

TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

1031 VZCR 4106
Canton, TX 75103

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: LINEAR ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 2 SYSTEMS ☐ Unknown
100 FT. FROM EAST SIDE OF HOME
30 FT. " NORTH SIDE OF WORKSHOP.
- (4) Installer: BILL SHAW CANTON ☐ Unknown
- (5) Approximate Age: 18 YRS. ☐ 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? _____
- (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.

(1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller DRJ, V.J. Page 1 of 2

RE/MAX Landmark, 430 S. Trade Days Blvd Canton, TX 75103

Phone: 903-245-2056

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Bob Reese

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

VZCR 4106 1031

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.

Donald R. Jindra 6/1/16
Signature of Seller Date
Donald R. Jindra

Virginia Jindra 6/1/2016
Signature of Seller Date
Virginia Jindra

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address: _____

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	11/26/13	AMERICAN STD.	\$4000
A/C Inside Coil/Furnace	11/26/13	" "	
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical			
Faucets			
Fence	2012		\$2000
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping			
Paint			
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater	7/20/15	RHEEM 30 GAL	\$350
Windows			
Other: _____			
Other: _____			

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

Additional Property Info and FAQs Answered by Seller

PLEASE PRINT LEGIBLY

Property Address: 1031 VZCR 4106 CANTON TX 75103Is there a survey on the property? YES If yes, do you have a copy? YESWhat builder built the home? POWELLHow many owners has the home had? ONE (PRESENT)For properties with acreage, how much is wooded? 1 1/2? Open? 3 1/2?To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? UNKNOWNIs there Ag. exemption on the property? NO If so, for what activity? _____Are there any recorded/unrecorded easements? WATER?Are there any written or oral leases (including minerals)? _____ If so, what are they and with whom? UNKNOWN -Is the property in a Homeowner's Association? NO If so, what are the amount and frequency of the dues? _____

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Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 1031 VZCR 4106

of People Living in Home: 2 Adults: ✓ Children: _____

Approx. Thermostat Temperature Setting in Summer: _____ Winter: _____

Month	Year	Electric	Gas	Water	Trash	Other:
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total						
Average						

What providers are used currently for the following services?

Electric TXU phone # 972-791-2888
 Water LITTLE HOPE MOORE phone # 903-253-5565
 Sewer _____ phone # _____
 Trash PROGRESSIVE phone # 903-986-1959
 Propane _____ phone # _____
 Natural Gas _____ phone # _____
 Phone Company FRONTIER phone # 800-921-8101
 Cable/Satellite DIRECTV phone # 1-800-531-5000
 Internet EAST TEXAS CABLE phone # 903-567-2260

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

Canton Utility Bill

	Year 2015	Year 2016
<u>Electric Bill</u>		
Jan.	165.19	245.38
Feb.	250.87	253.08
Mar.	210.56	157.41
April	223.01	137.03
May	111.48	101.90
June	86.44	
July	117.56	
Aug.	160.27	
Sept.	235.67	
Oct.	174.61	
Nov.	132.18	
Dec.	102.40	

<u>Water Bill</u>		
Jan.	49.03	521.63
Feb.	50.25	53.92
Mar.	51.57	56.07
April	49.19	53.83
May	49.51	55.78
June	70.79	
July	57.21	
Aug.	53.92	
Sept.	53.01	
Oct.	53.88	
Nov.	54.25	
Dec.	54.25	

Canton Utility Bills

	1	2	3	4	5	6
	Year	Year	Year	Year	Year	Year
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<u>Electric Bill</u>						
Jan.	22876	25865	18009	25717	21419	27392
Feb.	25593	33862	28955	28145	30533	25127
Mar.	20834	26400	28481	23571	24950	22559
April.	17043	20401	14545	14351	21829	20270
May	15021	14443	10099	10208	15625	14707
June	9251	9445	10223	10282	12031	10939
July	18876	15046	26804	11879	10664	12530
Aug.	50779	20505	47004	13866	13732	14438
Sept.	39473	22324	50825	16152	14869	14038
Oct.	30845	18647	33015	13803	15485	14750
Nov.	11872	13858	12820	10410	11176	9681
Dec.	12042	12096	11765	12946	12131	13284

Water Bill

Jan.	35.11	41.77	40.13	40.85	47.66	51.09
Feb.	33.21	40.70	41.43	42.33	52.15	46.13
Mar.	51.21	40.19	39.85	39.71	48.92	48.40
April	41.82	40.71	41.66	38.89	45.45	51.14
May	54.42	45.59	44.15	41.43	50.35	50.30
June	34.64	40.71	44.55	46.41	46.97	52.72
July	58.64	47.27	57.96	43.74	54.75	50.67
Aug.	59.82	48.32	62.60	48.57	55.31	52.62
Sept.	49.26	48.67	71.07	62.54	48.66	49.13
Oct.	47.90	49.43	35.32	41.52	41.56	49.83
Nov.	38.42	44.15	39.90	46.92	48.50	48.08
Dec.	40.57	43.14	38.57	46.50	45.71	51.67