



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING PROPERTY AT 808 Crystal Mountain Drive, Austin, Texas 78733

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

(1) Type of Treatment System: [X] Septic Tank [] Aerobic Treatment [] Unknown []

(2) Type of Distribution System: low pressure dose [] Unknown

(3) Approximate Location of Drain Field or Distribution System: [] Unknown

installed 9/20/1991

(4) Installer: Keith Schoenfelt, PE [] Unknown

(5) Approximate Age: 30 years [] Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [] Yes [X] No

If yes, name of maintenance contractor: _____

Phone: _____ 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? January 12, 2021

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [X] Yes [] No

If yes, explain:

From Janet Dunkelberg: The on site sewage facility (OSSF or septic tank system) rules require that the bottom of the septic tank inlet pipe be 3 inches above the operating level of the tank (that is, the liquid level). The inlet pipe into the first septic tank at 808 Crystal Mountain Drive was well into the operating level when we first inspected this OSSF. It has now been reset so that the bottom of the inlet pipe is about 3/4 to 1 inch below the operating level, a great improvement. I do not expect that the current configuration of the inlet pipe and tee will create any problems. However, since it does not match the specifications in the rules, it has to be noted in the report.

(4) Does Seller have manufacturer or warranty information available for review? [] Yes [X] No

C. PLANNING MATERIALS, PERMITS AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:

- [X] planning materials [] permit for original installation [] final inspection when OSSF was installed [] maintenance contract [] manufacturer information [] warranty information [X] other



Original plans and records

- (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.

*Joanie Capalupo for BeJo
Austin LLC*

04/06/2021

Signature of Seller

Date

Signature of Seller

Date



Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



Necessary, Inc.

On-site Sewage Facility Consulting

800 W Annie Street • Austin, Texas • 78704-4106 • 512/445-2250 • Fax 512/519-4420 • janet@necessaryinc.com

On-site Sewage Facility Inspection Report

Site Address: 808 Crystal Mountain Drive Date: 1/12/2021
 Legal Description: Lot 21 Block B Subdivision Crystal Mountain at Barton Creek Section 1
 OR ---- acres out of the ---- Survey ----
Residential: No. of Bedrooms: ??? Commercial: Type: ----
 Living Area: 4067 sq. ft. (TCAD) Size: ----
 Bedroom equivalents: 5 G.P.D.: ----
 Date OSSF installed: 9/20/1991 Licensing Authority: Travis County TNR Department Permitted? Yes
 For what size house: 4013 sq. ft. (or 6 bedroom equivalents) Records obtained? Yes
 Was OSSF professionally designed? Yes If yes, name of designer: Keith Schoenfelt, PE
 Is property occupied at this time? No If not, how long has it been vacant? ~1 week

OSSF Components:

Pretreatment:

Septic tank(s): #1	1250 gallons	pre-cast concrete (material)	one	(compartments)
#2	500 gallons	pre-cast concrete (material)	1st	(compartments)
#3	---- gallons	---- (material)	----	(compartments)
Secondary Treatment:	---- (gpd)	---- (manufacturer)	n/a	(disinfection?)
Pump Tank(s):	750 gallons pre-cast concrete (2nd compartment of 2nd tank)			

Disposal:

Type: low pressure dosed trenches Size: 630+ linear ft Type: ---- Size: ----

Special Maintenance Required?: No
 Additional Components:

Read entire report carefully. If an item is present in the on-site sewage facility (OSSF) but is not inspected, the "NI" column will be checked and an explanation will be provided. Comments may be provided whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not functioning or in need of repair
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PRETREATMENT UNITS:

I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Sewer & clean out (fixture leaks? Yes)
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input checked="" type="checkbox"/>	Septic tank #1 inlet pipe 1/2 full; outlet access lid acid damage; roots; Tank cleaned today? Yes (All Cen Tex)
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Septic tank #2 Tank cleaned today? Yes
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Septic tank #3 Tank cleaned today? n/a
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Secondary treatment unit(s) Unit cleaned today? n/a
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Disinfection unit(s)
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Pump tank #1
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Electric connection #1
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Pump tank #2
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Electric connection #2
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	High water alarm #1 light only in garage;
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	High water alarm #2
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Filter present? (for drip emitter disposal):
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Other components:

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Site Address: 808 Crystal Mountain Drive

Date: 1/12/2021

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DISPOSAL FIELD(S):

I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Check surface indications:	Improvements over disposal field? No
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input checked="" type="checkbox"/>	Vegetative cover: sparse & bare areas; cedars;	
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Check for lateral seepage:	
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Setbacks: sprinklers;	
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Surface drainage: curb;	
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input type="checkbox"/>	Valve operation:	
I <input checked="" type="checkbox"/>	NI <input type="checkbox"/>	NP <input type="checkbox"/>	R <input checked="" type="checkbox"/>	Performance test: ~1.6 gpm & ~2.4 gpm;	
I <input type="checkbox"/>	NI <input type="checkbox"/>	NP <input checked="" type="checkbox"/>	R <input type="checkbox"/>	Graywater discharge:	

Inspection Summary:

- This OSSF appears to be in good functioning condition and:
 - Is in need of NO repairs
 - Is in need of repairs and/or corrections (See "Summary of Recommendations")
- This OSSF is NOT functioning properly (See "Summary of Recommendations")

Comments:

Summary of Recommendations:

- 1) Flush the distribution pipes. The rate of drop in the pump tank should be: field A (uphill)- 1.25" to 1.6" per minute; field B- 1.0" to 1.3" per minute.
- 2) Reset the inlet pipe in the first septic tank to be more nearly level, so that the inlet pipe is above the operating level of the tank.
- 3) Install a riser on the outlet end of the first septic tank. Discard the existing concrete lid for that access opening. New risers must meet the requirements of 30 TAC Chapter 285.38, including, but not limited to, secondary restraint and having a watertight seal to the main lid of the tank.
- 4) Remove the roots growing in around the main lid of the first tank. Reseal between main lid and sidewalls to prevent regrowth (from the outside).
- 5) Establish solid, vigorous grass/ground cover over the entire disposal field. To make it more likely that the grass/ground cover is successful, remove the juniper (cedar tree) in the middle of the disposal field, and remove or severely prune the juniper growing between the disposal field and the house.

