



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 20 Waco Dr.
Elkhart, TX 75839

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Sprayers ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 3 Areas in front yard ☐ Unknown
- (4) Installer: CJSCS 903-723-5533 ☐ Unknown
- (5) Approximate Age: May 2017 ☐ 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: CJSCS
Phone: 903-723-5533 contract expiration date: May 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? 2024
- (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
Unknown

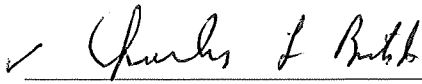
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (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.

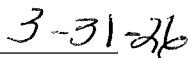
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater 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.



Signature of Seller
Charles Bratz, Jr.



Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

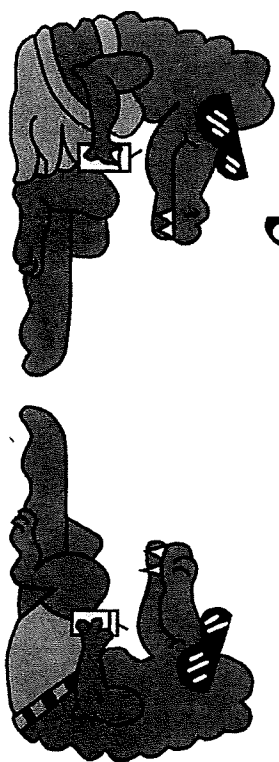
Aerator 5CB108406

Plant Information and Registration

It is very important that you register your CajunAire Basic system. Please fully complete and resubmit the form below within 60 days of your system's installation. Thank you again for your purchase.

Your Serial Number: 5CB108406

Cut below this line. Complete and retain the upper portion for your records.



CajunAire

CajunAire Basic

Models CB500 CB600 CB750 CB800 CB1000 CB1500

Owner's Manual

Acquired Wastewater Technologies, LLC

Physical Address:
9000 Cook Road
Denham Springs, LA
70726

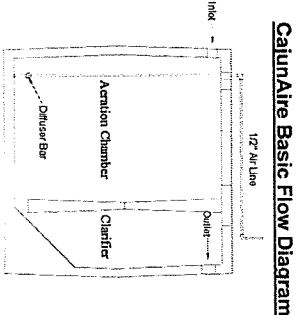
Mailing Address:
P.O. Box 1296
Denham Springs, LA
70727-1296

Toll Free: 800-996-9107
Local: 225-243-9107
info@cajunaire.com
www.cajunaire.com

Please follow any local regulations that may conflict with any information found in this manual.

Introduction

Thank you for your purchase. You own one of the best systems the industry has to offer for individual on-site wastewater treatment applications. The CajunAire Basic Wastewater Treatment System is a Class I, mechanical, aerobic, wastewater treatment plant that will process your household sewage into a clear odorless liquid within 24 hours. The CajunAire Basic System was tested in compliance with the NSF Standard No. 40 and approved by the National Sanitation Foundation (NSF International).



CajunAire Basic Operation

The process the CajunAire Basic uses to treat common household wastewater is an extended-aeration activated-sludge process. In your aerobic aeration system, air is introduced into the sewage through diffusion. When this air is diffused into the untreated wastewater, it promotes the growth of aerobic bacteria and other microorganisms that break down the organic material found in regular household sewage. Sewage is first introduced into the system through the aeration chamber. The liquid inside of the aeration chamber should be a light brown color (this color is caused by the return of activated sludge from the clarifier). As the wastewater leaves the aeration chamber, it enters this clarifier, which is also known as the "quiet zone". No mixing occurs inside the quiet zone. In the clarifier, the solids separate from the liquid and settle to the sloped-bottom of the clarifier; this quasi-solid and settling material is called activated sludge. Activated sludge contains dissolved oxygen and bacteria that are supported by oxygen. The activated sludge is returned to the aeration chamber through a gap in the base of the clarifier wall. In the aeration chamber rolling action (bubbling) feeds this activated sludge into the aeration process once again until the solids are adequately removed creating a solid-free stream. The solid-free stream that flows into the clarifier exits the system as a high quality, treated stream that is ready to be re-introduced into the environment.

As the owner of a CajunAire Basic System, you must have power (120 volt) supplied to the unit at all times with the power switch on the aerator's control panel turned to the on position. You must keep pets, livestock, and children away from any components of the system. You are not required to perform maintenance to the unit at any time. However, you will need to monitor what you are putting into your CajunAire Basic System. Items that should be kept out of the CajunAire Basic will be detailed later in this Owner's Manual.

