



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

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799 VZCR 2604

CONCERNING THE PROPERTY AT

Mabank, TX 75147

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: _____
West of House in Pasture Unknown
- _____

- (4) Installer: Shep Shaw Plumbing Unknown
- (5) Approximate Age: 8 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: _____
 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? February 2016
- (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.

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.

Robert O. Cunningham 3-8-17
Signature of Seller Date
Robert O. Cunningham

Deborah Cunningham
Signature of Seller Date
Deborah Cunningham

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 799 VZCR 2604 Mabank, TX 75147

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

Approx. Thermostat Temperature Setting in Summer: 75 Winter: 67

Month	Year	Electric	Gas	Water	Trash	Other:
January		Provided	None	40.00	22.00	
February		Approx 150 ⁰⁰ /mo				
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total						
Average						

What providers are used currently for the following services?

Electric Trinity Valley Electric phone # 800-720-3584
 Water City of Mabank phone # 903-887-3241
 Sewer Shed Shaw Plumbing Repair Only phone # 903-275-1875
 Trash Tabor Sanitation phone # 903-342-2900
 Propane None phone # _____
 Natural Gas None phone # _____
 Phone Company Cell Only phone # _____
 Cable/Satellite Dish Network phone # 800-333-3474
 Internet Rise Broadband phone # 844-411-7473

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: 799 VZCR 2604 Mabank, TX 75147

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

What builder built the home? Billy Brauner Custom Homes

How many owners has the home had? 1

For properties with acreage, how much is wooded? _____ Open? 30

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? Yes If so, for what activity? Cattle

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? _____

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address: _____

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor			
A/C Inside Coil/Furnace			
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical			
Faucets	3-7-17	Kitchen	
Fence	3-2016	Pipe fence	
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping		Every Year	
Paint		March 2017	
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other: _____			
Other: _____			

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