



Comal County

OFFICE OF COMAL COUNTY ENGINEER

License to Operate On-site Sewage Treatment and Disposal Facility

Date Issued: 8/2/2006

Permit Number: 88333

Location Description: 1663 Whispering Water, Spring Branch, TX 78070
Lot 205, Cypress Springs Unit 3 Subdivision

Type of System: Aerobic Treatment with Surface Irrigation Discharge

License issued to: Michael Mann

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Natural Resource Conservation Commission.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

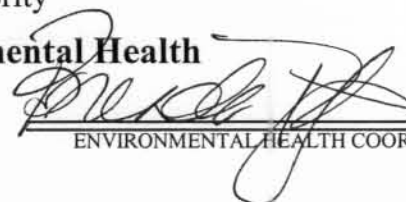
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


OS0023773
ENVIRONMENTAL HEALTH INSPECTOR


OS7722
ENVIRONMENTAL HEALTH COORDINATOR

Ritzen, Brenda

From: Ritzen, Brenda
Sent: Friday, June 5, 2020 4:00 PM
To: Keith Eismann
Cc: Boyd, Robert
Subject: RE: 1663 Whispering Water - As built

Keith,

Our inspector visited this site today to verify the system location. There is currently an RV that will need to be moved out of the spray area. Otherwise, we have no objections to your findings and the existing permit will remain as is. Your letter and as built drawing will be added to the permit file for Permit 88333.

Thank you,

Brenda Ritzen, OS0007722
Environmental Health Coordinator
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, Texas 78132
830-608-2090
www.cceo.org

From: Boyd, Robert <boydro@co.comal.tx.us>
Sent: Thursday, June 4, 2020 3:23 PM
To: Ritzen, Brenda <rabbjr@co.comal.tx.us>
Subject: FW: 1663 Whispering Water - As built

Brenda,

Please schedule an inspection of the property referenced in the attached. If we agree, please notify Mr. Eismann accordingly and add his letter and our response to the respective permit file.

Thanks.



Robert Boyd, P.E.

Comal County Assistant Engineer
195 David Jonas Drive
New Braunfels, TX 78132
O: 830-608-2090 | C: 830-643-9341
www.cceo.org



420 Bear Creek Drive
New Braunfels, Texas 78132
210-844-1885

June 4, 2020

Mr. Robert Boyd
Comal County Engineers Office
Comal County, TX

REF- As-built Design – 1663 Whispering Water – Permit # 88333

Mr. Boyd,

As we discussed on the phone last yesterday afternoon, I received a call from a home owner in response to a septic inspection that was performed on his OSSF in preparation for the sale of his home. In addition to several small issues that needed to be repaired on his system, the report stated that the system spray heads were not in the locations as indicated on the design as on-file in the County records under permit 88333. I was asked to do an on-site survey and give a cost to move the spray heads to the original design location.

I did an on-site inspection of the spray heads and found that while one of the spray heads was in fact further back on the property from the original design, the spray heads did not appear to have been moved from the original installed location. Eoff Septic Services did not do the original install so I don't have records regarding the install but you can tell from the site that it would have been justified to move the spray head back due to a couple large oak trees in the area and/or to avoid saturation in the area.

I measured the distance of the "moved" spray head and confirmed that the installed location is compliant with TAC Chapter 285 rules regarding distance from the property line and distance from any surrounding trees. The spray head is also spraying at the designed 28' radius and is 58' from the other spray head so there is no overspray between the two spray heads. The minimum requirement of square footage as noted in the design is 4,688 sq. ft and the actual spray square footage is 4,923.42 sq. ft. so this is also compliant.

I believe that the spray head was moved during installation but is within the spirit of the original design so a as-built was not filed. This is supported by the fact that the County approved the system and issued a license to operate.

Given the above and with your approval, I would like to simply leave the spray heads in place. I have provided attached for your review, a revised design sheet showing the as-built location of the spray heads. Please let me know if this is acceptable to the County.

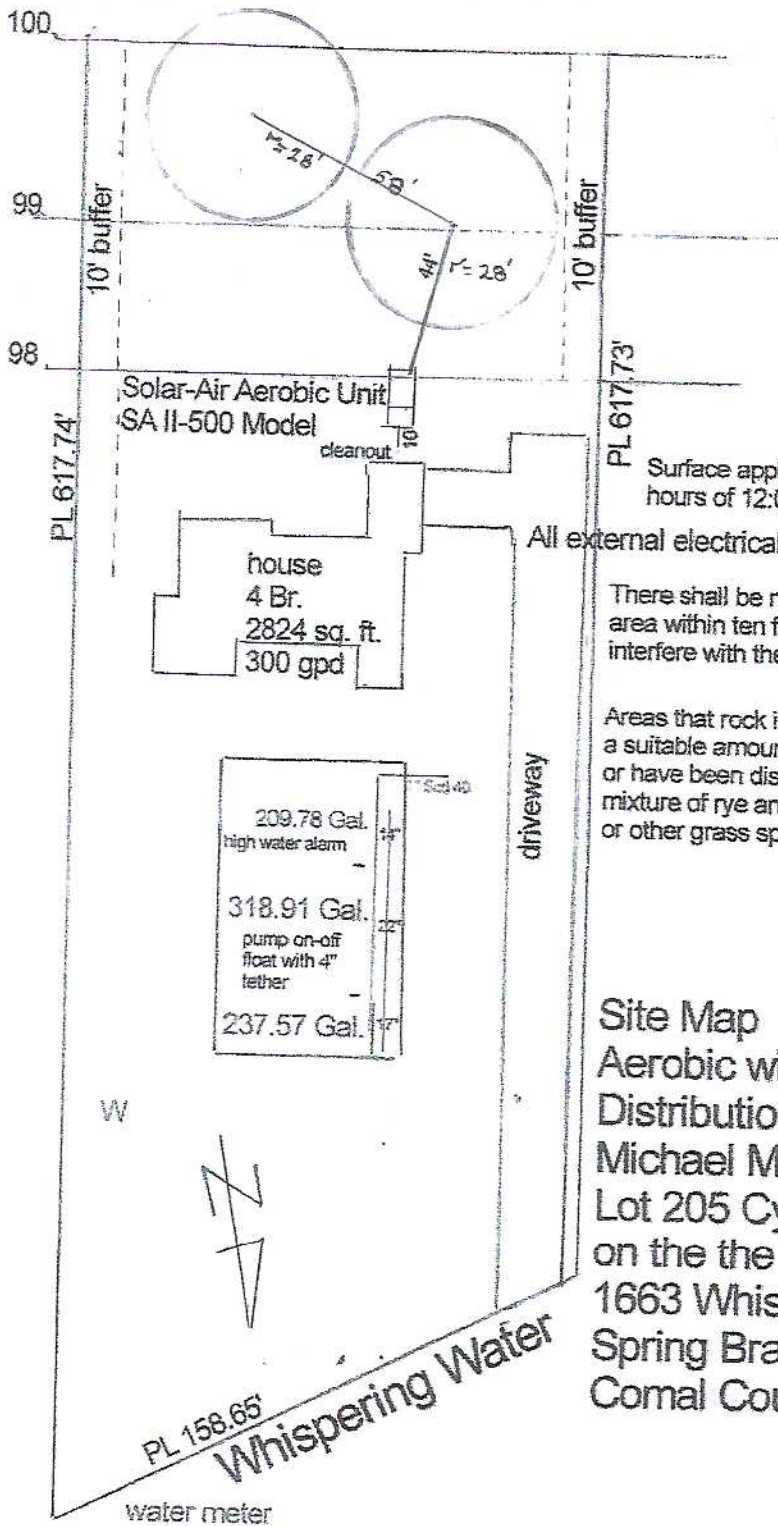
Thank you in advance for your assistance,

A handwritten signature in blue ink, appearing to read "KEITH R. EISMANN", with a long horizontal flourish extending to the right.

Keith R. Eismann
CFO/Partner
C Eoff Services Inc. dba Eoff Septic Services
210-385-2350

As-Build Design Sheet
1663 Whispering Water
Spring Branch, TX 78070

OSSF Permit # - 88333



Not to Scale

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

Site Map
 Aerobic with Spray
 Distribution System
 Michael Mann
 Lot 205 Cypress Springs
 on the the Guadalupe, Unit 3
 1663 Whispering Water
 Spring Branch, Texas 78070
 Comal County

System Profile

Printed: Wednesday, August 02, 2006

System is installed at:

1663 Whispering Water
Spring Branch, TX 78070
Comal County

Permit Number: 88333
System Name: Primary
Brand Name:
Model:
Serial Number:

Owner Information:

Michael, Mann
1663 Whispering Water
Spring Branch, TX 78070
Home Phone: (210)393-7597

The original contract for installation was written on .
This system was installed by: .
The installation date was 8/2/2006.
This system is to be inspected every 4 months.
The most recent inspection for this system occurred on .
The next scheduled inspection for this system is due on 12/2/2006.

Permitting Agency:

Comal County Environmental Health
195 David Jonas Drive
New Braunfels, TX 78132-3760
Contact: Sandra Hernandez, Assistant Env. Health Coord.
Phone: (830) 608-2094
Fax: (830) 608-2078

Installation Company Info:

HOMEOWNER

Maintenance Company Info:

Lone Star Aerobic Services, LLC
P.O. Box 228
Boerne, TX 78006
Operator: Wade E. Cloud
Phone: (210) 385-6396

Most Recent Visits and Results

Date Comp.	Visit Type	Description of Repairs
------------	------------	------------------------

Property Notes:

s1 - 7 /31/06 S2 - 8/2/06

System Notes:

2 full @ 28' radius

OSSF PERMIT INFORMATION SHEET

10:30

Date of Permit Application	Permit Number	Date of Permit Approval	Date of Flood Plain Approval
6.16.06	88333	6/28/06	6/23/06

LOCATION Cypress Springs U.3 & 205

SYSTEM TYPE/DESCRIPTION: _____

INFORMATION FROM PRELIMINARY INSPECTION

DATE OF PRELIMINARY INSPECTION: _____

DESIGN MEETS TNRCC REQUIREMENTS: ✓ RHB

AFFIDAVIT RECEIVED: _____

LIST DEFICIENCIES IN PLANNING MATERIALS WHICH DO NOT MEET TNRCC RULES:

INSPECTOR COPY

INSTALLATION INSPECTION INFORMATION:

1663 Whispeting Water

INSPECTED BY: _____

DATE OF S-1: 7/31/06 NOTES/RESULTS: Tank set/oper

DATE OF S-2: 8/9 NOTES/RESULTS: covered

DATE OF S-3: _____ NOTES/RESULTS: _____

DATE OF FINAL INSPECTION: _____ (SYSTEM COMPLETE)