System Startup

Upon completion of the installation of your new system, you will need to fill the unit with water if it has not already been done. The unit should be filled to a minimum of ¾ capacity. Once the unit has been filled with water and all electrical and plumbing connections have been made, your system is ready for use. Your local regulation authorities have sized your new CajunAire Wastewater Treatment System for your house. This means you should try to maintain a certain amount of water flow into the unit per day. Naturally, you should respect and follow any local regulations that may conflict with any information in this Owner's Manual, but as a general rule the amount of flow the unit should obtain per day is as follows:

System Brand	Model	Rated Unit Size gallons per day (GPD)	Usage should not on a regular basis exceed:
CajunAire Basic	CB500	500 GPD	550 gallons per day
CajunAire Basic	CB600	600 GPD	650 gallons per day
CajunAire Basic	CB750	750 GPD	825 gallons per day
CajunAire Basic	CB800	800 GPD	880 gallons per day
CajunAire Basic	CB1000	1000 GPD	1100 gallons per day
CajunAire Basic	CB1500	1500 GPD	1500 gallons per day

If you have previously live in a location that had service on a community collection sewer system or city sewer, please keep in mind that the CajunAire Basic is designed to handle only regular household sewage. Waste from sources other than organic or human should be deposited into a waste container. You should never flush any rubber or plastic products, feminine products, large paper products (paper towels, diapers, bags, etc), harsh detergents and bacteria killing agents (bleach, liquid fabric softeners, grease, oils heavy metals, etc). Please refer to section entitled "Items that are not safe to use" found in this manual.

Note: you can use common household cleaners with the CajunAire Basic Wastewater Treatment System as long as you follow the manufacturer's instructions on the labels of the products.

Although some odor is typical especially during the start up of you CajunAire Basic, if you experience persistent odor problems, you may also want to monitor your frequency of washing clothes and dishes as this could complicate the treatment process. If too much of your household wastewater is from washing dishes or clothes (gray water) it could make it difficult for the bacteria in you CajunAire Basic to survive since gray water does not contain enough organic sustenance.

The CajunAire Wastewater Treatment System utilizes living organisms that require certain conditions to work and perform properly. Your new unit can treat most any type of household wastewater you put into it including showers and baths, clothes and dishes, and toilet water. However, there are also some things that you should try to keep from going down the drain. These items include but not limited to grease in any amount, hair in large amounts, and the use of garbage disposal in heavy volumes.

Items that are safe to use

It is acceptable to use household cleaners as long as they are not used in excess. As long as you follow the directions on the labels, your CajunAire Basic system function fine with most household cleaners. Other than regular household sewage and standard use of cleaners, it is important to make sure that no other products are introduced to the CajunAire Basic System unless otherwise recommended by the CajunAire Basic Technical Staff located at the home office.

Items that are not safe to use

The following is a list of products and items that should never be allowed to flow into the CajunAire Wastewater Treatment System:

1. Large amounts of bleach or any other chemical that can kill bacteria
2. Large amounts of disinfectants
3. Chemicals that have high volumes of bacteria killing agents
4. Cigarette filters, condoms, feminine products, large paper products, or any rubber or plastic products
5. Shrimp shells, coffee grounds, or any amount of cooking grease and oils
6. Chemicals that are designed to clean out drains or correct "septic tank" problems

Note: the CajunAire Wastewater Treatment System is not a "septic tank". Septic tanks use or work by a different form a bacteria and the use of chemicals that correct septic tanks could greatly affect the "aerobic" bacteria in your new unit. In any case, it is a good idea if you have doubts about a certain chemical to call your local authorized CajunAire representative or the home office.

The Control Panel

Each CajunAire Basic Wastewater Treatment System has its own control panel this panel is located in the aeration equipment. This control panel is equipped with a complete systems malfunction alarm system. The alarm system allows you to monitor the entire unit without performing a complete systems check. This is how it works – if for any reason the air pressure in the aeration system drops, the alarm will sound. It's that simple. If you should notice your alarm system (internals to the air compressor) sounding, you will know something is not working as it should and you will need to contact either your installer or service provider for maintenance. Should you need a service provider for your system, contact the home office at 225-665-2949 or 800-999-0615.

Pumping and Cleaning

The CajunAire Basic Wastewater Treatment System is designed with the owner in mind. We have striven to remove the typical burdens associated with common and troublesome septic tanks and other systems on the market. However, you may need to have a competent septic tank cleaning service clean your unit every 3 to 7 years depending on your daily loading. You should expect to obtain one inch of sludge at the bottom of your unit every year. If you use more water than what the unit was designed to handle, you will have more build up in less time, this means you will need to have your system pumped and cleaned more frequently. Despite that, generally speaking, recommendations of pumping or cleaning are typically only given if you are having problems such as odor or impure discharges.

Recommended System Additives

You should never add any chemicals to your CajunAire Basic system unless specifically recommended by the CajunAire Technical Staff located at the home office. One recommended system additive is BluGuard, which can be added monthly to your CajunAire Basic Wastewater Treatment system. It will fortify and stimulate positive biological growth and assist in deodorizing septic smells. BluGuard is not a required additive but it is a recommended additive that should help your system reach and maintain peak treatment efficiency. Please contact either your installer or the home office for more information.

Owner Responsibilities

There are a few things that you will need to know in order for your new CajunAire Wastewater Treatment System to work to its full potential.

