



## 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.**

**14635 Penick Road  
Waller, TX 77484**

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	X	

Item	Y	N	U
Pump: <u>  </u> sump <u>  </u> grinder	X		
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents	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			<u>  </u> electric <u>X</u> gas number of units: <u>1-6 TON 2-ZONE</u>
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<u>  </u> electric <u>X</u> gas number of units: <u>1-</u>
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>1</u> electric <u>X</u> gas other: _____
Fireplace & Chimney	X			<u>1</u> wood <u>1</u> gas logs <u>  </u> mock other: <u>LP</u>
Carport	X			<u>  </u> attached <u>  </u> not attached
Garage	X			<u>  </u> attached <u>  </u> not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls		X		<u>  </u> owned <u>  </u> leased from: _____
Security System	X			<u>X</u> owned <u>  </u> leased from: <u>ADT</u>

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: CL, KZ

Page 1 of 7

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

Solar Panels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas other: <del>gas</del> number of units: <u>2</u>
Water Softener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Other Leased Items(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe:	
Underground Lawn Sprinkler	<input checked="" 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 checked="" 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: 1 YEAR - 2023 (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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: CZ, KZ



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

Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>		Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>	ADD. SEE ATTACH		

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                        |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ 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): \_\_\_\_\_

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**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

*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 **FREEZE & SMALL FIRE.**

**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: \_\_\_\_\_

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**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): \_\_\_\_\_

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*\*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.

	8-27-24		8-29-24
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>CEM ZIENTEK</u>		Printed Name: <u>KAREN ZIENTEK</u>	

**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>CENTER POINT ELECTRIC</u>	phone #: _____
Sewer: <u>ON PROPERTY - SPECIALIZED ENVIRON</u>	phone #: _____
Water: <u>WELL</u>	phone #: _____
Cable: <u>COMCAST</u>	phone #: _____
Trash: <u>SELF</u>	phone #: _____
Natural Gas: <u>NA</u>	phone #: _____
Phone Company: <u>ATT</u>	phone #: _____
Propane: <u>CY FAIR - PROPANE</u>	phone #: _____
Internet: <u>T-MOBILE</u>	phone #: _____

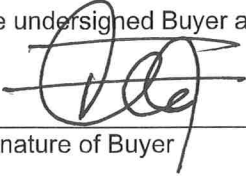
(TXR-1406) 07-10-23      Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: CZ, KZ      Page 6 of 7

14635 Penick Road  
Waller, TX 77484

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: \_\_\_\_\_

08-28-2024

The attached is the explanation of a fire at 14635 Penick Rd. The fire occurred during Feb or March 2020 it was due to a malfunction in the propane hot water heater in a heater closet of the game room. The thermostat got stuck in run mode and would not shut off causing the hot water heater to get extremely hot and cause a fire to the wood support under it, Luckily, we were home and it was contained to closet area only. Fire dept was called to make determination if any fire might have made it self-further than closet but was determined that it didn't get any worse. Insurance made all final replacements of unit and all wall coverings with fire retardant material. All repairs were inspected and approved by home insurance and mortgage carrier.





# 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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CONCERNING THE PROPERTY AT 14635 Penick Road  
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: AERATION- 3 SPIGOTS  Unknown
- (3) Approximate Location of Drain Field or Distribution System: WEST OF HOUSE  Unknown
- (4) Installer: MARK SMITH  Unknown
- (5) Approximate Age: 21 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: SPECIALIZED ENVIRONMENTAL  
Phone: \_\_\_\_\_ contract expiration date: 9-24  
*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 YEARS
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  Yes  No  
If yes, explain: NONE
- (4) Does Seller have manufacturer or warranty information available for review?  Yes  No

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

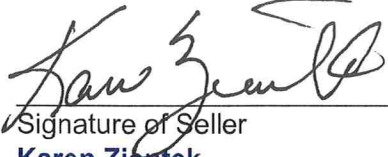
- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials  permit for original installation  final inspection when OSSF was installed  
 maintenance contract  manufacturer information  warranty information  \_\_\_\_\_  
LAST SERVICE
- (2) "Planning materials" 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  
**Clem Zientek**  
 Date 8-27-24

  
 \_\_\_\_\_  
 Signature of Seller  
**Karen Zientek**  
 Date 8-27-24

Receipt acknowledged by:

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

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

# Septic System Inspection Report

## South Texas Environmental

P.O. Box 1789  
WALLER, TX 77484

Timmy Domino - MP# 91, Operator; License MP# 91

Installation Date: **Scheduled Inspection** Permit Number: 3930

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is to be sent to the local permitting authority and the third copy is to be sent to the system owner along with an invoice for service by the maintenance company

1. Required frequency of visits is 4 Months Date of inspection visit: 05/07/2024  
2. System Inspected:

Owner : Clement Zientek Property Address: 14635 Penick Rd  
Owner Phone: 7134595483 Location: WALLER TX 77484  
System Name: Primary Inspected by: Kevin G



Timmy Domino - MP# 91

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disinfectant Devices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Locking Device on Lid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray Field/Vegetation Seeding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Auto Dialer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Repairs made to system (list all components replaced)

Cleaned filter.

