

B & J WAKEFIELD SERVICES, INC. - RESIDENTIAL MAINTENANCE AGREEMENT

RESIDENTIAL INSPECTIONS ARE ONCE EVERY 4 MONTHS OR 3 TIMES A YEAR.

*Inspections include a check of aerator(s), irrigation pump(s), disinfection device, chlorine supply, electrical circuits, distribution system, spray field vegetation, sludge reading from pump tank and overall condition of system where visible.

Licensed inspector: Brian Wakefield, MP15

THE DISINFECTION UNIT WILL BE MAINTAINED BY THE CUSTOMER

We will clean the pump and air compressor filter when necessary.

REPAIRS

Repairs and replacement parts will be charged separately from regular maintenance; plus, any lab costs involved. Before any additional work is done, an agreement on time and price for parts and labor will be made. These plans do not cover pre-existing conditions, accidental damage, improper usage, unauthorized repairs, theft, or anything that is not considered normal operation of the system. We will not cover pumping due to overloading of system or because of leaky tanks. We will not cover poor installation methods, leaky tanks, leaky risers, failing tanks, or sewage lines.

Jet and Norweco have their own manufacturer warranties and are not covered by any of our contracts.

We can quote a price for a replacement aerator, if needed.

We will not cover a pump out the first year of the Full Coverage plan.

OTHER ITEMS

B & J Wakefield Services, Inc., (BJWSI) will not be held liable or responsible for any failures related to the On-Site Sewage Facility (OSSF) or its components. Property Owner has 100% liability on their OSSF. We require you to learn how to use your OSSF and recognize when it is failing to prevent further damage to the home or property. Adding chlorine to your system on a routine basis, if required by the system, helps Property Owner keep an eye on and recognize any potential dangers.

Please keep all pets and unauthorized persons away from the tank area and components of the OSSF.

CONTRACT CANCELTION

If you wish to cancel your contract with us, please notify us in writing. We will need 30 days' notice. Credit card on file will be used to settle balance on account. In the event payment(s) are not made your contract will be terminated and the full amount of the contract will be outstanding and due immediately.

ACCESS TO OSSF SYSTEM

Customers with animals, locked gates, or limited access to OSSF system. BJWSI will not be liable for animals. We will not be responsible for animals that get out of fenced areas where any of the components are located for the OSSF. Property Owner(s) are responsible for any animals that can cause harm to any service person that has been allowed on the property. Property Owner must notify us if any dangerous situation exists or if the technician cannot gain access to OSSF on property. If the technician cannot gain access to the property, we may cancel the contract and the contract fee is not refundable.

BJWSI will not be held liable for damages to property gaining access to property or for any items in or around OSSF. We do ask customers to leave access to all components of the OSSF so that we may work on or inspect the system without complications. This includes entry onto property.

RENTAL PROPERTIES

Property Owner will be required to have a contract with renters or some form of agreement notifying renters that there is an OSSF maintenance agreement. Occupants must allow maintenance personnel onto the property to perform their duties and leave OSSF accessible. If the technician is unable to access property for any reason a service call fee will be billed to your account and payment will be required for return visit. It is the Property Owners' responsibility to contact BJWSI if the system will not be accessible.

All contracts are for 1 year and will start the day it is entered into our system unless a later date is specified.

Is this a rental Property: No ☐ Yes ☐ (If yes, do renters know about contract) Yes ☐

Property Owner Name: _____

Customer Email: _____ Text or Mobile: _____

Billing Name: _____

Billing Address: _____

City _____ State _____ Zip _____


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Service Address: _____ City _____ Zip _____

Notification Required (e.g., locked gates, dangerous animals) Yes ☐ No ☐ Gate Code: _____

Reason for notification: _____

Special Instructions: _____

	Inspection Plan		Mechanical Coverage		Full Coverage	
Payment Options:	\$250/yr	\$23/mo	\$450/yr	\$40/mo	\$650/yr	\$58/mo
Check One <input type="checkbox"/> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Call Fee (+ labor & parts, if applicable) - applies to repairs during business hours	\$50		\$25		\$0	
Emergency Service Call (+ labor & parts) (weekend, holiday, non-business hours)	\$125		\$100		\$75	
Inspections Per Year	3		3		3	
Inspection of Listed Components * - no repairs included	✓		✓		✓	
Air Compressor filter cleaned	✓		✓		✓	
Irrigation pump filter cleaned - if needed	✓		✓		✓	
Sprinkler head filters cleaned - or adjusted if needed	✓		✓		✓	
All Mechanical parts repaired or replaced (Restrictions apply to Jet or Norweco) - residential 500/600 gal/day systems only			✓		✓	
All accessible electrical components replaced or repaired - residential 500/600 gal/day systems only					✓	
Sprinkler heads replaced or repaired - if needed due to normal wear and tear					✓	
Normal pump out, up to 1200 gals. - not covered on first year					✓	