INSTALLER: HO TANK:(SIZE & NAME) 50 gal air

_____ SQ. FT. ABSORPTION/APPLICATION AREA

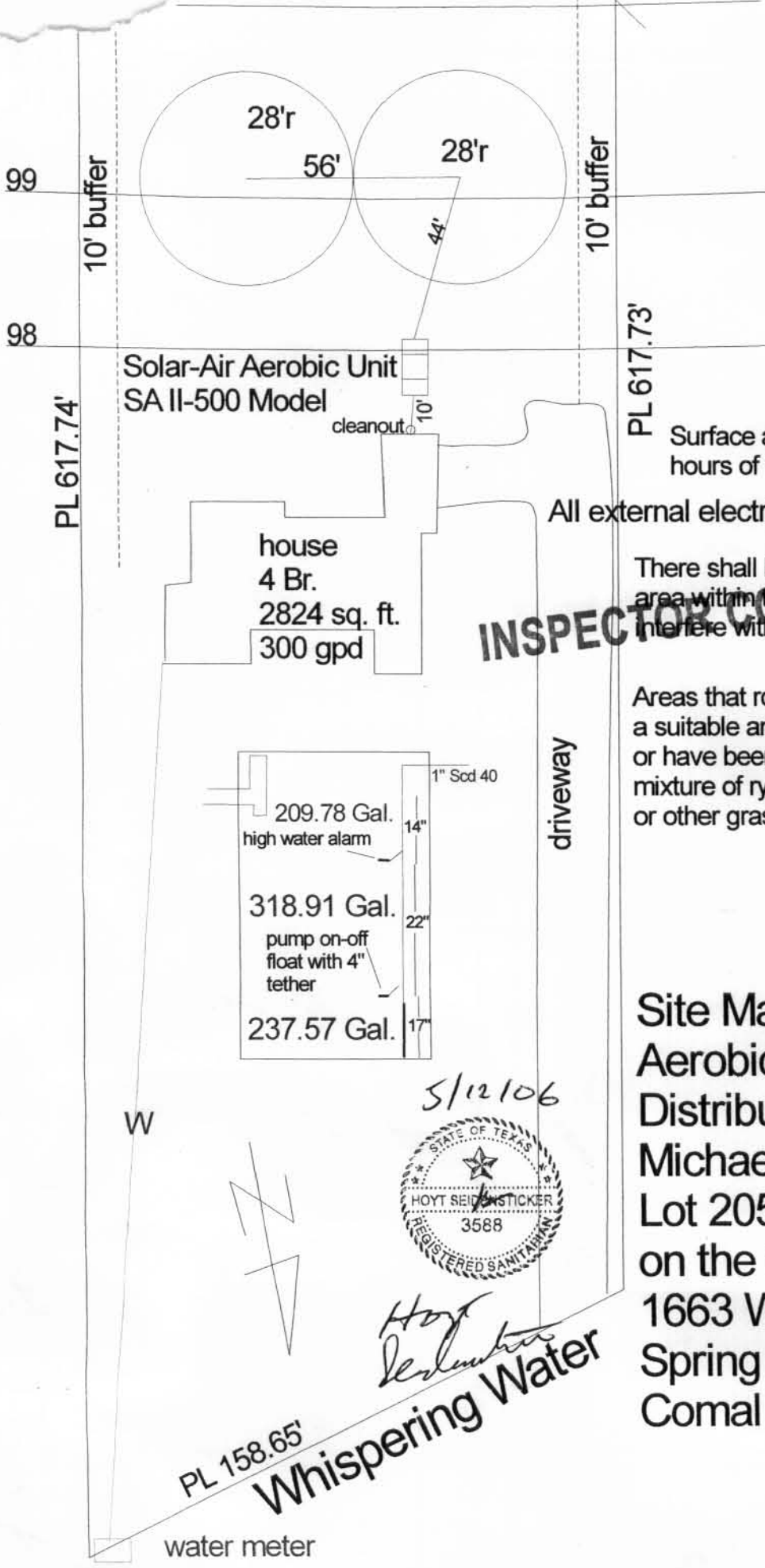
SERVICE AGREEMENT RECEIVED: _____ (START DATE)

DATE ENTERED IN SUMMARY SHEET: _____

DATE ENTERED IN (CASST) AEROBIC DATABASE: _____

Scale 1" = 40'

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Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

INSPECTOR COPY

Site Map
Aerobic with Spray
Distribution System
Michael Mann
Lot 205 Cypress Springs
on the the Guadalupe, Unit 3
1663 Whispering Water
Spring Branch, Texas 78070
Comal County

5/12/06



Hoyt Seidman

Whispering Water

MANN

88333



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Lonestar Aerobic Services, LLC Maintenance Contract

Lonestar Aerobic Services, LLC agrees to the following:

1. Lonestar Aerobic Services, LLC shall perform three inspections/service calls a year, equally distributed, for a total of six over the twenty four month period which include inspection, adjustment, and servicing of the systems components (control panel, compressor, filter, and diffuser) to ensure proper function and to repair or replace any nonfunctioning component.
2. Inspections shall also include an effluent quality inspection consisting of a visual check for color, turbidity, scum overflow, and examination of odors. Testing for chlorine residual will be completed and reported as required.
3. If unsuitable conditions cannot be corrected at the time of service the Home Owner will be advised immediately, in writing, of the problem and the estimated date of correction.
4. Request for service shall be fulfilled within 48 hours (weekends and holidays excluded) by Lonestar Aerobic Services, LLC or an authorized agent.

Home Owner agrees to the following:

1. To maintain a chlorine residual of at least 0.1mg/L in the septic system. This can be accomplished using chlorine designed for wastewater. If the system requires the addition of chlorine on a service date the provider will make a notation for the Home Owner.
2. If Home Owner fails to add chlorine or fails in Home Owners responsibilities as described in the Solar Air Home Owners Manual it shall be considered as a breach of this agreement. In addition, failure may also be considered an unlawful act in some jurisdiction and provider will contact the appropriate governmental authorities to report violation.
3. To maintain a factory authorized service provider for the lifetime of the system, as required by state law applicable to aerobic systems. Service provider agrees to make available, for purchase on a yearly basis, a continuing service policy to cover labor for normal inspection, maintenance, and repair.

This Service Policy ("Agreement") entered into this ___ day of _____, by and between Michael Mann ("Home Owner") and Lonestar Aerobic Services, LLC ("Service Provider"). Lonestar Aerobic Services, LLC agrees to operate and maintain the Solar Air Aerobic System located at Lot 205, Cypress Springs Unit 3, (legal description only).
 Permit # _____, for the period of 24 months beginning _____ and ending _____, pursuant of the terms listed above.

Home Owner
 Name Michael Mann
 Address 1663 Whispering Water
 City, State, Zip Spring Branch, TX 78070
 Phone (210) 393-7597
 Signature Michael Mann

Lonestar Aerobic Services, LLC
 Representative Wade A Cloud
 Address P.O. Box 228
 City, State, Zip Boerne, TX 78006
 Phone (210) 385-6396
 Signature [Signature]

IMPORTANT: This warranty/service agreement does not cover additional service calls or any labor and/or materials (other than items covered by warranty) which are required: due to "misuse" or "abuse" of the system; workmanship and materials provided by anyone other than Lonestar Aerobic Services, LLC or its representatives; failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non-biodegradable materials; or as advised by the authorized service representative. This contract may be terminated by Lonestar Aerobic Services, LLC for nonpayment at any time during contract period. Start date of this contract shall be the date license to operate is issued.

White Copy - Lonestar Yellow Copy - Installer Pink Copy - Home Owner Gold Copy - Regulatory Agency



Comal County

OFFICE OF COMAL COUNTY ENGINEER

**PERMIT OF AUTHORIZATION TO CONSTRUCT
AN ON-SITE SEWAGE FACILITY
PERMIT VALID FOR ONE YEAR FROM DATE ISSUED**

Permit Number: 88333

Issued this date: June 28, 2006

This Permit is hereby given to: Michael Mann

To start construction of a private, on-site sewage facility located at:

1663 Whispering Water, Spring Branch, TX 78070
Lot 205, Cypress Springs Unit 3 Subdivision

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic Treatment with Surface Irrigation Discharge

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Natural Resource Conservation Commission (TNRCC). Installation and inspection must comply with current TNRCC and Comal County requirements.

Call (830) 608-2094 to schedule inspections.

5/12/2006
11:12 AM
Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

88333

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Michael Mann

JUN 16 2006

Property Information:

St. Address: 1663 Whispering Water
City: Spring Branch State: Texas
Zip code: 78070

House Information

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Number of Bedrooms: 4
Sq. footage (Approx.): 2843
Water Supply: CLWS

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 300
Greywater included (yes/no): yes

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 100
Type of supply line: SCH 40 PVC
Size of supply line (in): 1

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 4687.5

Sprinkler Head Information

K-Rain sprinkler head PROPLUS,
low angle nozzle
No. 6 @40psi GPM: 6.5
Number of sprinkler heads: 2
Gallons per minute: 13

Aerobic Unit

Pretreatment Tank (gallons): 400
Class 1 Aerobic Unit: Solar Air SA II-500
Pump tank total capacity (gal): 766
Chlorination: Liquid installed in Tank
Pump Switch operation: Float system
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: 1/2 horse show pump

Disposal Area per this System

$\pi (28)^2 = 2461.76$
 $\pi (28)^2 = 2461.76$
=

Total irrigated area (sq. ft.): 4923.52

Supply Line from House

Length of supply line (approx. ft): 10
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

Head Pressure

Elevation Head: 4
Pressure Head: 92
Friction Head: 4
Total head: 100

All design criteria is in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Commission on Environmental Quality (Effective June 13, 2001).

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker

5/22/06
Date

Hoyt Seidensticker, R.S. No. 3588

Land Stewardship Services, 634 Waring/Welfare Road, Comfort, Texas 78013

Cell (210) 414-6603, Fax (830) 995-5298



The above design was based on the best available information and should function properly under normal operating conditions.

5/12/2006
11:12 AM
Aerobic with Spray
Distribution System

**ON-SITE SEWERAGE FACILITY
DESIGN CRITERIA**
Michael Mann

88333

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A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination before flowing to the pump tank for disposal through sprinkler heads. All warning systems shall be installed with the aerobic unit.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the installed aerobic system.

All design criteria is in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Commission on Environmental Quality (Effective June 13, 2001).
All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

5/12/06
Date

Land Stewardship Services, 634 Waring/Welfare Road, Comfort, Texas 78013
Cell (210) 414-6603, Fax (830) 995-5298



The above design was based on the best available information and should function properly under normal operating conditions.

