



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

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
 ©Texas Association of REALTORS®, Inc., 2004

535 Private Road 6404
 Canton, Texas 75103

CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown

- (4) Installer: _____ Unknown
- (5) Approximate Age: _____ 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: Bill Shaw
 Phone: Canton, Tx contract expiration date: Quarterly
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? 10/16
- (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 _____
Can provide if necessary
- (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 _____

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.


4/3/17
 Signature of Seller Date
James D Miller


04-03-17
 Signature of Seller Date
Ann Miller

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 535 Private Road 6404, Canton

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

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

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

What providers are used currently for the following services?

Electric Trinity Valley phone # _____
 Water N/A phone # _____
 Sewer N/A phone # _____
 Trash N/A phone # _____
 Propane Automatic Gas phone # _____
 Natural Gas N/A phone # _____
 Phone Company Frontier phone # _____
 Cable/Satellite Dish - Excode phone # _____
 Internet // phone # _____

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

* We have four electric meters. Our average monthly bill is approximately \$600.

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address: 535 Private Road 16404, Canton

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	2016	warranty	n/a
A/C Inside Coil/Furnace			
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical			
Faucets			
Fence			
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping	2012	Landscape	22,000
Paint			
Roof	2008	warranty	n/a
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: <u>Road / Gate</u>	2017	Asphalt Road / Gate	35,000
Other: <u>Culvert</u>	2016	Culvert over stream	1,000

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: 535 Private Road 6404, Canton

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

What builder built the home? owners

How many owners has the home had? 1

For properties with acreage, how much is wooded? 75% Open? 25%

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? If so, for what activity? chickens

Are there any recorded/unrecorded easements? no

Are there any written or oral leases (including minerals)? no If so, what are they and with whom? _____

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

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