



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 34005 Lynnwood Court, Magnolia, TX 77354

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Sprinklers Unknown
- (3) Approximate Location of Drain Field or Distribution System: Two Sprinklers in back and one on the garage side of the property. Unknown
- (4) Installer: Aero Septic Maintenance Unknown
- (5) Approximate Age: 21 years 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: Aero Septic Maintenance
Phone: 281-351-9681 contract expiration date: 08/01/2020
(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? 07/12/2019
- (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.

Information about On-Site Sewer Facility concerning 34005 Lynnwood Court, Magnolia, TX 77354

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.

Betty Friedrich
 Signature of Seller
 Date

dotloop verified
04/07/20 1:16 PM CDT
KETT-ZACK-WK8S-3AJ

Signature of Seller
 Date

Receipt acknowledged by:

Signature of Buyer
 Date

Signature of Buyer
 Date

Aero-Septic Maintenance, Inc.
P.O.BOX 1410
TOMBALL, TX 77377

Phone: (281) 351-9681

Fax: (281) 351-5352

Date: 4/7/2020

Pay online at WWW.AEROSEPTICTX.COM INFO@AEROSEPTICTX.COM

Permit #: 44298-98

To: **BETTY J. FRIEDRICH**
34005 LYNNWOOD CT.
MAGNOLIA, TX 77354

Contract Period

Start Date: 8/1/2019

End Date: 8/1/2020

Phone: (281) 252-8328 Subdivision:
Site: 34005 LYNNWOOD CT., MAGNOLIA, TX 77354
County: MONTGOMERY
Installer:
Agency: MONTGOMERY COUNTY ENVIRONMENTAL
Mfg/Brand: CLEARSTREAM-CLEARSTREAM-

Aero-Septic Maintenance, Inc.
3 visits per year - one every 4 months
500 gallons per day
Map Key: 213 Q ID: 551

AERO-SEPTIC MAINTENANCE will operate and maintain the sewerage treatment spray system located at the above address from start and end date indicated above. If the contract & payment is received after the 10th of the start month, then the contract will begin the 1st of the next month in which it was received. During the period we will conduct the required visual inspections, occurring within the months marked:

JAN FEB MAR APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC

Inspections will consist of test for chlorine residual and pH. We will visually inspect treatment plant, effluent quality, color, turbidity, odor, & sludge. A mechanical visual inspection will include aerator, irrigation pump, lines & fittings, alarm tests & electrical controls conditions. We will visually inspect the spray heads, pressure lines, other tanks (unless lid is buried), pumps, filters and appurtenances.

All complaints by the property owner, regarding the operation of the system will be responded to within 2 business days. If property is a "Call Ahead", we will attempt to call the number provided 1 time, then it's up to the homeowner to schedule.

This agreement will not cover costs of unscheduled service calls, labor, materials, BOD & TSS test's, failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of sludge accumulate, chlorine tablets, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements listed in the owner's manual or as advised by David Brounkowski the Certified Manufacturer Representative (MP #1772 & Class II OSSF Installation License #OS0029833)

AERO-SEPTIC MAINTENANCE may void this contract at any time for non-payment of the maintenance agreement, repairs, or supplies.

All testing & reporting is required by County and State regulations. Copies of this contract & all reports will be submitted to the County. This agreement is transferable (new homeowner) & non-refundable.

Owner's Signature: _____

Date: _____

Maintenance Provider #1772 Signature: David Brounkowski

Date: 8-6-19

- OWNER IS RESPONSIBLE FOR INSTALLING AND OR MAINTAINING TAMPER RESISTANT SCREWS
- OWNER IS RESPONSIBLE FOR ADDING CHLORINE OR BLEACH TO THEIR SYSTEM AS NEEDED (WE PROVIDE THIS SERVICE FOR A FEE)

* Endorse, Date & Return WHITE copy of Maintenance Agreement w/payment Retain COLORED copy for your records.
* Please see reverse side for survey & personal information update EMAILED TO COUNTY: _____

E-Signed: BETTY J. FRIEDRICH *