Date: 5/8/2006

Applicant Information:

Name: Michael Mann
Address: 1431 Deep Water Drive
City: Spring Branch State: Texas Zip: 78070
Phone: (210) 393-7597

Site Evaluator Information:

Name: Hoyt Seidensticker
Company: Land Stewardship Services ENGINEER
Address: 634 Waring/Welfare Road
City: Comfort State: Texas Zip: 78013
Phone: (210) 414-6603 Fax: (830) 995-5298

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Property Location:

Lot: 205 Unit: 3 Sub.: Cypress Springs on the Guadalupe

Street/Road Address: 1663 Whispering Water

City: Spring Branch State: Texas Zip: 78070

Unincorporated Area? Y or N

Additional information _____

Installer information:

Name: Ryan Kostantenaco

Company: SK Quality Custom Builders

Address: 28190 Hwy 281 N

City: SA State: Texas Zip: 78260

Phone: (830) 980-4454 Fax: (830) 438-3719

Schematic of Lot or Tract

Show:

- Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

SITE DRAWING

Lot Size: 2 acres

SEE ATTACHED

Signature of Site Evaluator

Hoyt Seidensticker

Site Evaluator License No:

OS8771

ON-SITE SEWERAGE FACILITY Soil Evaluation Report Information

88333

Date Soil Survey Performed: 4/27/2006

Site Location: 1663 Whispering Water

Name of Site Evaluator: Hoyt Seidensticker Registration Number: SO8771

Proposed Excavation Depth: N/A County: Comal

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Requirements:

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- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Location of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam rock	<30%	None	yes, rock	Black
1 <u>12 in</u>						
2						
3						
4						
5						
Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam rock	<30%	None	yes, rock	Black
1 <u>12 in</u>						
2						
3						
4						
5						

Features of Site Area

- Presence of 100 year flood zone Yes No
- Presence of adjacent ponds, streams, water improvements Yes No
- Existing or proposed water well in nearby area Yes No
- Organized sewage service available to lot or tract Yes No
- Recharge feature within 150 feet Yes No

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment

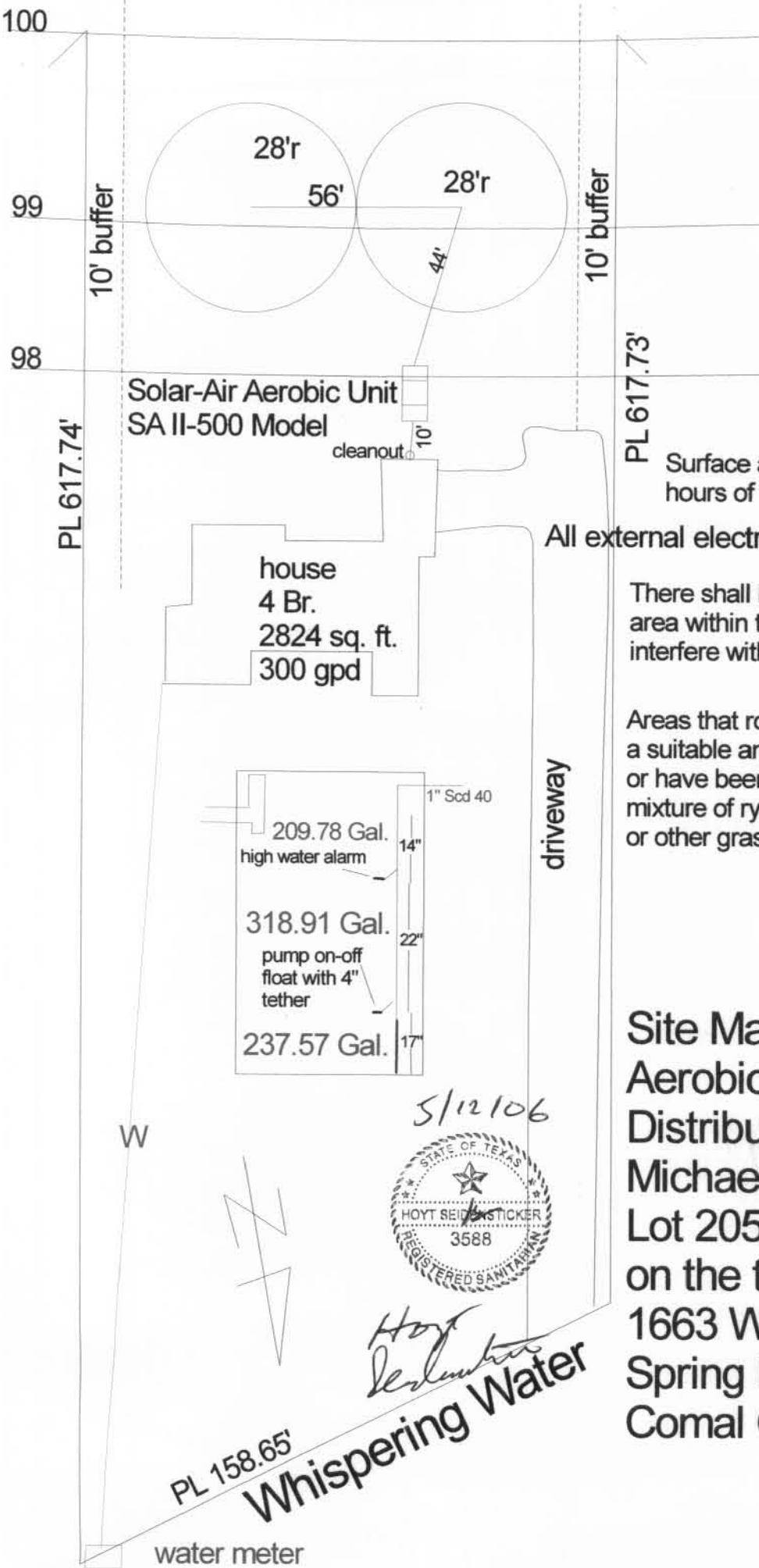
According to table XIII, the site is suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the result of this site evaluation

Hoyt Seidensticker
Signature of Site Evaluator

5/12/06
Date

Scale 1" = 40'

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Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

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Aerobic with Spray
Distribution System
Michael Mann
Lot 205 Cypress Springs
on the the Guadalupe, Unit 3
1663 Whispering Water
Spring Branch, Texas 78070
Comal County

5/12/06



Hoyt Seidinger

PL 158.65'
Whispering Water

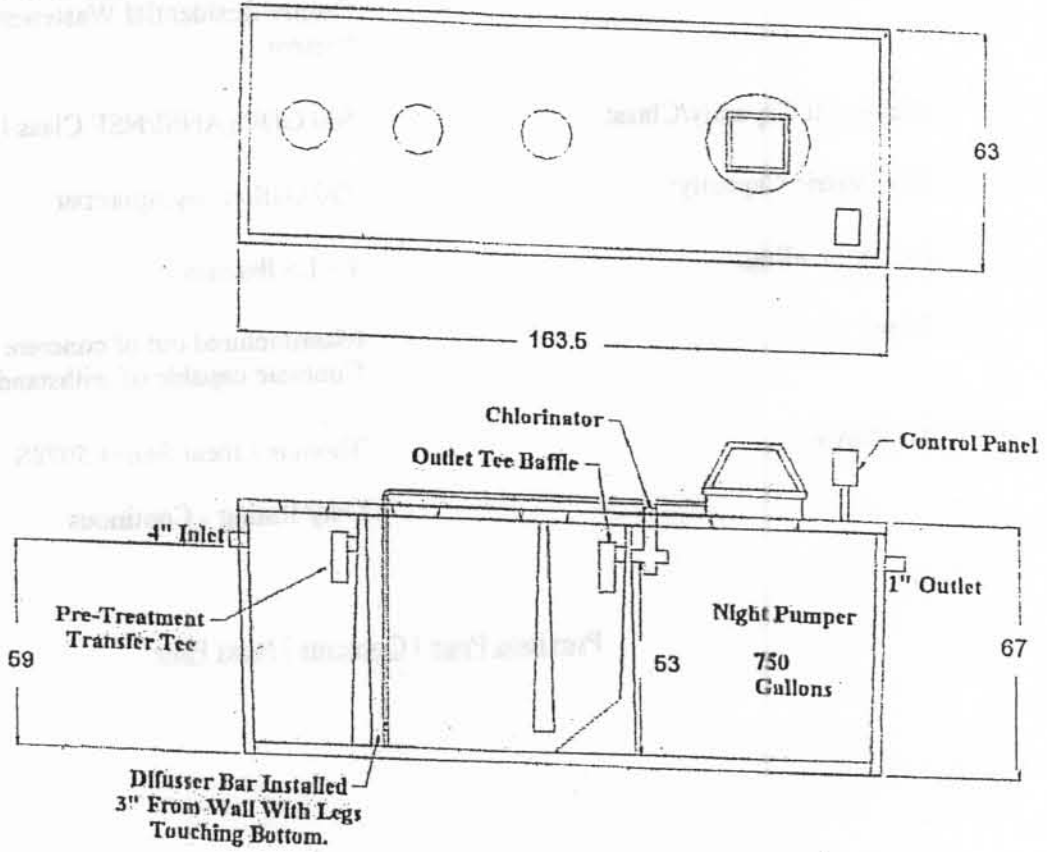
water meter



SA II N-500

88 333

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500 GPD
FINAL ASSEMBLY

Specifications

Designation:	SOLAR AIR II, Model SAII n - 500 Single Family Residential Wastewater Treatment System
Treatment Capacity/Class:	500 GDP/(ANSI/NSF Class I)
Volumetric Capacity:	750 Gallon Nightpumper
BOD5 Loading:	1 - 1.5 lbs./day
Tank:	Manufactured out of concrete and steel. Concrete capable of withstanding 3,000 PSI.
Air Blower:	Thomas Linear Series 5078S Duty Rating - Continuous

[Previous Page](#) | [Contents](#) | [Next Page](#)

• HYDROMATIC®

HE8/HE12/HE20-51

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JUN 16 2006

COUNTY

High Head Filtered Effluent Pumps

HYDROMATIC® HIGH HEAD FILTERED EFFLUENT PUMPS ARE DESIGNED SPECIFICALLY FOR HIGH PRESSURE APPLICATIONS.

These high performance, high head pumps are proven to be cost effective solutions for pumping filtered effluent from processed wastewater systems.

Product Features Include:

- High pressure capacity.
- Corrosion resistant design for long life.
- UL and CSA listed.
- Dependable field proven motor.
 - Stainless steel construction
 - Built-in overload and electric surge protection
 - Replaceable 10' jacketed power cord
 - Hermetically sealed windings
 - Continuous duty rating
- Frequent cycling capabilities.
 - 1/2 HP - 300 starts/24 hours
- Powerful, yet lightweight.
- Easy handling and installation.



Double Screened



HP HYDROMATIC®
Pentair Pump Group

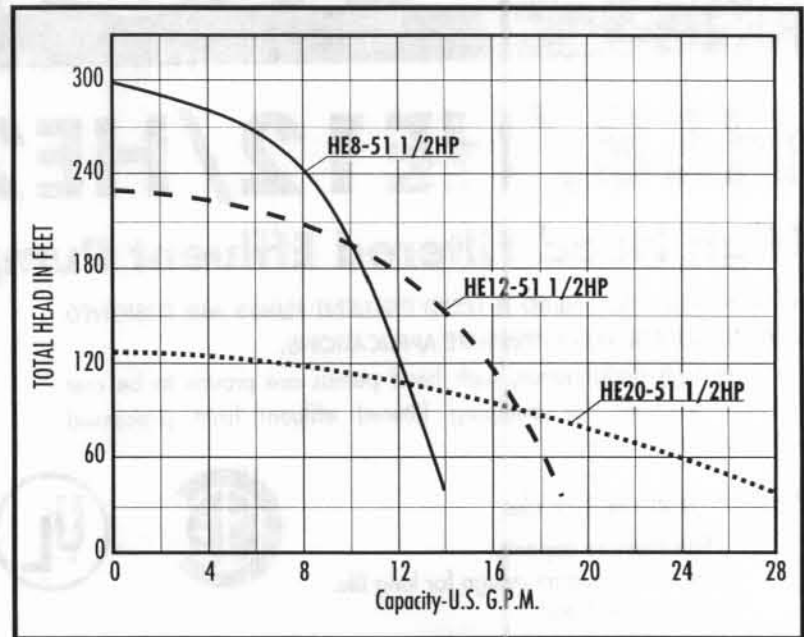
HE8/HE12/HE20-51 - High Head Filtered Effluent Pumps

