



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

**9833 Chelsea Dr.  
Iola, TX 77861**

CONCERNING THE PROPERTY AT \_\_\_\_\_

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller \_\_\_ is \_\_\_ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_ (approximate date) or \_\_\_ never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.			X
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences		X	
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures	X		
Liquid Propane Gas:	X		
-LP Community (Captive)		X	
-LP on Property	X		

Item	Y	N	U
Natural Gas Lines		X	
Fuel Gas Piping:	X		
-Black Iron Pipe	X		
-Copper		X	
-Corrugated Stainless Steel Tubing		X	
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents <i>Ridge</i>	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna	X		
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			X electric gas number of units: <u>1</u>
Evaporative Coolers		X		number of units:
Wall/Window AC Units	X			number of units: <u>1 Daikin - mini split</u>
Attic Fan(s)		X		if yes, describe:
Central Heat	X			electric X gas number of units: <u>1</u>
Other Heat	X			if yes, describe: <u>Daikin - mini split</u>
Oven	X			number of ovens: <u>1</u> electric X gas other:
Fireplace & Chimney		X		wood gas logs mock other:
Carport		X		attached not attached
Garage <u>-3</u>	X			X attached not attached
Garage Door Openers <u>-2</u>	X			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls		X		owned leased from:
Security System		X		owned leased from:

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: ST, JS

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Concerning the Property at \_\_\_\_\_

Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	electric	<input checked="" type="checkbox"/> gas other: _____ number of units: <u>1</u>
Water Softener <u>Filter</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned	leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____	
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual	areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: \_\_\_ city \_\_\_ well \_\_\_ MUD  co-op \_\_\_ unknown \_\_\_ other: \_\_\_\_\_

Was the Property built before 1978? \_\_\_ yes  no \_\_\_ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 5 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_ yes  no \_\_\_ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_ yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Iola, TX 77861

Concerning the Property at \_\_\_\_\_

Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** \_\_\_ yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- \_\_\_  Present flood insurance coverage.
- \_\_\_  Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- \_\_\_  Previous flooding due to a natural flood event.
- \_\_\_  Previous water penetration into a structure on the Property due to a natural flood.
- \_\_\_  Located \_\_\_ wholly \_\_\_ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- \_\_\_  Located \_\_\_ wholly \_\_\_ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- \_\_\_  Located \_\_\_ wholly \_\_\_ partly in a floodway.
- \_\_\_  Located \_\_\_ wholly \_\_\_ partly in a flood pool.
- \_\_\_  Located \_\_\_ wholly \_\_\_ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

Concerning the Property at \_\_\_\_\_

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*** \_\_\_ yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?** \_\_\_ yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

\_\_\_ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

\_\_\_ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: King Oaks Property Owners Assoc.  
Manager's name: Beal Properties Phone: 979-764-2500  
Fees or assessments are: \$ 900.00 per year and are:  mandatory \_\_\_ voluntary  
Any unpaid fees or assessment for the Property? \_\_\_ yes (\$ \_\_\_\_\_)  no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

\_\_\_ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged? \_\_\_ yes  no If yes, describe: \_\_\_\_\_

\_\_\_ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

\_\_\_ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

\_\_\_ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

\_\_\_ Any condition on the Property which materially affects the health or safety of an individual.

\_\_\_ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

\_\_\_ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Concerning the Property at \_\_\_\_\_

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?**  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
1-10-2024	Septic System	Ricky Bonds	1

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

- Homestead  Senior Citizen  Disabled
- Wildlife Management  Agricultural  Disabled Veteran
- Other: \_\_\_\_\_  Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**  yes  no

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?**  yes  no If yes, explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\***  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Concerning the Property at \_\_\_\_\_

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Stephen Turley 2/13/24  
Signature of Seller Date

Cheryl L. Turley 2-13-2024  
Signature of Seller Date

Printed Name: STEPHEN TURLEY

Printed Name: Cheryl L. Turley

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>MidSouth Synergy</u>	phone #: <u>936-825-5100</u>
Sewer: <u>-</u>	phone #: _____
Water: <u>Wicks Creek SUD</u>	phone #: <u>979-589-3030</u>
Cable: <u>-</u>	phone #: _____
Trash: <u>Brazos Valley Trash Valet</u>	phone #: <u>979-777-8968</u>
Natural Gas: <u>-</u>	phone #: _____
Phone Company: <u>-</u>	phone #: _____
Propane: <u>Ferrelgas</u>	phone #: <u>979-567-3607</u>
Internet: <u>Windstream/Kenetic</u>	phone #: <u>877-272-0235</u>

9833 Chelsea Dr.  
Iola, TX 77861

Concerning the Property at \_\_\_\_\_

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	



# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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9833 Chelsea Dr.  
Iola, TX 77861

## CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: 3 sprinklers  Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front yard  Unknown
- (4) Installer: Ricky Bonds Aerobic Mgmt  Unknown
- (5) Approximate Age: 5 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 Bonds Aerobic Mgmt  
Phone: 936-931-5214 contract expiration date: \_\_\_\_\_  
*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? never
- (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:

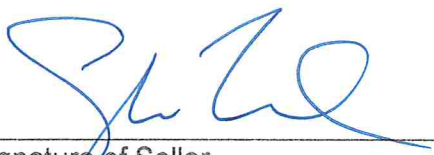
- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials  permit for original installation  final inspection when OSSF was installed  
 maintenance contract  manufacturer information  warranty information  \_\_\_\_\_
- (2) "Planning materials" are the supporting 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.

