/replacements not being corrected will be grounds for termination of this policy. **You, the customer, MUST keep grass and weeds cut and the area maintained around the aerobic tanks and components.**

NO REFUNDS WILL BE GIVEN AND NO ADDITIONAL INSPECTIONS SHALL BE PERFORMED ONCE THIS POLICY IS TERMINATED whether by you or by us.

YOU MAY TERMINATE THIS POLICY, IF DESIRED. IF YOU CHOOSE TO DO SO, YOU MUST NOTIFY Your Authorized Agent (County) at least 30 days prior to the end of this policy. Policies are not automatically renewed. YOU ARE RESPONSIBLE TO KEEP A POLICY IN FORCE WHETHER YOU ARE NOTIFIED OR NOT.

Units serving commercial establishments may encounter problems inherent with commercial usage. ON-Site Aerobic Units WERE DESIGNED TO HANDLE NORMAL HOUSEHOLD WASTES. Please do not allow excess grease or other harmful substances to enter the system.

PUMP OUT/CLEANING OF ANY PART OF THE SYSTEM'S TANKS AND REMOVAL OF SLUDGE IS NOT INCLUDED!!!

Homeowner/occupant agree to provide easy access to property during normal daylight hours for servicing/inspection of this unit. IF AREA IS LOCKED, WE MUST BE PROVIDED A KEY/COMBINATION CODE IF YOU WISH FOR US TO PROPERLY INSPECT YOUR SYSTEM. Advance appointments/calls are not made. If we are unable to access the property, a notice will be left that we were at the site and our report will be filed.

Service Dealer: Enviro-Pal, Inc.
P.O. Box 1385
Huffman, Tx. 77336

Homeowner/Landowner Acceptance of Terms of Policy:

Customer Signature: X [Signature] P.S. FREDERICK

Date: X 4/2/2019

Authorized Certified Operator: _____

Date: _____