Details

Pump Characteristics

Pump/Motor Unit	High Head Filtered Effluent Pump
Capacities To	28 GPM
Heads To	290 Feet
Max. Spherical Solids	1/16" Diameter
Liquids Handling	Filtered Effluent
Max Liquid Temp.	122° F
Motor Electrical Data 60 Hz/ 3450 RPM	1/2 HP, 115 volts. 1 ph. 60 Hz. 3450 RPM
Motor Rating	Continuous Duty
Max. Motor Starts/24 Hours	300 (1/2 HP)
Third Party Listings	UL, CSA
Specific Gravity	.9 - 1.1
Viscosity	28 - 35 SSU
Discharge. NPT	1-1/4" (8, 12, & 20 GPM)
Shell	300 Series SST
Shaft and Coupling	300 Series SST
Suction Bowl 8,12, 20 GPM	Chemically Resistant Reinforced Nylon

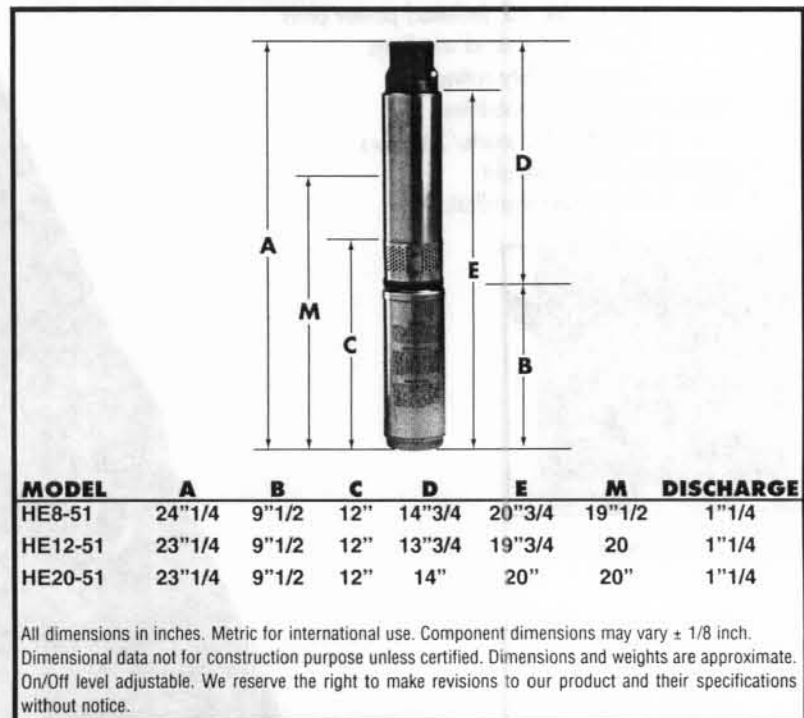
Performance Data



Materials of Construction

Discharge Bowl 8, 12, 20 GMP	Corrosion Resistant Reinforced Polycarbonate
Staging 8, 12, 20 GMP	Premier Teflon Reinforced Polyester
Built-in Check Valve 8, 12, 20 GMP	Premier Teflon Reinforced Polyester
Thrust Washer	Phenolic
Fasteners	300 Series SST
Impeller Wear Ring	300 Series SST
Shell and End Caps	SST
Spline Shaft	SST
Electrical Protection	Built-in Overload and Surge Arrestor
Third Party Listings	UL/CSA
Replaceable Motor	14-3 Jacketed Type SJOW-A
Lead Wire Assembly	UL and CSA Recognized
Windings	Hermetically
Motor Mounting	NEMA

Dimensional Data



HYDROMATIC®
Pentair Pump Group

USA

1840 Baney Road Ashland, Ohio 44805
Tel: 419-289-3042 Fax: 419-281-4087

www.hydromatic.com

CANADA

269 Trillium Drive Kitchener, Ontario, Canada N2G 4W5
Tel: 519-896-2163 Fax: 519-896-6337

PROPLUS® GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

NOTE: All of our sprinklers are preset for you with a 90° arc setting, and include a pre-installed #2.5 nozzle.

CHANGING A NOZZLE

1 USE YOUR K-KEY

After you remove the nozzle retention screw with your K-Key, insert the K-Key into the keyhole on the top of the turret. Then, turn the K-Key 1/4 turn so it doesn't slip out of the hole when you pull it up.

2 PULL UP THE RISER

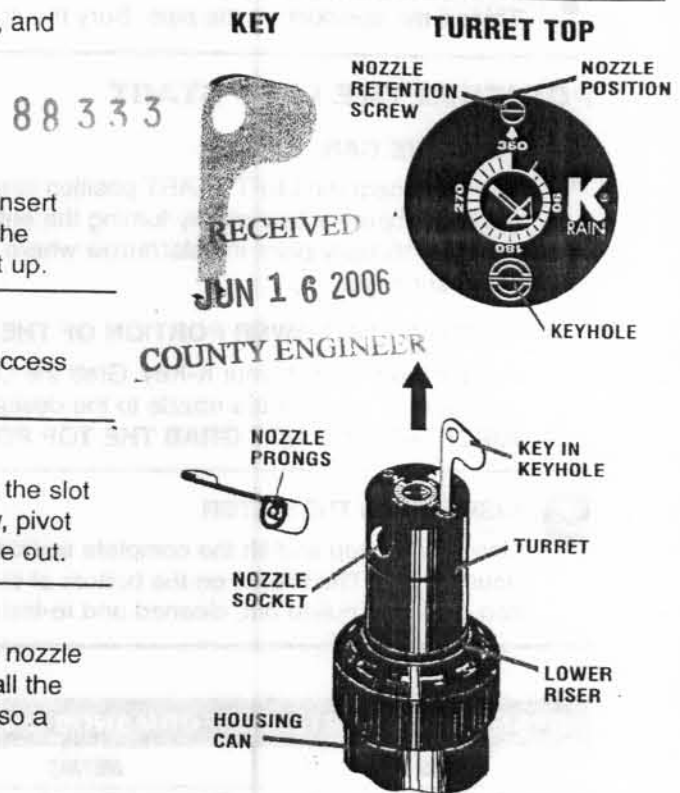
Firmly pull the entire spring loaded riser up with the K-Key to access the nozzle socket. Hold the riser up with one hand.

3 REMOVE THE NOZZLE

With the nozzle retention screw removed, insert the K-Key into the slot directly under the nozzle "prongs" at the top of the nozzle. Now, pivot your K-Key 1/4 of a turn to "hook" the nozzle and pull the nozzle out.

4 INSTALL A NOZZLE

Press the desired nozzle into the nozzle socket. Make sure the nozzle number is visible and the nozzle "prongs" are up. Then, re-install the nozzle retention screw. **NOTE:** The nozzle retention screw is also a break-up screw and adjusts the distance of the spray.



PROPLUS IS ADJUSTABLE AND CONTINUOUS 360° ALL IN ONE MODEL

SETTING THE ARC ADJUSTMENT (PRESET AT 90°)

5 FIND THE LEFT START POSITION

First, rotate the turret with your fingers around to the RIGHT (clockwise) until it stops. Then, rotate the turret around to the LEFT until it stops again. This is the LEFT START position. The sprinkler will begin spraying from this point and will rotate clockwise.



6 TO CHANGE THE ARC SETTING BEFORE INSTALLATION

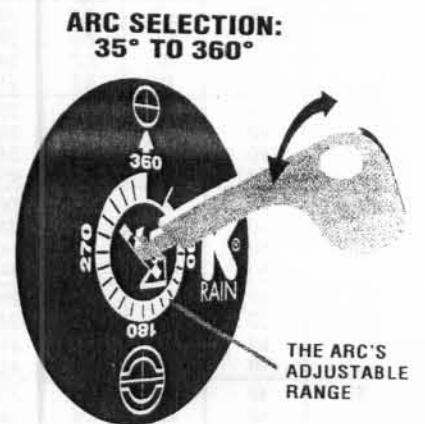
Follow step 5 above to find the LEFT START as a reference point. To INCREASE THE ARC, insert the K-Key into the arc indication ARROW SLOT at the center of the turret. While holding the turret with your fingers, turn the K-Key CLOCKWISE until the arc INDICATION ARROW POINTS TO the RIGHT STOPPING POINT.

WHEN SET AT 360°, PROPLUS WILL ROTATE CONTINUOUSLY IN A CLOCKWISE DIRECTION.

To DECREASE THE ARC, hold the turret steady and turn the K-Key COUNTERCLOCKWISE to the desired setting.

WITH THE SPRINKLER RUNNING

Follow step 2, hand-spinning the turret gently in the direction it is spraying. Once you have found the LEFT START as a reference point, following the directions to INCREASE THE ARC or DECREASE THE ARC as shown above.



SPRINKLER INSTALLATION

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JUN 16 2006

COUNTY ENGINEER

7 INSTALL AND BURY

Thread the sprinkler on the pipe. Bury the sprinkler flush to grade.

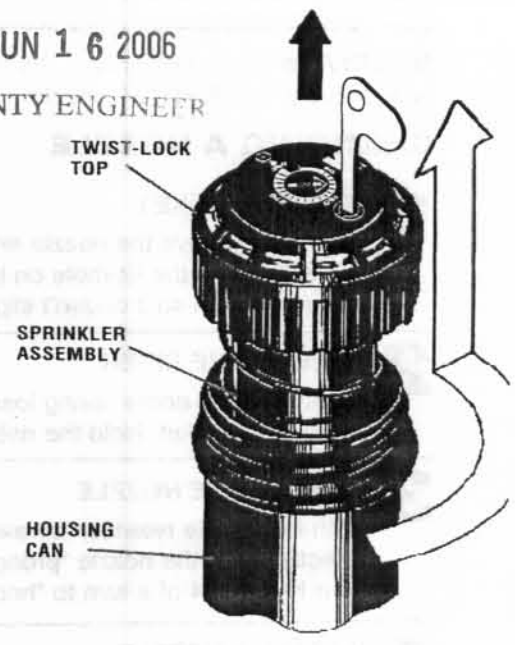
POINTING THE LEFT START

8 TURN THE CAN

You can orient the LEFT START position (the point where the sprinkler will begin spraying) by simply turning the entire sprinkler housing on the pipe. Visually point the slot/arrow where you want the sprinkler to begin spraying.