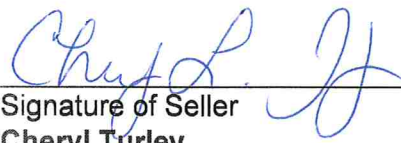


**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater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

  
 \_\_\_\_\_  
 Signature of Seller  
**Stephen Turley**  
 Date 2/13/24

  
 \_\_\_\_\_  
 Signature of Seller  
**Cheryl Turley**  
 Date 2.13.2024

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

**Ricky Bonds Aerobic Management**  
**23421 Hargrave Road**  
**Hockley, TX 77447**

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

Date Printed: 9/22/2023

To: Stephen/Cheryl Turley  
 9833 Chelsea Dr.  
 Iola, TX 77861

Owner Phone  
 (615) 830-4702

Grimes County Environmental Health

County: Grimes

**Permit: 2018079**

Installed: 11/30/2018

Start: 12/3/2023  
 End: 12/3/2025  
**Total Fee: \$550.00**

Site: 9833 Chelsea Dr., Iola, TX 77861

Dear Customer,

Enclosed you will find a new maintenance contract for your review and signature. Review either the 1 year option or the 2 year option for renewal.

Please sign and return the contract to our office with your payment that is due 30 days prior to the above expiration date. Also, please verify your mailing address, site address, gate code(s) and phone number(s) and notify us of any corrections.

Upon receipt of your signed contract and payment, a completed contract will be sent back to you and one will be forwarded to the authorizing agency.

If you have any questions, please contact our office at (936) 931-5214. Thank you in advance for your cooperation in expediting this matter.

Sincerely,

*Ricky Bonds, Aerobic Management Service*

11/01/2023 16:11:09  
 RICKY BONDS SLF LIAV SYS  
 23421 HARGRAVE RD  
 HOCKLEY, TX 77447  
 CREDIT CARD  
 VISA SALE  
 Card # XXXXXXXXXXXX4111  
 SEQ #: 7  
 Batch #: 759  
 INVOICE  
 Approval Code: 03294D  
 Entry Method: Manual  
 Mode: Online  
 Avs Code: YYY  
 Card Code: MI  
 SALE AMOUNT \$550.00

CUSTOMER COPY

-----  
 Please return this portion with payment and Signed Contract  
 Please check here if Address is incorrect. (Correct on Back)  
**Contract Amount Due: \$550.00**  
 Amount Paid: \_\_\_\_\_  
 TURLEY Exp: \_\_\_\_\_  
 CVV #: \_\_\_\_\_

Ricky Bonds Aerobic Management  
23421 Hargrave Road  
Hockley, TX 77447

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

Date: 9/22/2023

To: Stephen/Cheryl Turley  
9833 Chelsea Dr.  
Iola, TX 77861

Contract Period

Start Date: 12/3/2023

End Date: 12/3/2025

Phone: (615) 830-4702 Subdivision: King Oaks  
Site: 9833 Chelsea Dr., Iola, TX 77861

Permit #: 2018079  
Warranty Expired: 11/30/2020

County: Grimes

Installer: Ricky Bonds

Installed: 11/30/2018

3 visits per year - one every 4 months

Agency: Grimes County Environmental Health

Ricky Bonds Aerobic Management

Mfg/Brand: Pro Flo / PF500SLPT2

Map Key:

ID: 6472

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: \_\_\_\_\_

Date: 10/25/2023

Maintenance Provider: \_\_\_\_\_

Date: 11/1/23

(Ricky Bonds Aerobic Management, License #MP0000201)



**INVOICE**  
**Grimes County Environmental**  
**P.O. Box 406**  
**Anderson, TX 77830**

**To: Stephen & Cheryl Turley**  
**9833 Chelsea Drive**  
**Iola, TX 77861**

**Date:** 12/7/2023  
**Invoice No:** 6417

Description - and/or Taxable Item	Quantity	Amount	Total
Maintenance Tracking Fee	3	\$5.00	\$15.00
			<b>Subtotal:</b> \$15.00
			Tax 1: %
			Tax 2: %
			Tax 3: %
			<b>Invoice Total:</b> \$15.00
			<b>Payments Received:</b> \$0.00
			<b>Current Amount Due:</b> \$15.00

*Additional Non-Taxable Items*

*Paid 12/11/23*  
*CHK # 7063*

Please make checks or money order payable to Grimes County.

DR# 26812

*Cut on dotted line and return with payment*