- Make sure the aerator is never exposed to water or fire ants. Your warranty does not cover water or fire ant damage. Elevating the aerator on a cement block will help protect against both.
- Make sure the unit is not exposed to vehicular traffic. Vehicles will cause damage to the buried tank.
- Do not attempt to clean the aerator filter (the only filter on the unit) or service any part of the unit yourself. Doing so could result in electrical shock and may cause severe bodily damage or death.
- Always be sure children are not allowed to play on or around any part of the unit. It is a good idea to teach your child or children about the unit and any other part of your treatment system so they will know not to play around it.
- It is the homeowner's responsibility to ensure that only manufacturer-authorized representatives perform any service on the CajunAire Basic system. The manufacturer cannot be responsible if unauthorized persons damage the system or the plumbing while performing unauthorized services.
- Obviously this paragraph is not a complete listing of all owner responsibilities. Please exercise common sense both when you are considering what to flush down your toilets and when you or your family are around the CajunAire Basic system. Doing so will ensure years of trouble-free and most importantly *safe* operation.

Detecting Problems

If you notice the alarm sounding, call your installer or service provider for assistance or possible maintenance. The only thing the alarms system does not detect on its own is the actual treating of the wastewater. If you do ever experience odor problems or notice the unit not producing the normal high quality treated effluent, call your installer or local service provider.

Non-Frequent Use

If you do not think your unit is going to be used on a regular basis, such as systems installed at a vacation home or an alternative address, you should turn off the toggle switch located on the air compressor until someone returns to the address. Pumping the unit is not required on seasonal use of the CajunAire Advanced. It is important to never allow the level of liquid in the CajunAire Basic tank to drop below $\frac{3}{4}$ full. **DO NOT EVER ALLOW THE CAJUNAIRE BASIC TANK TO BE EMPTY OF LIQUID FOR ANY PERIOD OF TIME. DOING SO WILL CREATE AN EXTREMELY UNSAFE CONDITION THAT COULD RESULT IN BODILY HARM DUE TO GROUND COLLAPSE.**

System Data Plates

On every unit installed, you should be able to locate a Manufacturer Data Plate on the blower containing identifying information on your CajunAire Basic system. This data plate will contain your model number and serial number as well as manufacturer information. Your serial and model numbers are both important when seeking service with either the manufacturer or your local service provider. Additionally, you should also have a Service Provider Data Plate containing information for obtaining local service for your CajunAire Basic system. Usually this company or person is the person who installed your unit. If you need service on the unit or you notice that the unit is not working as it should be, please contact the person on your service data plate first.

CajunAire Basic Warranty

Acquired Wastewater Technologies, LLC [Manufacturer] warrants every new CajunAire Basic Wastewater Treatment System to be free of defects in materials and craftsmanship for a period of 24-months after initial installation.

During the warranty period, if any components are found to be faulty, defective, or fail to perform as specified when operating at design conditions, and the equipment has been installed, operated, and maintained as specified in the written instructions supplied by Manufacturer, Manufacturer will repair or replace at its sole discretion such defective parts at no cost. Transportation and shipment of defective components must be handled through a CajunAire Basic Authorized Representative postage paid if requested by system owner. The cost of labor, shipment, and all other cost associated with replacement of defective components shall be borne by the owner. This warranty covers the CajunAire Basic Wastewater Treatment System only and in no way covers wiring to the system, circuit breakers, third party devices, plumbing to and from the system, or concrete products manufactured by third parties. This warranty does not cover components that have received damage from but not limited to, flooding, neglect, misuse, abandonment, pest or pets, heavy equipment, disassembly or service by unauthorized individuals, improper wiring, electrical and operational over load, and traffic by motor vehicles or livestock. Manufacturer reserves the right to make modifications and changes without notice to components of the system or the system design without obligation to system owners.

The CajunAire Basic Warranty supersedes all other warranties whether expressed or implied by any other third party individuals by law. Only Manufacturer can amend to or make changes to this warranty. Please register your new CajunAire Wastewater Treatment System within 30 days of initial installation.

Service Policy

An initial 24-month service policy is included in the price of your new CajunAire Basic Wastewater Treatment System. Your Service Policy includes all required service calls as specified by your local regulatory agency for the first 24 months. Also, included in the Service Policy is a two-year warranty on the CajunAire Basic blower. Your CajunAire Basic installer will either be your Service Policy Provider or will provide you with the contact information whoever will be responsible for the Service Policy. It will be the responsibility of the Service Policy Provider to complete, record, and submit all locally required paperwork pertaining to the Service Policy calls. Service Policy calls should occur at manufacturer-recommended six-month intervals unless otherwise determined by prevailing local regulations.

The authorized Service Policy Provider should check the aerator filter record a visual assessment of the effluent quality for the following items:

1. Color
2. Turbidity
3. Scum Overflow
4. Olfactory assessment of odor

CajunAire Basic owners will be informed in writing concerning any improper system operations that cannot be remedied at the time of service or inspection and should be given a time and date of when the malfunction will be corrected. If this is not provided, please contact the home office of Acquired Wastewater Technologies, LLC. At the end of this initial 2-year Service Policy, you have the option of purchasing an additional service policy. Please contact either your installer or Acquired Wastewater Technologies for information on options and policy types. We encourage you to purchase and maintain a continual service policy, as this will help your system to maintain a high quality effluent and continue to perform optimally.

Note: In some states, it is required that you have a continual service policy made with a licensed service provider authorized to service CajunAire Basic Wastewater Treatment System. Please check with your local regulation authority to ensure your compliance.