

# Al's Septic Pumping Service, Inc.

Residential & Commercial Septic Tank Locating, Inspection Service and Maintenance  
P.O. Box 6996 Los Osos, CA. 93412  
Septic Tank and Leach System Repairs License # 883281  
805-528-0432 • 541-8283 • 773-0123 • 927-1722 • 928-0887 • 466-4689

## Septic Inspection Order/Authorization Personal Guarantee of Payment

***This contract binds you legally and obligates you financially. Please read it carefully.***

One of the following descriptions will apply to your situation and describes the terms of payment and payer obligations for each.

- 1) Property listed through realtor, Owner or Owners representative is responsible for payment: Al's Septic Pumping Service, Inc. agrees to extend short term credit for amount of billing without accruing finance charges for up to 30 days as a courtesy for listing with a professional realtor. Owner agrees to instruct the title company to pay our invoice in full upon close of escrow. Owner, Realtor, or designee, agrees to immediately pay our invoice in full if escrow cancels, defaults, or extends past the scheduled closing date. We cannot "transfer" the charges to subsequent escrow for a property if it falls out of escrow. The signer personally guarantees payment.
- 2) Property listed through Realtor; Prospective Buyer is responsible for payment: Buyer supplies major credit card information to Al's Septic Pumping Service, Inc. upon ordering the inspection, and authorizes us to bill the card for the total amount upon completion of work. The buyer personally guarantees payment.

Please note: We will not be responsible for accidental damage to pipes or wires that are buried over the top of the septic tank.

Please check the applicable box below. Once received, we will schedule the work.

I am the owner of the property. By signing below, I agree to be personally responsible for payment to Al's Septic Pumping Service, Inc. either through escrow upon close of escrow, or by check, Visa/MasterCard upon extension or cancellation of escrow.

I am the Realtor or legal representative of the owner and have authority to order work. By signing below, I agree to be personally responsible for payment to Al's Septic Pumping Service, Inc. through escrow upon close of escrow or by check, Visa/MasterCard upon extension or cancellation of escrow.

I am the buyer or the buyer's representative of the subject property and have authority to order work. By signing below, I authorize Al's Septic Pumping Service, Inc. to bill my Visa/MasterCard for the total charges or will pay with personal check.

Signed (Guarantor of payment):  Date: 5/14/2025

Print name: Joan de Jong Cell #: 805-440-8166 Phone #: \_\_\_\_\_

Property address: 1854 Sydney Street, San Luis Obispo, CA 93401

Property owner: The de Jong Revocable Trust, Joan Fackler de Jong, Successor Trustee Phone #: 805-440-8166 tomydejongcorp.com

Buyers Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Buyers Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Escrow Company: \_\_\_\_\_ Address: \_\_\_\_\_ Escrow#: \_\_\_\_\_

Realtor: richelledejonggroup@gmail.com Phone and cell #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Scheduled closing date is: \_\_\_\_\_

**Please complete and sign form.  
E-mail to [Alssepticinc@gmail.com](mailto:Alssepticinc@gmail.com)**

AL'S SEPTIC PUMPING SERVICE, INC.  
P.O. BOX 6996  
LOS OSOS, CA 93412

805-528-0432 alssepticinc@gmail.com

# Invoice

*emailed w/ tips  
6/2*

Date	Invoice #
6/2/2025	39839

Bill To
Joan deJong 1854 Sydney San Luis Obispo, CA. 93401

Job Address
Seller: de Jong Revoacble Trust Joan Fackler deJong Successor Trustee Site: 1854 Sydney San Luis Obispo, CA 93401 cc Richelle deJong

P.O. No.	Terms	Due Date	Maintenance	Leach Failure	Escrow	Other
PL5/14/2025	Due on receipt	6/13/2025	XXX		Pre-escrow	
Description			Qty	Rate	Amount	
Service call to pump and inspect septic tank and system for escrow sale. *note use smaller vacuum truck only.						
05/22/2025 Pumping and disposal of septic waste-1500 gallons transport to Santa Maria Treatment plant. *Concrete tank with traffic grade Man-holes located in front drive by Garage area.				850.00		850.00
Inspection and report for escrow				210.00		210.00
The useful life of any septic system is determined by numerous factors, including but not limited to , soil characteristics, water usage, and proper maintenance. This inspection is based on observations by the inspector and information provided by the system owner or representative agent. It is not a guarantee of system adequacy past inspection date. Thank you for the opportunity to be of service. Please remit check payment.						
<i>To be paid in full upon receipt. All invoices not paid within 30 days subject to finance charge 1.5%</i>					<b>Total</b>	\$1,060.00
					<b>Payments/Credits</b>	\$0.00
License # 883281					<b>Balance Due</b>	\$1,060.00

**Certification-Report of Inspection-Individual Sewage Disposal System**

Date: 5/22/2025 Escrow # pre-escrow Owner/Seller deJong Revocable Trust  
Property Address: 1854 Sydney St. San Luis Obispo, CA 93401 Joan Fackler deJong Successor Trustee

Agent: Richelle DeJong Title Company: N/A  
Realtor/Finance Company: \_\_\_\_\_

**Septic Tank**

Type of Tank:  Concrete  Fiberglass  Plastic  Other \_\_\_\_\_  
Tank Capacity:  1000 gal.  1200 gal.  1500 gal.  Other \_\_\_\_\_  
Tank Components:  Access Lids  Baffle  San-Tees  Pump Station  Diversion Valve  Filter  
Tank deterioration noted:  None  Minor  Moderate  Major/failed  
Tank was pumped completely on day of inspection.  Yes  No Depth to access lids within 12 inches of surface:  Yes  No  
Notes: Tank and components in operable condition on day of inspection.  
Traffic grade man-holes for access to tank.

