



# INFORMATION ABOUT ON-SITE SEWER FACILITY

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**CONCERNING THE PROPERTY AT** 2015 McCrary Road  
Richmond, TX 77406

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown  
 2017  ORIGINAL TANK LEFT IN PLACE & COMBINED W/NEW AEROBIC SYSTEM
- (2) Type of Distribution System: (4) SPRINKLER (HEADS BACK PASTURE)  Unknown
- (3) Approximate Location of Drain Field or Distribution System: BACK PASTURE  Unknown
- (4) Installer: PRECISION SEPTIC SERVICE, LLC.  Unknown
- (5) Approximate Age: 2017 AEROBIC (ORIGINAL SYSTEM TANK)  Unknown  
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: COASTAL SERVICES (CHASE RASKR)  
 Phone: 832-309-1584 contract expiration date: 2/2026  
*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? 6-7-22
- (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  Seller will  
provide what they have upon request.
- (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 AS, AB Page 1 of 2


Information about On-Site Sewer Facility concerning \_\_\_\_\_

**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.**

✓  ✓ 4-23-24  
 Signature of Seller Date  
**David L. Bush**

✓  ✓ 4/23/24  
 Signature of Seller Date  
**Dawn E. Bush**

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

From: coastalservices@consolidated.net  
Subject: Septic Maintenance Contract  
Date: Apr 22, 2024 at 8:27:07 AM  
To: David ddbush2023@sbcglobal.net

Attached is the contract.

LATE JUNE }  
EARLY JULY } SERVICE CHECK

Thanks,  
Chase Raska  
[832-309-1584](tel:832-309-1584)

## Coastal Services

Phone: (832) 309-1584 PO Box 1032  
Needville, TX 77461 Email: coastalservices@consolidated.net

### OSSF MONITORING AND SERVICE AGREEMENT

In consideration of prepayment of the Service Agreement cost indicated below, Coastal Services agrees to the following:  
To make an inspection once every 4 Months during the service period from 2/25/24 to 2/25/25 on the OSSF system indicated below:

Home Owner: David Bush County: Fort Bend Permit #: 2020-221  
Property Address: 2015 McCrary, Richmond, TX 77469  
Mailing Address: (if different) \_\_\_\_\_  
Client Phone #: 281-610-0092 Client Email: ddbush2023@sbcglobal.net System Brand: \_\_\_\_\_

#### Contract Fees

The cost for this agreement is \$290. This Fee involves the regularly scheduled required inspection service described herein under Testing and Reporting and is non-refundable. This agreement also includes a \$50 fee assessed by the local regulatory agency. Any extra service/work that is performed on the OSSF will be a separate charge due in full at the time the services are completed.

#### Testing and Reporting

Coastal Services will provide the following services under this agreement as listed:

1. Three inspection visits (one every 4 Months), which includes inspections and adjustments of the mechanical and electrical components as necessary to ensure proper function.
2. An effluent quality inspection every 4 Months, consisting of a visual check for color, turbidity, scum overflow, and an examination for odors.
3. If required, a sample shall be pulled from the aeration tank every 4 Months to determine if there is excess of solids in the treatment plant. If the test results determine a need for solids removal, the system owner will bear the cost of responsibility for doing so. This agreement does not include pumping sludge (solids) from any part of the system.
4. If required, a chlorine residual test will be taken at each visit. If a grab test is required, the system owner will be responsible for the cost of the grab test.
5. If any improper operation is observed which cannot be corrected at the time of inspection, the system owner shall be notified immediately in writing of the conditions. Additional services including replacement of components, laboratory test work, and pumping of unit or pre-tank will be done upon authority from the system owner at an additional charge.
6. All findings will be reported to the appropriate Local Regulatory Agency and to the System Owner, as required by both the State's and the Local Regulatory Agency's OSSF rules. Notification of the visit will be left at the property, mailed, or emailed to the system owner within 10 business days.
7. Chase Raska, Lic.# MP0001905, will be responsible for fulfilling the requirements of this contract, as well as responding to any requests for service and/or complaints by the owner of the system within 72 hours of receipt.

#### System Owner Obligations

The system owner is responsible for the following:

1. System Owner here by grants access to Coastal Services, without prior notification, onto the site where all the components of the OSSF are located to regularly schedule inspections and repairs as needed.
2. System Owner is responsible for maintaining proper levels and type of chlorine in the disinfection unit.
3. System Owner will abide by the conditions and limitations of the OSSF specified by original design specifications and the manufacturer's recommendations.
4. System Owner will provide a safe environment to perform regularly scheduled inspections and repairs free of harmful pets or animals during all visits.
5. System Owner will notify Coastal Services Immediately of any problems or alarms with the OSSF.
6. System Owner is responsible for providing Coastal Services with current gate codes, combinations, or keys to gain access to the site where the OSSF is located. If Coastal Services is unable to gain access to the property (due to locked gates, dogs, pets, or any unforeseen circumstances), the system owner will be liable for a re-inspection fee.