



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

**12968 FM 1255
 Canton, TX**

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Lateral lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: SE. Front lawn ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: House built in 1973 ☒ 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? 10/2017 (see attached)
- (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 ☐ UNKNOWN
- (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 _____, _____ and Seller RUC, Cde

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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.

Rosalie M. Catania
Signature of Seller
Rosalie Catania
Date

Dan Catania 1/26/18
Signature of Seller
Dan Catania
Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 12968 FM 1255 Clinton, Texas 75103

of People Living in Home: _____ Adults: 2 Children: 0

Approx. Thermostat Temperature Setting in Summer: 75 Winter: 73

Month	Year	Electric	Gas	Water	Trash	Other:
January	2017	See attached	— (N/A)	— (N/A)	\$23.00	
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total			✓	✓	276 ⁰⁰	
Average					23 ⁰⁰	

What providers are used currently for the following services?

Electric Wood County Electric Coop phone # _____

Water private well phone # _____

Sewer septic phone # _____

Trash Day Sanitation phone # _____

Propane N/A phone # _____

Natural Gas N/A phone # _____

Phone Company Frontier phone # _____

Cable/Satellite Direct TV phone # _____

Internet Texas CellNet phone # _____

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

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address:

12968 FM 1255 / 12966 FM 1255 Canton, TX 75103

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	See attached		
A/C Inside Coil/Furnace			
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical			
Faucets			
Fence			
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping			
Paint			
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other:			
Other:			

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Additional Property Info and FAQs Answered by Seller

*****PLEASE PRINT LEGIBLY*****

Property Address: 12968 FM 1255 Canton, TX 75103

Is there a survey on the property? X If yes, do you have a copy? X

What builder built the home? Wilkerson/Turnell

How many owners has the home had? UNKNOWN

For properties with acreage, how much is wooded? 2 acres Open? 7.5 acres

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? NO

Is there Ag. exemption on the property? X If so, for what activity? See attached

Are there any recorded/unrecorded easements? NO

Are there any written or oral leases (including minerals)? YES If so, what are they and with whom? See abstract copy / limited share. We believe we own a limited share.

Is the property in a Homeowner's Association? NO If so, what are the amount and frequency of the dues? _____