Mail contract and payment:
B & J Wakefield Services, Inc.
P.O. Box 735
Waxahachie, TX 75168

Sign up online at www.texasseptic.com
Scan and email: office@texasseptic.com
Fax: (214) 988-0867
Phone: (972) 938-3355**

**Contract must be signed and sent in, but we can take payments over the phone.

Signature: _____ Date: _____

BJWSI Signature: _____ Date: _____



Explanation of Plans

Inspection Plan: \$250/year or \$23/monthly

- You will receive a text notification (if your contact information is up to date in our system) when we are on the way to your property. The text will include an estimated time of arrival.
 - Customers with locked gates, dogs, etc. will get an additional text and email the day before our scheduled visit to ensure access.
- Three times per year, we will inspect the overall operation of your septic system and document any defective or concerning items noticed during service.
 - You will receive the inspection report via email.
- We will clean the air compressor filter at each service visit.
- We will clean the pump filter and spray head filters as needed.

Mechanical Coverage: \$450/year or \$40/month

Same as **Inspection Plan** PLUS:

- If your water pump or air compressor fails due to normal wear and tear, we will replace it free of charge if your account is current. However, we will not provide warranty coverage for water pumps or air compressors damaged by floods, storms, power outages, ant infestations, other damages, abuse, or overuse. It is your responsibility to properly operate the system to avoid voiding the warranty.

Full Coverage: \$650/year or \$58

Same as **Mechanical Coverage** PLUS:

- Electrical components covered include standard control panels, wiring connections, and floats. We will replace any covered parts that fail due to normal wear and tear. Simple wire pulls under 20 feet are also covered. Unique situations like broken conduits or long wire pulls beyond 20 feet are not covered.
- We cover repairs on standard control panels only. Custom or unique parts may be excluded. Most systems are simple, but we do not cover damages from power surges, rodents, insects, pets, lawn equipment, storms, etc.
- Under normal use, we will pump and clean your septic tank every 3-5 years if risers are at the surface. First year pumping is excluded as a pre-existing need. Additional fees apply for excavation, adding risers, or other access issues.
- Damaged sprinkler heads will be replaced if failure is from regular wear and tear. Coverage does not include damage from lawn equipment, freezing, etc. We do not cover repairs to underground pipes or fittings. Those will be billed separately.

***Jet and Norweco Customers:** Jet and Norweco aerators are excluded from all our plans because their manufacturer's warranty programs cannot be matched. Customers can find details on the Jet and Norweco websites. Under those warranty programs, customers are responsible for all shipping costs to and from the manufacturer, as well as any trade-in fees.

- The cleaning of Norweco Bio Kinetic Filters and Jet Media Filters is also **excluded** from these plans and will be billed separately.

The areas we serve and the inspection schedule for the 3 inspections included in your contract are listed below. Please contact us by phone, text, or email if you believe your septic system needs an earlier inspection. We will try to schedule it, although a service call fee will apply. If you start your contract with us in a month when we are already inspecting your area, we will make every effort to inspect your system then. However, if we have finished your neighborhood, your first inspection will have to wait until the next scheduled time.

INSPECTION SCHEDULES			
A: JANUARY – MAY – SEPTEMBER		B: FEBRUARY – JUNE – OCTOBER	
Avalon	76651	Oak Leaf	75154
Forreston	76041	Ovilla	75154
Grandview	76050	Red Oak	75154
Italy	76651	Waxahachie	75167
Maypearl	76064		
Milford	76670		
Waxahachie	75165		
C: MARCH – JULY – NOVEMBER		D: APRIL – AUGUST – DECEMBER	
Alvarado	76009	Ennis	75119
Cedar Hill	75104/75106	Ferris	75125
Dallas	75236	Lancaster	75146
DeSoto	75115	Palmer	75152
Duncanville	75116	Rice	75155
Mansfield	76063	Wilmer	75172
Midlothian	76065		
Venus	76084		
We try to stick to this guideline, but sometimes we run behind or get to you early!			

*Notices of violation from Ellis County for not having a maintenance contract are brought into compliance with the county by having the contract in place, not the date of the first inspection.