OR TURN THE LOWER PORTION OF THE RISER

Pull the riser up with your K-Key. Grab the LOWER portion of the riser, and rotate it to orient the nozzle to the desired LEFT starting position. **IMPORTANT: DO NOT GRAB THE TOP PORTION OF THE RISER.**



9 INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

STANDARD NOZZLE PERFORMANCE CHART

Nozzle	US			METRIC			
	Pressure PSI	Radius Ft.	Flow GPM	Pressure KPa Bars	Radius Meters	Flow LM M ³ /H	
#0.5	30	28'	.5	207 2.07	8.5	1.89	.11
	40	29'	.6	276 2.76	8.8	2.27	.14
	50	29'	.7	345 3.45	8.8	2.65	.16
	60	30'	.8	414 4.14	9.1	3.03	.18
#0.75	30	29'	.7	207 2.07	8.8	2.65	.16
	40	30'	.8	276 2.76	9.1	3.03	.18
	50	31'	.9	345 3.45	9.4	3.41	.20
	60	32'	1.0	414 4.14	9.8	3.79	.23
#1	30	32'	1.0	207 2.07	10.1	3.79	.23
	40	33'	1.3	276 2.76	10.7	4.92	.30
	50	34'	1.4	345 3.45	10.6	5.30	.32
	60	35'	1.5	414 4.14	11.6	5.68	.34
#2	30	37'	2.1	207 2.07	11.6	7.95	.48
	40	40'	2.5	276 2.76	11.9	9.46	.57
	50	42'	3.0	345 3.45	12.2	11.36	.68
	60	43'	3.1	414 4.14	12.5	11.73	.70
#2.5	30	38'	2.5	207 2.07	11.6	9.46	.57
	40	39'	2.8	276 2.76	11.9	10.60	.64
	50	40'	3.2	345 3.45	12.2	12.11	.73
	60	41'	3.5	414 4.14	12.5	13.25	.79
#3	30	38'	2.8	207 2.07	12.5	10.60	.64
	40	39'	3.3	276 2.76	12.8	12.49	.75
	50	41'	3.6	345 3.45	13.7	13.63	.82
	60	42'	4.2	414 4.14	14.0	15.90	.95
#4	30	43'	3.9	207 2.07	13.1	14.76	.89
	40	44'	4.5	276 2.76	13.7	17.03	1.02
	50	46'	5.4	345 3.45	14.3	20.44	1.23
	60	49'	5.8	414 4.14	15.9	21.95	1.32
#6	40	45'	6.2	276 2.76	14.9	23.47	1.41
	50	46'	7.0	345 3.45	15.5	26.50	1.59
	60	48'	7.9	414 4.14	16.5	29.90	1.79
	70	49'	8.1	483 4.83	16.8	30.66	1.84
#8	40	42'	8.0	276 2.76	14.3	30.28	1.82
	50	45'	8.9	345 3.45	15.5	33.69	2.02
	60	49'	9.6	414 4.14	16.2	37.09	2.23
	70	50'	10.6	483 4.83	16.8	40.12	2.41

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	US			METRIC			
	Pressure PSI	Radius Ft.	Flow GPM	Pressure KPa Bars	Radius Meters	Flow LM M ³ /H	
#1	30	22'	1.5	207 2.07	6.74	5.68	.34
	40	24'	1.7	276 2.76	7.32	6.43	.39
	50	26'	1.8	345 3.45	7.92	6.81	.41
	60	28'	2.0	414 4.14	8.53	7.57	.45
#3	30	29'	3.0	207 2.07	8.84	11.36	.68
	40	32'	3.1	276 2.76	9.75	11.73	.70
	50	35'	3.5	345 3.45	10.67	13.25	.79
	60	37'	3.8	414 4.14	11.28	14.38	.86
#4	30	31'	3.4	207 2.07	9.45	12.87	.77
	40	34'	3.9	276 2.76	10.36	14.76	.89
	50	37'	4.4	345 3.45	11.28	16.65	1.00
	60	38'	4.7	414 4.14	11.58	17.79	1.07
#6	40	38'	6.5	276 2.76	11.58	24.60	1.48
	50	40'	7.3	345 3.45	12.19	27.63	1.66
	60	42'	8.0	414 4.14	12.80	32.28	1.82
	70	44'	8.6	483 4.83	13.41	32.55	1.95

DATA REPRESENTS TEST RESULTS IN ZERO WIND FOR PROPLUS. ADJUST FOR LOCAL CONDITIONS. RADIUS MAY BE REDUCED WITH NOZZLE RETENTION SCREW.

1/c

AFFIDAVIT TO THE PUBLIC

RECEIVED

STATE OF TEXAS

JUN 16 2006

THE COUNTY OF Hendall

COUNTY ENGINEER

Before me, the undersigned authority, on this day personally appeared MICHAEL MANN who, after being by me duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in COMAL County, Texas, and being more particularly described as LOT 205, CYPRESS SPRINGS ON THE GUADALUPE, UNIT 3

Further, the undersigned states that he/she will, upon any sale or transfer of the above-described property, request a transfer of the permit to operate such surface application system to the buyer or transferee. Any buyer or transferee is hereby notified that a maintenance contract with an approved maintenance company will be required for the use of this system.

STATE OF TEXAS

COUNTY OF Hendall

This instrument was acknowledged before me on the 24 day of May, 2006 by MICHAEL MANN

Doc# 200606024524
Pages 1
06/13/2006 2:23PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$16.00



Joy Streater

MICHAEL MANN

(Name of Homeowner)

Michael Mann

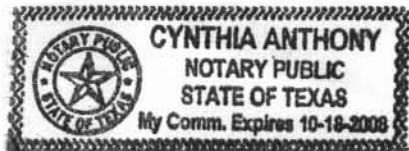
(Name of Homeowner)

Cynthia Anthony

Notary Public, State of Texas

NOTARY'S PRINTED NAME: CYNTHIA ANTHONY

My Commission Expires: 10-18-2008



Doc# 200606024524

*** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH ***

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

PRINT CLEARLY COMPLETING ALL INFORMATION

88333

DATE: _____

PERMIT#: _____

PROPERTY OWNERS NAME: Michael Mann

MAILING ADDRESS: 1663 Whispering Water

CITY, STATE, ZIP CODE: Spring Branch, Texas 78070

PHONE #: 210-393-7597

RECEIVED JUN 16 2006 COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTY:

SUBDIVISION NAME: Cypress Springs

UNIT: 3 LOT: 205 BLOCK: _____ ACREAGE/LEGAL: _____

STREET NAME/ADDRESS: 1663 Whispering Water CITY: Spring Branch TX ZIP: 78070

PROPERTY MUST BE MARKED ON-SITE WITH THE STREET ADDRESS, LOT# & OWNERS NAME. A LOCATION MAP TO THE PROPERTY MUST BE ATTACHED WITH THIS APPLICATION ALONG WITH PROOF OF OWNERSHIP.

IS PROPERTY LOCATED OVER THE EDWARDS RECHARGE ZONE? YES _____ NO IF YES, SITE EVALUATION & PLANNING MATERIALS MUST BE COMPLETED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.

TYPE OF DEVELOPMENT:

SINGLE FAMILY RESIDENCE 2843 TOTAL SQ. FT. OF DWELLING 300 GALLONS PER DAY

_____ COMMERCIAL TYPE OF BUSINESS/INSTITUTION: _____

_____ NUMBER OF OCCUPANTS _____ GALLONS PER DAY

SITES GENERATING MORE THAN 5000 GALLONS PER DAY ARE REQUIRED TO OBTAIN PERMITTING THROUGH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

SOURCE OF WATER: PUBLIC PRIVATE WELL _____

PLANNING MATERIALS & SITE EVALUATION AS REQUIRED COMPLETED BY: _____

SYSTEM DESCRIPTION: Aerobic with Spray

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON PLANNING MATERIALS & SITE EVALUATION:

TANK SIZE(S) 900/766 GALLONS ABSORPTION/APPLICATION AREA 4687.5 SQ. FT.

ARE WATER SAVING DEVICES BEING UTILIZED WITHIN THE RESIDENCE? YES _____ NO

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE PERMITTING AUTHORITY AND DESIGNATED AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF SITE/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT OF AUTHORIZATION TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

Michael Mann
SIGNATURE OF OWNER

3
X
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

RECEIVED
JUN 16 2006
COUNTY ENGINEER

FROM: JOHN P. BRADLEY and wife, MONICA F. BRADLEY
TO: MICHAEL H. P. MANN and wife, STACY M. MANN

DATE: July 28, 2005

GRANTOR: JOHN P. BRADLEY and wife, MONICA F. BRADLEY

Grantor's Mailing Address:
313 Fawn Drive
San Antonio, Texas 78231

GRANTEE: MICHAEL H. P. MANN and wife, STACY M. MANN

Grantee's Mailing Address:
1431 Deep Water Drive
Spring Branch, Texas 78070

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, and a Note of even date that is in the principal amount of **FORTY-THREE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$43,200.00)**, and is executed by Grantee, payable to the order of **JOHN P. BRADLEY and wife, MONICA F. BRADLEY**. It is secured by a vendor's lien retained in this deed and by a Deed of Trust of even date from Grantee to Glenn Jorgensen, **TRUSTEE**.

PROPERTY (including any improvements):

Lot 205, CYPRESS SPRINGS ON THE GUADALUPE, UNIT 3, according to the map or plat thereof recorded in Volume 11, Page 41, of the Map and Plat Records of Comal County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, reservations, set back lines and easements, if any, now outstanding and of record in Comal County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect relating to the hereinabove described property, including but not limited to Water Quality Control Zoning or ruling orders issued by the Water Quality Board of Texas, the Environmental Protection Agency, or any other governmental agencies having jurisdiction over subject property due to the location of subject property over the Edwards Underground Aquifer or its Recharge Zone.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, or assigns, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.


JOHN P. BRADLEY and wife, MONICA F. BRADLEY, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of **JOHN P. BRADLEY and wife, MONICA F. BRADLEY** and are transferred to that party without recourse on Grantor.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.



JOHN P. BRADLEY



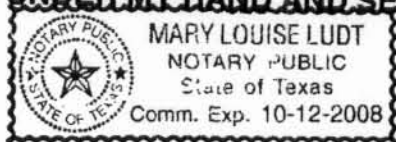
MONICA F. BRADLEY

THE STATE OF TEXAS *
COUNTY OF COMAL *

RECEIVED
JUN 16 2006
COUNTY ENGINEER

BEFORE ME, a Notary Public, on this day personally appeared **JOHN P. BRADLEY**, known to me through Texas driver's license identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of July, 2005.

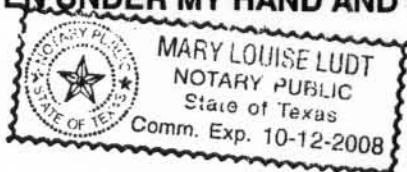


Mary Louise Ludt
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS *
COUNTY OF COMAL *


BEFORE ME, a Notary Public, on this day personally appeared **MONICA F. BRADLEY**, known to me through Texas driver's license identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of July, 2005.

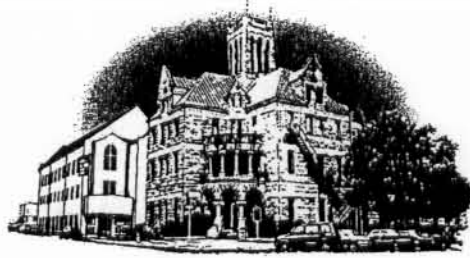


Mary Louise Ludt
NOTARY PUBLIC, STATE OF TEXAS

Doc# 200506027883 WDV.LJPB
Pages 3
07/29/2005 2:47PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$18.00

 *Joy Streater*

Doc# 200506027883



Comal County

OFFICE OF COMAL COUNTY ENGINEER

EXEMPTION CERTIFICATE

COMAL COUNTY FLOODPLAIN DEVELOPMENT PERMIT

PERMIT # 88333

PROJECT LOCATION: Cypress Springs on the Guadalupe, Unit 3

FIRM Panel No. Lot: 205 0015C

Dated: September 29, 1986

THIS APPLICATION HAS BEEN REVIEWED BY THE COMAL COUNTY ENGINEERS OFFICE, AND IT IS THEIR DETERMINATION THAT THE PROPOSED DEVELOPMENT IS:

Located within Zone C, and is NOT located within a Special Flood Hazard Area (SFHA)

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND MAKES THE FOLLOWING COMMENTS:

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE COMAL COUNTY FLOOD DAMAGE PREVENTION ORDER. WORK IS HEREBY AUTHORIZED TO PROCEED.

