

## Necessary, Inc.

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May 26, 2000

Jeff & Gail King  
c/o Nancy McCarroll  
Avenue One Properties  
2414 Exposition Blvd Ste 100  
Austin, Texas 78703

Re: On-site Sewage Facility serving 46 Pascal Lane, Lot 42, Block E, Rob Roy, Phase II, Travis County, Texas

Dear Mr. & Mrs. King,

I have reviewed the inspection file of the Travis County Transportation and Natural Resources Department for the referenced on-site sewage facility (OSSF) and conducted an on-site inspection of the facility. On this basis, I can provide the following evaluation.

The original OSSF consists of a 1250 gallon single compartment pre-cast concrete septic tank, and 1200 square feet of standard absorption disposal field. The installation of the original OSSF was inspected and approved by the Austin-Travis County Health and Human Services Department in August 1982. The OSSF was expanded in 1994 with the addition of a 1250 gallon two compartment concrete tank, the second (500 gallon) compartment of which serves as the pump chamber, and 2400 square feet of low-pressure dosed disposal fields. This upgrade was designed by C. Darryl Primeaux, P.E., to serve a 4600 square foot, seven "bedroom equivalent" residence. The design and installation of the upgraded OSSF were approved by the Austin-Travis County Health and Human Services Department in 1994. The installation was also inspected and certified by Mr. Primeaux. Due to a paperwork error, the License to Operate for this OSSF was not issued until April 2000. The OSSF is now serving a five bedroom, ±4450 square foot residence (six "bedroom equivalents" by today's standards).

The septic tanks were pumped and cleared of accumulated liquids and solids on May 25, 2000. The tanks appeared to be in excellent condition and did not appear to be leaking. The pump was activated and seen to be functioning properly. The high water alarm was not functioning properly. Effluent was pumped to all of the disposal fields. The disposal fields showed no signs of overflow or oversaturation. The standard absorption field has good vegetative cover.

I recommend the following corrections:

1. Replace the high water alarm with an audible/visual alarm.
2. Establish a more solid vegetative cover over the low pressure dosed disposal fields (behind the pool). Low water use ground cover such as Bermuda or

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46 Pascal Lane  
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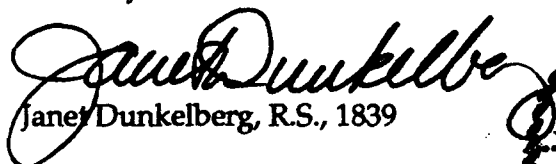
Buffalo grass is recommended. However, any new vegetation will have to be irrigated until well established.

If any modifications or alterations are made either to the on-site sewage facility or to the residence, then such changes must be permitted and approved by the Travis County Transportation and Natural Resources Department according to the most current standards in effect at that time.

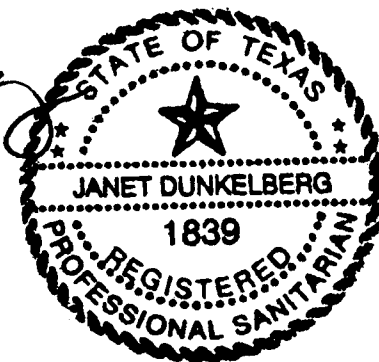
This report is based on the accuracy of the original inspection records, the on-site inspection and the homeowner questionnaire and is limited to those items that were clearly visible during the inspection. This report does not represent a warranty or guarantee of the facility's successful operation which is dependent upon water usage appropriate to the facility's design and appropriate maintenance of the system as noted in the accompanying Operation and Maintenance Guide.

If any additional information is needed, please contact me.

Sincerely,

  
Janet Dunkelberg, R.S., 1839

Enclosures







TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 46 Pascal Lane Austin, TX 78746

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: two tanks and drain field (see report) [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: Field behind back deck, more exact unknown [ ] Unknown
(4) Installer: Complete Construction Company (1994) [ ] Unknown
(5) Approximate Age: 1992 and 1994 per reports [ ] 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? May 25, 2000
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [X] No
If yes, explain:
(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [X] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

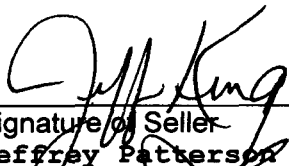
- (1) The following items concerning the on-site sewer facility are attached:
[ ] planning materials [ ] permit for original installation [ ] final inspection when OSSF was installed
[ ] maintenance contract [ ] manufacturer information [X] warranty information
Primaux Report; 1994 County Permit
(2) "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.


(TAR-1407) 1-7-04 Initialed for Identification by Buyer and Seller [Signatures] Page 1 of 2

**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  
Jeffrey Patterson King

  
\_\_\_\_\_  
Signature of Seller \_\_\_\_\_ Date  
Gail Gambill King

Receipt acknowledged by:

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

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

**COMPLETE CONSTRUCTION COMPANY**

11204 Powder Mill Trl.  
AUSTIN, TEXAS 78750  
(512) 219-0089

**JOB WORK ORDER**

No. 0001639

CUSTOMER'S ORDER NO.		PHONE	MECHANIC	HELPER	DATE OF ORDER
BILL TO		ADDRESS			STARTING DATE
Phil Label		#46 PASCAL			4/18/94
CITY		JOB NAME AND LOCATION			ORDER TAKEN BY
Austin TX 78748		#46 PASCAL			Robley
JOB PHONE		DESCRIPTION OF WORK			<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA

Install new septic tank and drain-field to bring septic system up to today's standards. All my work guaranteed for twelve months.

original bid \$10,400  
add-on for barrier trench \$1,800  
Total due - \$12,200<sup>00</sup>

THANKS  
Robley

DATE COMPLETED	WORK ORDERED BY	TOTAL MATERIALS	
4/25/94	Phil Label	TOTAL LABOR	
		TAX	
		TOTAL AMOUNT	\$12,200 -

Signature \_\_\_\_\_

No one home       Total amount due for above work; or       Total billing to be mailed after completion of work

I hereby acknowledge the satisfactory completion of the above described work.