☆ Interior plumbing fixture leaks WERE WERE NOT noted. This means that one or more interior plumbing fixtures (toilets, faucets, etc.) was leaking during the inspection. These leaks should be stopped. This is an ON-GOING MAINTENANCE item, not a "repair."

☆ Potable water pipes (possibly including sprinkler pipes) WERE WERE NOT noted within 10 feet of the OSSF. Water pipes including sprinkler pipes are required to be at least 10 feet from any component of the OSSF in order to protect the public water supply.

NOTE: This report does not represent a warranty or guarantee of the facility's successful operation which is dependent upon water usage appropriate to the facility's design and appropriate maintenance of the system.



Janet Dunkelberg, R.S., 1839

Necessary, Inc.

On-site Sewage Facility Consulting

520 Co Rd 108 • Unit 21 • Hutto, Texas • 78634 • 512/445-2250 • jay@necessaryinc.com

On-site Sewage Facility Re-inspection Report

Site Address: 808 Crystal Mountain Dr

Date: 03/29/21

Legal Description: Lot 21, Block B, Crystal Mountain at Barton Creek, Section 1

OR ---- acres out of the ----

Survey ----

Refer to inspection report(s) dated: 01/12/21

Comments:

- 1) Completed. (OK)
- 2) Inlet modified by 3T Septic Services (warranty offered)
- 3) Completed. (OK)
- 4) Completed. (OK)
- 5) In progress. Trees have been removed and grass has been seeded. (OK)

Inspection Summary:

- This OSSF appears to be in good functioning condition at this time and:
 is in need of NO repairs
 is in need of repairs and/or corrections (See 3T warranty)
 This OSSF is NOT functioning properly

NOTE: This report does not represent a warranty or guarantee of the facility's successful operation that is dependent upon water usage appropriate to the facility's design and appropriate maintenance of the system.



Jay Bettridge, Septic Inspector

3T Septic Services

808 Crystal Mountain Dr
Austin, TX 78733
Lot 21, Block B
Crystal Mountain at Barton Creek, Section 1

3T Septic Services did what was possible in order to make all the recommended repairs suggested by Necessary Inc. for the OSSF at 808 Crystal Mountain Dr. It is in my professional opinion that the changes made were sufficient enough to provide proper plumbing for septic tank. 3T septic services will warranty the inlet plumbing and septic issues that arise from the plumbing itself for the next 2 years.

Jesse Threet, Owner of 3T Septic Services

Date:



April 2, 2021



Julie Denney <julie.denney@compass.com>

Fwd: Septic tank inlet pipe & tee

1 message

Joanie Capalupo <joanie.capalupo@compass.com>
To: Julie Denney <julie.denney@compass.com>

Tue, Mar 30, 2021 at 6:57 PM

J JOANIE CAPALUPO

Broker Associate | COMPASS

2500 Bee Caves Road, Bldg. 3, Ste. 200

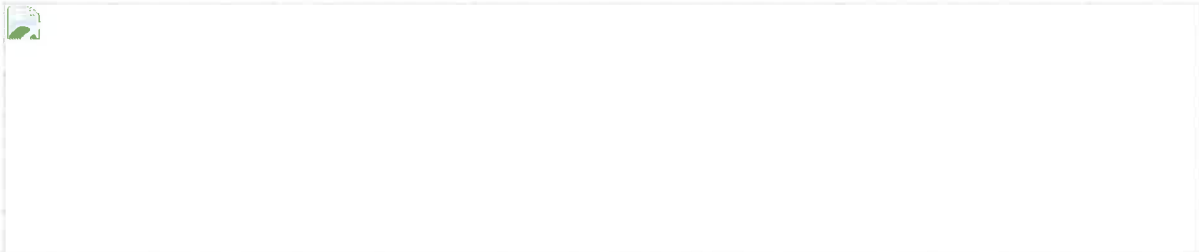
Austin, TX 78746

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joaniecapalupo.com

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[TREC Consumer Protection Notice](#)



----- Forwarded message -----

From: **Janet Dunkelberg** <janet@necessaryinc.com>
Date: Tue, Mar 30, 2021 at 6:02 PM
Subject: Septic tank inlet pipe & tee
To: Joanie Capalupo <joanie.capalupo@compass.com>
Cc: jay bettridge <jay@necessaryinc.com>

The on site sewage facility (OSSF or septic tank system) rules require that the bottom of the septic tank inlet pipe be 3 inches above the operating level of the tank (that is, the liquid level). The inlet pipe into the first septic tank at 808 Crystal Mountain Drive was well into the operating level when we first inspected this OSSF. It has now been reset so that the bottom of the inlet pipe is about 3/4 to 1 inch below the operating level, a great improvement. I do not expect that the current configuration of the inlet pipe and tee will create any problems. However, since it does not match the specifications in the rules, it has to be noted in the report.

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