



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 1533 Ranch Road 1323
Johnson City, TX 78636

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
IN FIELD OUR NORTH of guest house,
SOUTH of secondary guest house
- (4) Installer: MOD SEPTIC SYSTEMS (FORMERLY TREELINE) ☐ Unknown
- (5) Approximate Age: NEW ☐ 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: MODERN SEPTICS
Phone: 512-777-9734 contract expiration date: 5/1/2027
(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? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: Replaced LINEAR Aerator on 6/1/2026
" PRESSURE SWITCH on 6/1/2026
- (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 ☒ SERVICE agreement
6/1/26-5/1/27
- (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.

(TXR-1407) 01-05-26

Initialed for Identification by Buyer _____ and Seller DS 22.5

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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) rules in 30 TAC 285.91(3) on 09/05/2025. 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.

DocuSigned by:



6/24/2026 | 14:00 PDT

Signature of Seller

Date

GERARD J VOORHEES

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

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3 visits per year

Duration

05/01/2026 - continues until cancelled

Payment Options

\$400.00 / year

Description

Our company, MODERN SEPTIC AND GREY WATER SYSTEMS, LLC, will provide a 1-year service policy, which will provide for normal inspection and service of your on-site wastewater treatment system.

The policy will cover the following:

3 inspections per year including adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting aerators, diffusers, filters, pumps, disinfection device, chlorine supply, electrical circuits, distribution system, drip emitters, and alarms. Also includes chlorine residual sample each visit and, for commercial only, BOD sample annually.

2.) If any improper operation is observed, which cannot be corrected at that time, you shall be notified of the conditions.

3.) MODERN SEPTIC AND GREY WATER SYSTEMS, LLC, will respond to any complaint within 48 hours, BUT OUR GOAL IS SAME DAY SERVICE

The policy will not cover the following:

1.) Repairs or service required due to tampering with components of system by unauthorized or unqualified person.

2.) Repairs or service required on components not having proper accessibility.

3.) Any parts or supplies required to maintain system.

Owner is responsible for maintaining disinfection unit. Owner is financially responsible for annual BOD test (if required), repairing or replacing any needed parts. No repairs will be made without owner's prior permission. Any recommendations will be noted on the report. Pumping of sludge build-up from septic tanks, if necessary, is not included in this service policy.

(512) 777-9734 | info@modseptics.com

<http://modseptics.com>

**745 Woodland Acres Dr
Marble Falls, TX 78654**

Modern Septic & Grey Water Systems Terms & Conditions

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