



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 151 Ridge Ct Livingston TX 77351-8301

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: outside of fenced back yard Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: 11 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: Chester Moore & Sons
Phone: 936-967-4606 contract expiration date: 10-13-2022
(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? N/A
- (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

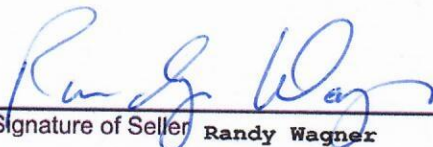
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

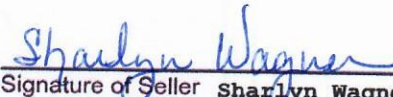
- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials 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.

 7/26/2022
 Signature of Seller **Randy Wagner** Date

 7/26/2022
 Signature of Seller **Sharlyn Wagner** Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



Chester Moore & Sons, Inc.

5190 U.S. Highway 190 West

Livingston, TX 77351

(936) 967-4606

FAX (936) 967-5882

office@chestermooreandsons.com

Maintenance/Service Contract

Name

Randy or Sharlyn Wagner
151 Ridge Court
Livingston, TX 77351



Date Due

9 - 13 - 21

Phone Number

713-293-2693

Route

Hwy 190 W.

Location

Four Corners - 151 Ridge Court

Permitting Authority

Polk Co. Permits

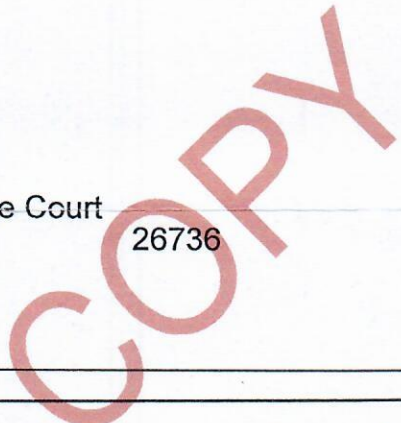
26736

Treatment Unit

Clearstream

Serial Number

1996-555



2 Year Maintenance/Service Contract

1 Year Maintenance/Service Contract

_____ - _____ - _____

10 - 13 - 21 - 10 - 13 - 22

Date of installation _____ - _____ - _____

Date we took over 10 - 13 - 17

Our firm, Chester Moore & Sons, Inc. (CM&S, Inc.), will inspect and service your Aerobic Treatment Unit for the period noted above. The 2 Year Maintenance Service/Contract is only available for new installs and the cost is included in the original cost of installation. Thereafter, we will offer 1 Year renewals to provide continuous service for your unit with a yearly fee. Upon receipt of your full payment and signed Maintenance Service/Contract, we will notify the permitting authority that you are in compliance with the regulations as set forth by the Texas Commission on Environmental Quality. **Timely receipt of your full payment is necessary in order for the contract to be forwarded to the permitting authority 1 month prior to the current contracts expiration, as required, to avoid any lapse time in coverage. This contract is null and void if the owner does not sign the contract or pay outstanding balances for goods sold or work performed by CM&S, Inc.**

Our Two-Year Maintenance Contract and One Year Service Contract includes installing a tag on the system at the beginning of each maintenance contract, inspecting your Aerobic Treatment Unit every 4 months, providing the necessary supporting inspection reports to the permitting authorities and notification reports to you. 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 inspecting aerator, air filter, and alarm panel. Commercial units will require 1 BOD and 1 TSS Grab sample annually at an additional cost to the customer.

The owner is responsible for maintaining chlorine in the system, keeping grass cut and ants away from the system, and allowing access. It is the owner's responsibility to inform CM&S, Inc. of any problems or any transfer in ownership, **CONTRACTS ARE NONREFUNDABLE BUT TRANSFERABLE.** CM&S, Inc. has a 24-48 hour response time for any problems. Violations of warranty include shutting off the electric 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, introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse. **This contract does not include repair costs, supplies or pumping sludge from the unit if necessary.**

★Please make necessary changes on this form, sign and return in the envelope provided.

We appreciate your business.

Maintenance Company



Owner's Signature

Date



Date

Notes/Directions: Chester Moore & Sons will make minor repairs at the owner's expense at the time of inspection to avoid additional service calls. Major repairs will be done upon owner's approval.

CHESTER MOORE & SONS, INC.

5190 U.S. Highway 190 W.
Livingston, TX 77351

Invoice

DATE	INVOICE #
8/1/2021	1021-161

Randy or Sharlyn Wagner
151 Ridge Court
Livingston, TX 77351

SYSTEM	SN	LOCATION	911 ADDRESS
Clearstream	1996-555		151 Ridge Court

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Maintenance/Service Contract 10/13/21-10/13/22	265.00	265.00
	SALES TAX-County of Polk	6.75%	0.00
<div style="border: 2px solid black; border-radius: 15px; padding: 10px; width: fit-content; margin: 0 auto;"> <p>Payment and signed contract must be returned at least 1 month prior to your contract dates. An \$85.00 reinstatement fee will be charged to all accounts not paid in full by the due date shown in red on your Maintenance/Service Contract.</p> </div>			
Total			\$265.00

Phone #
(936) 967-4606

We Appreciate Your Business!

E-mail
office@chestermooreandsons.com