



## INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 32770 Willow Bend Rd Waller, Tx 77484

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Sprayer Agua Aire ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Sprays in woods ☐ Unknown  
on south and east sides of yard
- (4) Installer: Daniel Hartman ☐ Unknown
- (5) Approximate Age: 20 yrs ☐ 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: Ricky Bond Septic Service  
Phone: 936-931-5214 contract expiration date: April 1, 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? January, 2025 December 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

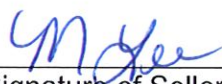
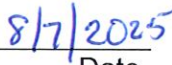
### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (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 <sup>Seller</sup> 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	_____ Date	<div style="text-align: center; margin-bottom: -20px;">  </div> _____ Signature of Seller	<div style="text-align: center; margin-bottom: -20px;">  </div> _____ Date
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Receipt acknowledged by:

_____ Signature of Buyer	_____ Date	_____ Signature of Buyer	_____ Date
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Ricky Bonds Aerobic Management  
23421 Hargrave Road  
Hockley, TX 77447

\* This customer has chosen to Electronically Sign this contract.  
Date Printed: 1/8/2025

Phone: (936) 931-5214  
Fax: (936) 372-2990

Customer ID: 6974

32770 Willow Bend Lane, Waller, TX 77484

Area: LOC

County: Waller

Robert/Marie Lee  
32770 Willow Bend Lane  
Waller, TX 77484

Main Phone  
(713) 248-5998

Email: reelyn\_lee@yahoo.com  
Last Emailed 4/13/2020

Permit #: 4697

Agency: Waller County Health Dept.  
3 visits per year - one every 4 months

Contract with: Ricky Bonds Aerobic Management  
Treatment Type: Aerobic / Disposal: Surface Application

Contract Period

4/16/2025

through

4/16/2026

Disinfectant: Chlorine

Our firm, Ricky Bonds Aerobic Management Services will inspect and maintain your septic system for the term of this contract. Effluent quality inspection will include a visual inspection for color, turbidity, sludge build-up, scum overflow and odor. Mechanical and electrical inspection and service include inspections on aerator, air filter, alarm panel, and noting on the inspection report of any component not found to be functioning correctly.

This policy shall provide for ALL required testing and reporting. The report shall include any responses to owner complaints, the results of the maintenance company's findings, or the owner's findings, and the test results. The report shall be submitted to the permitting authority and the owner within 14 days after the date the test is performed.

\*OWNER/OCCUPANT IS RESPONSIBLE FOR MAINTAINING THE DISINFECTION UNIT.\*

\*THIS POLICY DOES NOT INCLUDE PUMPING SLUDGE FROM UNIT IF NECESSARY.\*

\*OWNER/OCCUPANT IS TO ENSURE WE HAVE ACCESS FOR INSPECTIONS (i.e. current phone number(s), gate code, dogs put up, system free of vegetation, etc.). WE WILL ONLY MAKE 2 ATTEMPTS TO INSPECT THE SYSTEM. THERE WILL BE A CHARGE FOR ADDITIONAL ATTEMPTS. WE DO NOT SCHEDULE THESE INSPECTIONS\*

Any call or request for service outside the routine service provided under this contract will be responded to within 48 hours and if the problem encountered is not covered under warranty of product or workmanship, there will be a service charge. All additional charges shall be authorized by the owner.

\*Non-single family residences, commercial, require one BOD and TSS grab sample per year.\*

DESTRUCTION OF SEPTIC includes shutting off the electrical current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, or introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse may void warranty of system components.

Texas Commission on Environmental Quality Rules require a service policy to be in effect at all times for this system.

\*PURCHASED INSPECTION AGREEMENT REMAINS WITH THE SEPTIC SYSTEM AND WILL NOT BE REFUNDED IF HOUSE/PROPERTY IS SOLD.\*

Owner Signature: MyLee Date: 2/13/2025

Maintenance Provider: [Signature] Date: 2/18/25  
(Ricky Bonds Aerobic Management, License #MP0000201)

E-Signed: Robert/Marie Lee \*

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