SIGNED Kathy Shiff DATE: 6-23-06

Aerobic Septic System Inspection Report

Submitted by:

Lonestar Aerobic Services, LLC

P.O. Box 228
Boerne, TX 78006
Phone: (210) 385-6396
Fax: (210) 579-6073
Contact: Wade A. Cloud

RECEIVED

JAN 05 2007

COUNTY ENGINEER

Installation Date:

Scheduled Report

Permit Number: 88333

7/28/2006

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 services. **Required frequency of visits is every 4 months.**

Date of inspection visit:

12/20/2006

2. System inspected:

Owner: Michael Mann

System Name: Primary

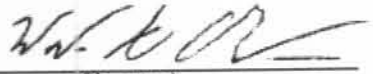
Property Address: 1663 Whispering Water

Serial Num: N-01877

City, State., Spring Branch, TX 78070

Model Num: SA II N-500 GPD

Inspector: Wade A Cloud



(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seeding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>		
TSS (Grab)	<input type="checkbox"/>		
Cl ₂ (Grab)	<input checked="" type="checkbox"/>	0.0	DPD
Fecal Coliform	<input type="checkbox"/>		

5. Comments:

No chlorine bleach, add soon.

Aerobic Septic System Inspection Report

Submitted by:

Lonestar Aerobic Services, LLC

P.O. Box 228
Boerne, TX 78006
Phone: (210) 385-6396
Fax: (210) 579-6073
Contact: Wade A. Cloud

RECEIVED
MAY 11 2007
COUNTY ENGINEER

Installation Date:

Scheduled Report

Permit Number: 88333

7/28/2006

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Date of inspection visit:

4/11/2007

2. System inspected:

System Name: Primary

Serial Num: N-01877

Model Num: SA II N-500 GPD

Owner: Michael Mann

Property Address: 1663 Whispering Water

City, State., Spring Branch, TX 78070

~~Inspector~~ Wade A Cloud


(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seeding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>	_____	_____
TSS (Grab)	<input type="checkbox"/>	_____	_____
Cl ₂ (Grab)	<input checked="" type="checkbox"/>	0.0	DPD
Fecal Coliform	<input type="checkbox"/>	_____	_____

5. Comments:

No chlorine bleach, add soon.

Aerobic Septic System Inspection Report

Submitted by:

Lonestar Aerobic Services, LLC

P.O. Box 228
Boerne, TX 78006
Phone: (210) 385-6396
Fax: (210) 579-6073
Contact: Wade A. Cloud

RECEIVED
SEP 18 2007
COUNTY ENGINEER

Installation Date:
7/28/2006

Scheduled Report

Permit Number: 88333

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 services. **Required frequency of visits is every 4 months.**

Date of inspection visit:
8/14/2007

2. System inspected:

System Name: Primary
Serial Num: N-01877
Model Num: SA II N-500 GPD

Owner: Michael Mann
Property Address: 1663 Whispering Water
City, State., Spring Branch, TX 78070
Inspector: Wade A Cloud


(Signature)

Inspected Item	Operational	Inoperative	Not Applicable
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seeding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

4. Tests required and results:

<u>Test</u>	<u>Required</u> <small>Check if YES</small>	<u>Results</u> <small>mg/l, mpn/100 ml, or trace</small>	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>	_____	_____
TSS (Grab)	<input type="checkbox"/>	_____	_____
Cl ₂ (Grab)	<input checked="" type="checkbox"/>	0.0	Visual
Fecal Coliform	<input type="checkbox"/>	_____	_____

5. Comments:

No chlorine bleach, add soon.

Aerobic Septic System Inspection Report

Submitted by:

Lonestar Aerobic Services, LLC

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Boerne, TX 78006
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RECEIVED

JAN 16 2008

COUNTY ENGINEER

Installation Date:

Scheduled Report

Permit Number: 88333

7/28/2006

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Date of inspection visit:
12/6/2007

2. System inspected:

Owner: Michael Mann

System Name: Primary

Property Address: 1663 Whispering Water

Serial Num: N-01877

City, State., Spring Branch, TX 78070

Model Num: SA II N-500 GPD

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Filters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disinfection Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seeding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Item (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

4. Tests required and results:

<u>Test</u>	<u>Required</u> Check if YES	<u>Results</u> mg/l, mpn/100 ml, or trace	<u>Test Method</u>
BOD (Grab)	<input type="checkbox"/>	_____	_____
TSS (Grab)	<input type="checkbox"/>	_____	_____
Cl ² (Grab)	<input checked="" type="checkbox"/>	0.0	DPD
Fecal Coliform	<input type="checkbox"/>	_____	_____

5. Comments:

No chlorine bleach, add soon.

Lonestar Aerobic Services, LLC
PO Box 228
Boerne, TX 78006

RECEIVED

MAY 08 2008

COUNTY ENGINEER

Phone: (210) 385-6396
Fax: (210) 579-6073
www.lonestaras.com

To: Michael Mann
1663 Whispering Water
Spring Branch, TX 78070

Permit No: 88333
System S/N: N-01877
Aerator S/N: N-01877
Contract Dates: 8/2/2006 - 8/2/2008
Inspection 5 of 6

Site: 1663 Whispering Water Spring Branch, TX 78070

Agency: Comal County Environmental Health

Manufacturer: National Wastewater Systems, Inc.

County: Comal

Owner Phone: (210) 393-7597

Subdivision: Cypress Springs

Installed: 7/28/2006

Warranty expires: 8/2/2008

Inspection Type: Scheduled Inspection

Date Inspected: 4/15/2008

Inspection Comments or Recommendations

Low chlorine bleach, add soon.

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Vegetation: Operational

Changed Diffusers
Quantity:

Added Chlorine:

Sludge Levels

Tank 1: "

Tank 2: "

Tank 3: "

Alarm:

Chlorine Residual: 0.1

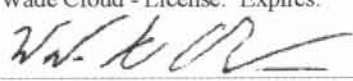
PSI: 0.0

CFM: 0.0

Water Meter: 0

- Pumping Needed
 Service Completed
 Problem with System

Inspector: Wade Cloud - License: Expires:

Inspector signature: 

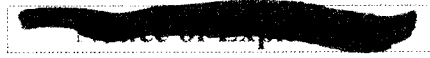
Printed: 4/19/2008

Lonestar Aerobic Services, LLC
PO Box 228
Boerne, TX 78006

RECEIVED

COUNTY ENGINEER

Phone: (210) 385-6396
Fax: (210) 579-6073
www.lonestaras.com



To: Michael Mann
1663 Whispering Water
Spring Branch, TX 78070

Owner Phone: (210) 393-7597
Comal County Environmental Health
County: Comal
Permit: 88333
Installed: 7/28/2006

Site: 1663 Whispering Water Spring Branch, TX 78070

Past Due as of
8/2/2008

Dear Customer,

This letter is to inform you that your **SERVICE** contract for your aerobic septic system is **PAST DUE**.

Please return payment due for continued monitoring. Also please verify your address and phone number as listed above and notify me of any corrections.

A completed contract will be sent to the authorizing agency.

If you have any questions, please call me at (210) 385-6396. Thank you in advance for your cooperation in expediting this matter.

Sincerely,

Wade A. Cloud

RECEIVED

PO Box 228
Boerne, TX 78006

COUNTY ENGINEER

Phone: (210) 385-6396
Fax: (210) 579-6073
www.lonestaras.com

To: Michael Mann
1663 Whispering Water
Spring Branch, TX 78070

Permit No: 88333
System S/N: N-01877
Aerator S/N: N-01877
Contract Dates: 8/2/2006 - 8/2/2008
Inspection 6 of 6

Site: 1663 Whispering Water Spring Branch, TX 78070	
Agency: Comal County Environmental Health	Manufacturer: National Wastewater Systems, Inc.
County: Comal	Owner Phone: (210) 393-7597
Subdivision: Cypress Springs	Installed: 7/28/2006 Warranty expires: 8/2/2008

Inspection Type: Scheduled Inspection

Date Inspected: 8/8/2008

Inspection Comments or Recommendations

Slight sludge build up in clarifier. No chlorine bleach, add soon.

Aerators: Operational
 Filters: Operational
 Irrigation Pumps: Operational
 Disinfection Device: Operational
 Chlorine Supply: Non-Operational
 Electric Circuits: Operational
 Distribution System: Operational
 Sprayfield Vegetation: Operational

Changed Diffusers Added Chlorine:

Quantity: 0

Sludge Levels

Tank 1: "

Tank 2: "

Tank 3: "

Alarm:

Chlorine Residual: 0.0

PSI: 0.0

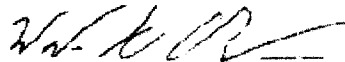
CFM: 0.0

Water Meter: 0

- Pumping Needed
- Service Completed
- Problem with System

Inspector: Wade Cloud - License: Expires:

Inspector signature:



Printed: 8/8/2008

RECEIVED

Lonestar Aerobic Services, LLC
PO Box 228/ Phys: 420 Johns Rd
Boerne, TX 78006



COUNTY ENGINEER

Phone: (830) 443-4559

Fax: (830) 443-4569

www.lonestaras.com

To: Michael Mann
1663 Whispering Water
Spring Branch, TX 78070

Site: 1663 Whispering Water Spring Branch, TX 78070
City: Spring Branch, TX 78070

Owner Phone: (210) 393-7597

Permit #: 88333

Customer ID: 548

Agency: Comal County Environmental Health

Contract Dates: 8/2/2006 - 8/2/2008

County: Comal

Sub: Cypress Springs

Mfg / Brand: National Wastewater Systems, Inc. - Solar Air/SA II N-500 G

System S/N: N-01877

Installed: 7/28/2006

Treatment Type: Aerobic With Chlorine

Disposal: Surface Application

Aerator S/N: N-01877

Warranty End: 8/2/2008

Inspection Type: Customer Request

Date Inspected: 7/15/2011

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Non-Operational

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Vegetation: Operational

Chlorine Residual: 0.0

Alarm: Non-Operational

Service Completed

Comments

System recently pumped. No water in pump tank, unable to test distribution system or chlorinator. No standing water. Spray heads are not designed as non-potable water with purple tops. Compressor on front light bulb missing.

Inspector signature:

Inspector: Richard Kallemyn - License: MI0000190 Expires: 10/31/2013

Printed 7/15/2011

RECEIVED

SEP 01 2011

COUNTY ENGINEER

Lonestar Aerobic Services, LLC
PO Box 228- Phys: 420 Johns Rd
Boerne, TX 78006



Phone: (830) 443-4559

Fax: (830) 443-4569

www.lonestaras.com

To: Garrett & Sheridi Toste
1663 Whispering Water
Spring Branch, TX 78070

Site: 1663 Whispering Water Spring Branch, TX 78070
City: Spring Branch, TX 78070

Owner Phone:

Permit #: 88333

Customer ID: 548

Agency: Comal County Environmental Health

Contract Dates: 8/2/2006 - 8/2/2008

County: Comal

Sub: Cypress Springs

Mfg / Brand: National Wastewater Systems, Inc. - Solar Air/SA II N-500 G

System S/N: N-01877

Installed: 7/28/2006

Treatment Type: Aerobic With Chlorine

Disposal: Surface Application

Aerator S/N: N-01877

Warranty End: 8/2/2008

Inspection Type: Repair

Date Inspected: 8/24/2011

Aerators: Corrected on site

Service Completed

Comments

Replaced compressor, 1 year warranty. S/N 0511007414G.

