



INFORMATION ABOUT ON-SITE SEWER FACILITY

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1332 Van Zant
Gilchrist, Tx 77617

CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☐ Clear Stream Aerobic Septic System
- (2) Type of Distribution System: Field Lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: ☐ Unknown
Primarily located on West Side (near road) on
Lot # 272.
- (4) Installer: Lange's Septic Service Crystal Beach, TX ☐ Unknown
- (5) Approximate Age: 15 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: Lange's Septic Service
Phone: 409-791-4131 contract expiration date: 06-01-2026
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? 2 years ago
- (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.

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.

X Fred G. Woodland

Signature of Seller
Fred G Woodland

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



P.O. Box 1222
1103 Mayes
Crystal Beach, TX 77650
409.791.4131
mdlange@gmail.com
Maintenance Provider #MP930
OSSF Installer II #OS22674

Wastewater System Monitoring Agreement

Lange's Septic Service will monitor the On Site Sewage Facility located at:

Fred Woodland
(Owner Name)

1332 Van Sant
(Site Address)

Permit # ON6671, For a period of one year, for the amount of \$ 255.00
Beginning 6-1-25 and ending 6-1-26.

During this period Lange's Septic Service will conduct a total of 3 visual inspections. We will visually inspect the treatment plant, effluent quality, color, turbidity, odor, sludge and scum buildup. A mechanical visual inspection will include aerator, irrigation pump, lines, and fitting, alarm tests and electrical control conditions. We will visually inspect the irrigation pump station, spray heads, pressure lines, other tanks, pumps, filters and appurtenances. Lange's Septic Service will respond within 72 hours of notification of a problem.

No construction of any type is permitted over tanks or any other system components.

The original 2 year monitoring agreement after the installation of your aerobic system will not cover the cost of service calls, labor or materials which are due to abuse or mis-use of the system; failure to maintain electrical power to the system at all times, sewage flows exceeding the hydraulic / organic design capabilities; disposal of non-biodegradable materials, condoms, feminine products, powdered detergents, chemicals, wet wipes, solvents, grease, oil, paint, etc; or any usage contrary to the requirements listed in the owners manual or as advised by an authorized service representative. Use of an in-sink disposal will void your manufacturers warranty and foul your system resulting in costly repairs. All call-outs, repairs, parts and labor after the initial 2 year warranty has expired will be charged to the owner.

Copies of this contract and all reports will be submitted to the local regulatory agency.

Lange's Septic Service must have safe access to the system and all components. Non-Payment for any repair, parts and/or labor, will void this contract and if necessary be grounds for further legal action if so decided by Lange's Septic Service. Homeowner is responsible for any labor and material charges involved with supplying chlorine to their system, if needed. Tank lids and vacuum breaker buckets must be above grass level, in good repair, visible and accessible at all times. Homeowner is responsible for maintaining ant poison around tank lids, control box and air compressor.

Ant damage is not covered under any warranty.

Fred Woodland
(Owners signature and date)

05-27-2025

woodland.fred@yahoo
(Owners email address) CO#

521 Kite Rd Mineral Wells TX 76067
(Owners permanent address)

940-367-8069
(Owners phone #)

(Maintenance Operator)

(Date)