4. Test required and results:

Test	Required	Result	Test Method
TSS (Grab)	<input type="checkbox"/>	--	--
BOD (Grab)	<input type="checkbox"/>	--	--
CL2 (Grab)	<input checked="" type="checkbox"/>	1.8	Grab
Sludge Lvl (inches.)	<input checked="" type="checkbox"/>	2	Grab
PH	<input checked="" type="checkbox"/>	7.5	Grab

5. Comments:



# South Texas Environmental

P.O. Box 1789  
WALLER, TX 77484  
Phone: 8324042469

Email: stenvironmental@aol.com

Fax: 8324042602

## Inspection Contract Renewal Agreement

In consideration of prepayment of the Inspection Contract cost indicated below, South Texas Environmental agrees to the following:  
To make an inspection once every 4 Months during the service period from 09/06/2024 to 09/05/2025 on the Aerobic system indicated below:

Owner/Mailing Address:

Clement Zientek

14635 Penick Rd

WALLER, TX 77484

Owner Phone: 7134595483

Permit Number: 3930

Installation Date:

System Name: Primary

Property Address: 14635 Penick Rd WALLER,  
TX 77484

Brand Name:

Number: []

Serial Number:

Testing and Reporting

South Texas Environmental shall test and report on the following for this system as required by rule:

1. An Inspection/Service Call every 4 Months, which includes inspection of the mechanical and electrical component parts as necessary to ensure proper function is being attained.
2. An effluent quality inspection every 4 Months, consisting of a visual check for color, turbidity, scum overflow and an examination for odors.
3. If required, a sample shall be pulled from the aeration tank every 4 Months, to determine if there is an excess of solids in the treatment plant. If the test results determine a need for solids removal, the user will bear the cost and responsibility for doing so.
4. If any improper operation is observed at the time of the inspection, the user shall be notified immediately in writing of the condition(s) and the estimated cost to bring the system into compliance and good working order.
5. If required, a chlorine residual test will be taken at each visit.

South Texas Environmental can offer you the following Inspection Renewal Contract options:

**Option #1:**

An Inspection Contract to be effective from: 09/06/2024 for a period of 12 Months. Inspections are to be performed every 4 Months. Under the terms of this Inspection Contract Renewal Agreement option the owner is responsible for keeping chlorine (calcium Hypochlorite properly labeled for wastewater disinfection) in the chlorinator as well as the cost of the chlorine. The cost for this Inspection Contract will be \$220.00.

**Option #2:**

An Inspection Contract to be effective from: 09/06/2024 for a period of 12 Months. Inspections are to be performed every 4 Months. Under the terms of this Inspection Contract option South Texas Environmental will be responsible for adding any needed chlorine (calcium Hypochlorite properly labeled for wastewater disinfection) to the chlorinator while on-site during each inspection only. Adding additional required chlorine at any other time other than during a scheduled inspection is the responsibility of the owner. The owner is also responsible for the cost of any additional chlorine. The cost for this Inspection Contract will be \$285.00.

Please initial the option of your choice above.

**Additional service, as ordered including replacement of components, laboratory test work, and pumping of unit or pre-tank will be done upon authority from the customer and at an additional Service call charge of \$105.00 plus Parts and Labor. There will be a service call charge in addition to the contract charge for any additional visits. Timmy Domino - MP# 91, has been certified by the manufacturer of your system and will be responsible for fulfilling the requirements of this Inspection Contract, as well as responding to any complaints and/or addressing any concerns by the owner of the system. Concerns and/or complaints will be addressed within 48 Hours of the initial contact. Upon expiration of this inspection contract, our firm will offer a renewal of your inspection contract as mandated by State regulations.**

**VIOLATIONS OF WARRANTY** include shutting off the electric 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.

**This Policy Does Not Include Pumping Sludge From Unit If Necessary.**

Accepted by: Clement Zientek  
Clement Zientek, System Owner

Date: 8-27-2024

Accepted by: Timmy Domino  
Timmy Domino - MP# 91

8/27/2024

South TEXas Environmental

# Invoice

P.O. Box 1789  
Waller Tx 77484  
936-372-5682

Date	Invoice #
8/27/2024	43881

**PAID**  
**08/27/2024**

Bill To
Clement & Karen Zientek 14635 Penick Rd Waller, Tx 77484

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			8/27/2024			

Quantity	Item Code	Description	Price Each	Amount
1	Service Contract	Service Contract Permit No.3930 State Sales Texas	220.00	220.00
			8.25%	0.00

			<b>Total</b>	\$220.00
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E-mail
STEnvironmental@aol.com

**WALLER COUNTY  
ROAD AND BRIDGE DEPT.**

Cash +  
Check # 1019  
Paid 3-12-03

PERMIT TO CONSTRUCT SEPTIC SYSTEM

Date: 3-11-03

Permit#: 3930

Clem Zientek  
9327 Spanish Mill Drive  
Houston, TX 77064

Property Location: 14635 Fenwick Rd.

Dear Mr. Zientek

From data on your application for private sewage facility license, the County Inspector has determined your minimum requirements to be a septic tank capacity of 1700 PT gallons with an absorption trench or spray area required of 6600 square feet.

300 gpd / .045

Tank must be a two compartment tank or two tanks in series.

Permit to Construct Septic System is valid for one year from date of issuance.

Yours truly,

Charles Hurley  
Charles Hurley  
Septic System Administrator