Inspector signature:

Printed: 8/24/2011

Inspector: Richard Kallemyn - License: MT0000190 Expires: 10/31/2013

RECEIVED

OCT 19 2011

COUNTY ENGINEER

Lonestar Aerobic Services, LLC
PO Box 228- Phys: 420 Johns Rd
Boerne, TX 78006



Phone: (830) 443-4559

Fax: (830) 443-4569

www.lonestaras.com

To: **Garrett & Sheridi Toste**
1663 Whispering Water
Spring Branch, TX 78070

Site: 1663 Whispering Water Spring Branch, TX 78070
City: Spring Branch, TX 78070

Owner Phone: _____

Permit #: **88333**

Agency: Comal County Environmental Health

County: Comal

Sub: Cypress Springs

Customer ID: 548

Contract Dates: 8/2/2006 - 8/2/2008

Mfg / Brand: National Wastewater Systems, Inc. - Solar Air/SA II N-500 G

System S/N: N-01877

Installed: 7/28/2006

Treatment Type: Aerobic With Chlorine

Disposal: Surface Application

Aerator S/N: 0511007414G

Warranty End: 8/2/2008

Inspection Type: Repair

Date Inspected: 10/4/2011

Aerators: Operational

Filters: Operational

Irrigation Pumps: Corrected on site

Disinfection Device: Operational

Chlorine Supply: Operational

Electric Circuits: Operational

Distribution System: Corrected on site

Sprayfield Vegetation: Operational

Chlorine Residual: 0.1

Alarm: Operational

Service Completed

Comments

Replaced pump S-N#J1163951 2 yr. warranty. Repaired broken sprinkler line.

Inspector signature

Printed:10/4/2011

Inspector: Donald Barbour - License: MT0000412 Expires: 3/31/2014

Hernandez, Sandra

From: adela@mjseptic.com
Sent: Friday, July 24, 2020 3:05 PM
To: dsGjertsen@gmail.com
Subject: Initial Contract for Douglas & Sandy Gjertsen
Attachments: Contract.pdf

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

**** DO NOT RESPOND TO THIS EMAIL ****

We are sending this email as notification that your aerobic maintenance contract has been paid in full, signed by client and renewed with MJ Septic.

We appreciate your business!

The respective county is blind carbon copied on this email for their recording. This is only an electronic, unsigned copy for county recording.

MJ Septic has the signed copy on file!

Should you have any questions regarding your renewal or any other concerns, please feel free to email us at mjseptic@mjseptic.com or call us at 210-875-3625.

Stephanie E. Perez

**** All email replies need to be sent directly to mjseptic@mjseptic.com ****

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

Date: 7/24/2020

www.mjseptic.com mjseptic@mjseptic.com

To: **Douglas & Sandy Gjertsen**
1663 Whispering Water
Spring Branch, TX 78070

Contract Period

Start Date: 7/10/2020

End Date: 7/10/2023

Email: dsGjertsen@gmail.com

Phone: (678) 230-4248 Subdivision:
Site: 1663 Whispering Water, Spring Branch, TX 78070
County: Comal
Installer:
Agency: Comal County Environmental Health
Mfg/Brand: Solar-Air-Solar-Air-

MJ Septic, LLC
3 visits per year - one every 4 months
Map Key: ID: 5965

The Texas Commission on Environmental Quality (TCEQ) require all ATU's to be checked and maintained every four months for the life of the unit (*some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire*). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single-family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing single-family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

- **ROUTINE INSPECTIONS:** an inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a \$75 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.
- **SERVICE CALLS:** If a service call is required by homeowner/renter between regular inspections, a service call fee of \$75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure. *MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with homeowner(s). Please note our normal business hours are Monday - Friday 8am to 5pm*
- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.

For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a \$75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.

{ PAGE 1 - RETURN TO MJ SEPTIC }

PROPERTY ADDRESS: _____

HOMEOWNER NAME: _____

• **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that may determine pumping is necessary even if your sludge reading is less than 10-12". **A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household**

• **CHLORINATION:** *The property owner is responsible for maintaining their own chlorine supply.* TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. **DO NOT USE POOL TABLETS** (this can cause a dangerous volatile chemical reaction)

• **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferrable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and transfer contract is signed (by new homeowner) and returned to us. The new homeowner(s) will be required to meet for a walk-through orientation with one of our technicians during their first visit of their transfer contract. Only one walk through orientation is included, shall the homeowner need an additional walk through, there will be a \$75 service call fee.

RENTAL HOMES: *The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.*

• **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

• **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the air compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowner must keep grass, weeds and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tank, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds etc without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

PROPERTY ADDRESS: _____

HOMEOWNER NAME: _____

TERMS OF PAYMENT: *Payment is due in full for the maintenance contract at time of signing. A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file. MJ Septic no longer accepts payment onsite, whether it be a check or credit card and we no longer offer billing/invoicing for future payments; this is a strict office policy, no exceptions.*

Please circle one of the following options below: **CALLED IN Credit Card Payment:** _____

\$285 - (1) One Year Initial/Renewal \$530 - (2) Two Year Initial/Renewal

\$675 - (3) Three Year Initial/Renewal **Two Year New Installation, Included with Installation**

Homeowner(s) are NOT required to be present at inspections. You will receive a phone call/text notification, the evening prior, if noted in your account or the day of service if not noted.

If client does not answer that evening a voicemail will be left, this is your courtesy call!

A door hanger will be left if no one is home. Inspection reports emailed/mailed within a few business days to the email/mailling address of record.

• **MAINTENANCE TIPS/SEPTIC GUIDE:** **Please keep the attached Maintenance Tips & Owner's Septic Guide for future reference* Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!*

• *If you are unable to reach us during business or non-business hours, you can leave a voicemail, send an email or visit our website to leave a message for us! You can always email us for faster response!*

ACCEPTANCE OF MAINTENANCE CONTRACT: (UPDATED OCTOBER 2019) The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agree to the maintenance contract guidelines stated above and have also read and agree to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

(MJ Septic will assess a \$75 service fee if we are not notified of gate code changes, aggressive dogs, etc.)

Accepted and Approved by (signature): _____ Date of Acceptance: _____

Spouse/Authorized Persons to Approve Repairs & Pumping, Etc.: _____

Subdivision: _____ Gate Code(s): _____ Aggressive Dogs: _____

Email Address(es): _____

Cell Phone (his/hers): _____ Cell Phone (his/hers): _____ Home Phone: _____

MJ Central Texas Septic, LLC Authorized Signature: *Stephanie E. Perez* **Office Approved:** _____

{ PAGE 3 - RETURN TO MJ SEPTIC }

***MJ SEPTIC Maintenance Tips and Owner's Septic Guide* KEEP THIS PAGE!**

MJ SEPTIC
27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com
www.mjseptic.com

To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and household usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used in the household, what you flush down the commode and of course the regular life expectancy for each functioning part, etc.

Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell's, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc.

Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

- **RED LIGHT ALARMS:** If your alarm turns on, don't be alarmed (it usually isn't an emergency) Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at mjseptic@mjseptic.com if you are unable to call or text. We will make a work order for the next available business day. During this time, you as the homeowner need to reduce all non-essential water usage. Don't wait days to report red light alarms! Please note, in extreme weather conditions, excessive heavy rains can and will cause your septic alarm and sprinkler heads to discharge, this is normal, the water is being relieved from the tank. If your alarm light stays on well after the rains have ceased, please call us to get a technician out to your property.
- **POWER:** In the event of a red-light alarm or at any other time NEVER shut off the power to your system!
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Homeowners, landscapers, irrigation and pool companies should NEVER replace or tamper with your aerobic system, including the spray heads. Doing such will void any warranties (if applicable) and may result in additional costs to the homeowner for necessary repairs to bring the system back into compliance. For any changes wanted or needed for swimming pools, decks, sport courts, patios or irrigation systems, it is the homeowner's responsibility to call MJ Septic, LLC at (210) 875-3625 to assist in taking the necessary measures to have alterations made. This usually requires the system to be redesigned by one of our septic designers and re-permitted with your respective county. Do not build over any part of the aerobic system (the sprinklers can only be applied to natural vegetation surfaces!) Do not landscape over any part of the aerobic system (trees, plants, flowers, etc.) Do not allow ants to mound by any part of the aerobic system. Ant killer can be used to treat if mounds occur. (Ants will ruin electrical and void any warranties if applicable) Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electrical. It is always best to store it in a cool, dry and well-ventilated area.
 - ** **For tablet chlorinators:** use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. NEVER USE SWIMMING POOL TABLETS! (mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.
 - ** **For liquid chlorinators:** you may use liquid chlorine/bleach (same bleach used to wash whites) When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly (this will vary depending on how much water is used in the home per month) Do not tamper with chlorinators! This will void any warranties (if applicable).
- **MISC INFO I:** An aerobic system should not be treated as city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against as well. Avoid doing all your laundry in the same day (try to space to 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly.
- **MISC INFO II:** Items flushed down commodes and/or poured down the drains DO NOT disappear; they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to are: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against!) fat, grease, oils, too many harsh cleaners, excessive use of fabric softener, excessive use of bleach, cigarette butts, feminine wipes, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint and/or paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications, etc. Items such as these even though they may say "flushable" or "septic safe" still may not be ultimately safe for your aerobic treatment unit and cannot potentially cause the homeowner additional expenses for repairs and pumping.
- **MISC INFO III:** We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure or the system is overflowing. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge. *A typical/average household will need to have their system cleaned/pump every 2-5 years; this all depends on usage and WILL VARY per HOUSEHOLD! This fee is NOT included in your annual maintenance contract agreement.

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Douglas & Sandy Gjertsen**
1663 Whispering Water
Spring Branch, TX 78070

Printed: 11/20/2020
Site: 1663 Whispering Water
Spring Branch, TX 78070
(678) 230-4248

Permit #: 88333
Agency: Comal County Environmental Health
County: Comal Sub: Cypress Springs
Mfg / Brand: Solar-Air - Solar-Air
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5965
Contract Dates: 7/10/2020 - 7/10/2023
Scheduled Date: 11/10/2020 Inspection 1 of 9

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 11/16/2020

Time In: 3:23pm

Entered By: Ashley Nicole Larcom

Method: Other

Copy emailed to Customer

Customer Emailed: 11/16/2020

Technician: Manuel Guerrero

Copy emailed to the Agency

Agency Emailed: 11/20/2020

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 6

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Odor: Good

Alarm: Operational

Comments

Service Completed

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 11/16/2020.