**Leach System**

Operating at proper level and shows no signs of failure or surfacing at time of inspection.  
 Operating at **above** normal operating level. Will require upgrade or replacement to maintain sanitary conditions.  
Notes: System passed flow test criteria on day of inspection.

**Conclusions**

The system was functioning properly on day of inspection.  
 The entire system is **NOT** functioning properly at this time and will require upgrade in order to maintain sanitary conditions.  
Problem area  Tank  Leach Field (see details above)  
Notes: \_\_\_\_\_

**Recommendations**

The tank should be checked and pumped every 2-3 years to ensure proper operation.  
 Systems equipped with a pump station, filter or diversion valve should be checked annually.  
Notes: As recommended to keep up on routine maintenances to help endure proper operation and check of system.

**\*NOTICE TO BUYER/OWNER:** This inspection is an expert disclosure of the condition of this waste disposal system. It is **not a guarantee** of continued performance, or condition, past inspection date. Leach systems are not designed to last indefinitely. Failures can occur at any time without notice. Trees/root systems can cause premature leach failure if located near leach system. The sewer pipe from the building to the tank is not included in this inspection. Gray water diversions of any kind are not part of this report or inspection.

  
**R. Matt Beavers**  
Owner/Operator  
Bus. Lic #0603464  
Contractor. Lic # 883281

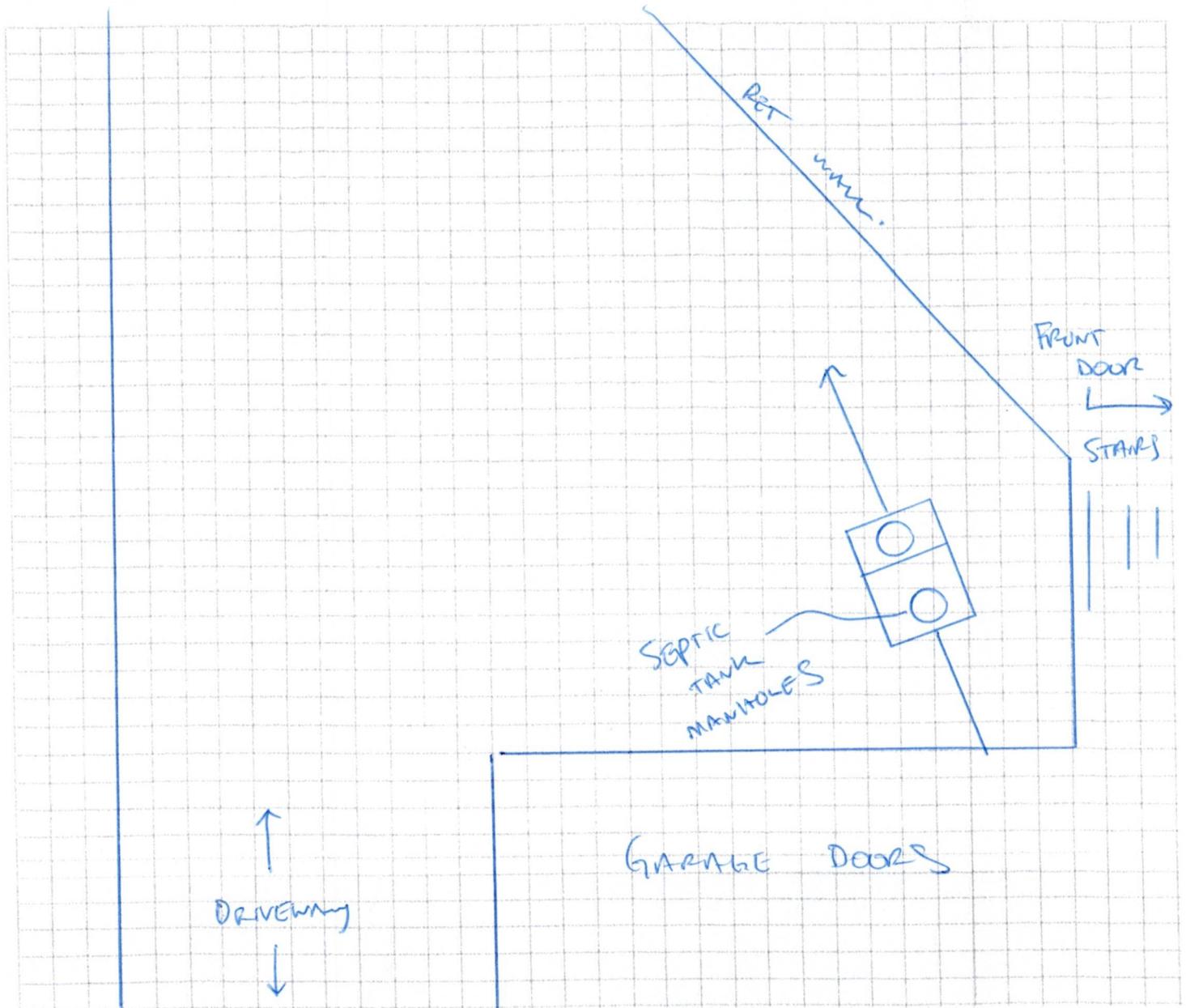
1854 Sydney San Luis Obispo, CA 93401

Job address:

\*Notes:

Traffic grade man-holes in front driveway.

System Location & Site Sketch



Locations of the septic tank and leach field above are approximate only. The exact location or dimensioning is not within the scope of this inspection. Drawing is not to scale.