Insp ID #:34869

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Douglas & Sandy Gjertsen**
1663 Whispering Water
Spring Branch, TX 78070

Printed: 4/5/2021
Site: 1663 Whispering Water
Spring Branch, TX 78070
(678) 230-4248

Permit #: _____ Customer ID: 5965
Agency: Comal County Environmental Health Contract Dates: 7/10/2020 - 7/10/2023
County: Comal Sub: Cypress Springs Scheduled Date: 3/10/2021 Inspection 2 of 9
Mfg / Brand: Solar-Air - Solar-Air
Treatment Type: Aerobic
Disposal: Surface Application

Service Type: Scheduled Inspection

Visit Date: 3/15/2021

Time In: 3:33

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1 mg/L

Sludge Levels

For Tank 1: 5

This counts as a type of "Scheduled Inspection"

Entered By: Brianna Perez

- Copy emailed to Customer
Customer Emailed: 3/19/2021
- Copy emailed to the Agency
Agency Emailed: 4/5/2021

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions*
- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 3/19/2021.

Insp ID #:36948

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

MJ Septic, LLC
27552 Old Blanco Road
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Douglas & Sandy Gjertsen**
1663 Whispering Water
Spring Branch, TX 78070

Printed: 7/30/2021
Site: 1663 Whispering Water
Spring Branch, TX 78070
(678) 230-4248

Permit #: **88333**

Agency: Comal County Environmental Health

County: Comal

Sub: Cypress Springs

Mfg / Brand: Solar-Air - Solar-Air

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 5965

Contract Dates: 7/10/2020 - 7/10/2023

Scheduled Date: 7/10/2021

Inspection 3 of 9

Service Type: Scheduled Inspection

Visit Date: 7/16/2021

Time In: 2:03PM

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 11"

Pumping Needed

This counts as a type of "Scheduled Inspection"

Entered By: Catherine Jefferson

Copy emailed to Customer

Customer Emailed: 7/20/2021

Copy emailed to the Agency

Agency Emailed: 7/30/2021

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tank needs Pumping.

- Please call the office at (210) 875-3625 to schedule pump out.

- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 7/20/2021.

Insp ID #:39153

Provider: Michael J. Long

License Info: MP0001294 Expires: 8/31/2022

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Douglas & Sandy Gjertsen**
1663 Whispering Water
Spring Branch, TX 78070

Printed:3/11/2022
Site: 1663 Whispering Water
Spring Branch, TX 78070
(678) 230-4248

Permit #: **88333**
Agency: Comal County Environmental Health
County: Comal Sub: Cypress Springs
Mfg / Brand: Solar-Air - Solar-Air
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5965
Contract Dates: 7/10/2020 - 7/10/2023
Scheduled Date: 3/10/2022 Inspection 5 of 9

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **3/9/2022** Time In: 3:15 pm

Entered By: Tracy Murphy

Method: Other

Copy emailed to Customer
Customer Emailed: 3/10/2022

Technician: Manuel Guerrero

Copy emailed to the Agency
Agency Emailed: 3/11/2022

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 2"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech reset your timer. - Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 3/10/2022.

Insp ID #:43465

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2022

Aerobic Services of South Texas
15188 FM 306
Canyon Lake, TX 78133

MAILED



Date: 4/28/2022

Phone: (830) 964-2365

Fax: (830) 964-2659

www.aerobicservices.com info@aerobicservices.com

To: Rolando Marsh
127 Waterbury
New Braunfels, TX 78132

Contract Period

Start Date: 7/17/2022

End Date: 7/17/2023

Permit #: 88338

Phone: (830) 964-3773 Subdivision: River Chase

Warranty Expired: 7/17/2009

Site: 127 Waterbury, New Braunfels, TX 78132

County: Comal

Installer: Garrett Construction

Installed: 7/17/2006

3 visits per year - one every 4 months

Agency: Comal County Environmental Health

Aerobic Services of South Texas

Mfg/Brand: Hoot Aerobic Systems Inc. / Hoot

Map Key: 391 C2

ID: 20861

**ROUTINE MAINTENANCE AND INSPECTION AGREEMENT
RENEWAL CONTRACT**

General

This Work for Hire Agreement (hereinafter referred to as this "Agreement") is entered into by and between the client named above (referred to as to "Client") and Aerobic Services of South Texas (Thomas W. Hampton MP349) (hereinafter referred to as "Contractor") located at 15188 FM 306 Canyon Lake, Texas 78133 (830) 964-2365. By this Agreement the Contractor agrees to render professional service, as described herein, and the Client agrees to fulfill the terms of this Agreement as described herein. This contract will provide for all required inspections, testing and service for your Aerobic Treatment System. The policy will include the following:

1. 3 inspections a year/services calls (at least one every 4 months), for a total of 3 over the one year period including inspection, adjustment and servicing of the mechanical, electrical and other applicable component parts to ensure proper function. This includes inspecting control panel, air pumps, air filters, diffuser operation. Any alarm situation affecting the proper function of the Aerobic process will be addressed within a 48-hour time frame. Repair work on non-warranty parts will include price for parts & labor. The prices will be quoted before work is performed.
2. An effluent quality inspection consisting of a visual check for color, turbidity, scum overflow and examination for odors. A test for chlorine residual and PH will be taken and reported as necessary.
3. If any improper operation is observed, which cannot be corrected at the time of the service visit, you will be notified immediately in writing of the conditions and estimated date of correction.
4. The client is responsible for chlorine; Must be filled before or during the service visit.
5. Any additional visits, inspections or sample collection required by specific Municipalities, Water/River Authorities, County Agencies the TCEQ or any other authorized regulatory agency in your jurisdiction will be covered by this policy.

The Homeowners Manual must be strictly followed or warranties are subject to invalidation. Pumping of sludge build-up is not covered by this policy and will result in additional charges.

ACCESS BY CONTRACTOR

The Contractor or anyone authorized by the Contractor may enter the property at reasonable times without prior notice for the purpose of the above described Services. The contractor may access the System components including the tanks by means of excavation for the purpose of evaluations if necessary. Soil is to be replaced with the excavated material as best

as possible.

Termination of Agreement

Either party may terminate this agreement within ten days written notice in the event of substantial failure to perform in accordance with its terms by the other party without fault of the terminating party. If this Agreement is so terminated, the Contractor will immediately notify the appropriate health authority of the termination.

Limit of Liability

In no event shall the Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract tort or any other theory. In no event shall the Contractor's liability for direct damages exceed the price for the services described in this Agreement.

Dispute Resolution

If a dispute between the Client and the Contractor arises that cannot be settled in good faith negotiations then the parties shall choose a mutually acceptable arbitrator and shall share the cost of the arbitration services equally.

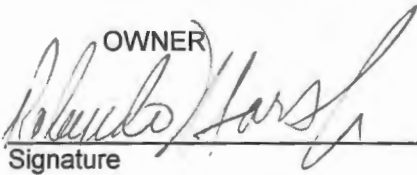
Entire Agreement

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement either oral or written.

Severability

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

OWNER



Signature

Rolando Marsh

Printed

830-964-7773 05/08/22

Phone/ Date

SERVICE PROVIDER

Aerobic Services of South Texas Inc.
15188 FM 306
Canyon Lake, Tx 78133



Signature

Tom Hampton VP

License# OS0024597 / MP 349

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Douglas & Sandy Gjertsen**
1663 Whispering Water
Spring Branch, TX 78070

Printed: 12/9/2022
Site: 1663 Whispering Water
Spring Branch, TX 78070
(678) 230-4248

Permit #: **88333**
Agency: Comal County Environmental Health
County: Comal Sub: Cypress Springs
Mfg / Brand: Solar-Air - Solar-Air
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5965
Contract Dates: 7/10/2020 - 7/10/2023
Scheduled Date: 11/10/2022 Inspection 7 of 9

Service Type: Scheduled Inspection

Visit Date: **11/4/2022** Time In: 9:55 am

Method: Other

Technician: Manuel Guerrero

Maint. Provider: Michael J. Long

This counts as a type of "Scheduled Inspection"

Entered By: Audrey Miller

Copy emailed to Customer
Customer Emailed: 11/8/2022

Copy emailed to the Agency
Agency Emailed: 12/9/2022

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Sludge Levels

For Tank 1: 2"

Chlorinator: Op

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Tech reset your timer.
- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.*
- *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 11/8/2022.

Insp ID #:48092

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: **Douglas & Sandy Gjertsen**
1663 Whispering Water
Spring Branch, TX 78070

Printed: 7/28/2023
Site: 1663 Whispering Water
Spring Branch, TX 78070
(678) 230-4248

Permit #: **88333**
Agency: Comal County Environmental Health
County: Comal Sub: Cypress Springs
Mfg / Brand: Solar-Air - Solar-Air
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5965
Contract Dates: 7/10/2020 - 7/10/2023
Scheduled Date: 3/10/2023 Inspection 8 of 9

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **3/13/2023**

Time In: 9:19 am

Out: 9:43 am

Entered By: Audrey Miller

Method: Other

Copy emailed to Customer
Customer Emailed: 3/14/2023

Technician: Roy Garza

Copy emailed to the Agency
Agency Emailed: 7/28/2023

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 13"

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

**Problem
Indicated**

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Recommend pumping the system due to sludge; recommend root removal service alongside pumping to remove roots that have infiltrated the system. An estimate has been emailed separately. Please call the office at (210) 875-3625 to schedule service.

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 3/14/2023.

Insp ID #:50761

Provider: *Michael J. Long*

License Info: MP0001294 Expires: 8/31/2025

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

To: Douglas & Sandy Gjertsen
1663 Whispering Water
Spring Branch, TX 78070

Printed: 9/8/2023
Site: 1663 Whispering Water
Spring Branch, TX 78070
(678) 230-4248

Permit #: **88333**
Agency: Comal County Environmental Health
County: Comal Sub: Cypress Springs
Mfg / Brand: Solar-Air - Solar-Air
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 5965
Contract Dates: 7/10/2020 - 7/10/2023
Scheduled Date: 7/10/2023 Inspection 9 of 9

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **8/1/2023** Time In: 5:48

Entered By: Catherine Jefferson

Method: Other

Copy emailed to Customer
Customer Emailed: 8/2/2023

Technician: Alex Mondragon

Copy emailed to the Agency
Agency Emailed: 9/8/2023

Maint. Provider: Michael J. Long

Aerators: Operational

Sludge Levels

Filters: Operational

For Tank 1: 12+"

Irrigation Pumps: Operational

Disinfection Device: Operational

Pumping Needed

Chlorine Supply: Operational

Chlorine Residual: 0.1mg/L

Chlorinator: Op

Tank Lid / Riser: Secured

Problem Indicated

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Non-Operational

Comments

Service Completed

- Technician noted that there was a problem or issue with this Scheduled Inspection. - Tank needs Pumping. - Visual alarm inoperable. - An estimate has been separately emailed. Please call the office at (210) 875-3625 to schedule service.

- ***This was your FINAL inspection for your current contract, please call (210) 875-3625 to renew your contract, to stay in compliance***

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - *Septic tank cleaning is recommended between 10 and 12 inches of sludge in the pump tank (tank 1) or unless otherwise recommended by technician for other reasons such as full trash tank, etc.* - *This inspection report is not valid for any real estate transactions* - Copy emailed to the customer on 8/2/2023.

Insp ID #:53845

Provider: *Michael J. Long*

MJ Septic, LLC
1328 W Borgfeld
San Antonio, TX 78260

Phone: (210) 875-3625

www.mjseptic.com mjseptic@mjseptic.com

License Info: MP0001294 Expires: 8/31/2025