

AL'S SEPTIC PUMPING SERVICE, INC.
P.O. BOX 6996
LOS OSOS, CA 93412

Invoice

805-528-0432 alssepticinc@gmail.com

Date	Invoice #
8/19/2024	38945

Bill To
Pamela Storton C/O Storton Properties 120 N Halcyon Rd Ste. B Arroyo Grande, CA 93420

Job Address
Seller: Fletcher 4410 Upper Lopez Canyon Arroyo Grande, CA. 93420 *Truck 50 only Copy: Pamela Storton

P.O. No.	Terms	Due Date	Maintenance	Leach Failure	Escrow	Other
PL7/30/2024	Upon receipt	9/2/2024			XXX	
Description			Qty	Rate	Amount	
Service call to pump and inspect septic tank and system for escrow sale. Rural location in Arroyo Grande 08/12/2024 Pumping and disposal of septic waste-transport to Santa Maria Treatment plant. Truck 50 only due to location - mileage- creek etc. Plastic tank with riser access to grade Inspection and report for escrow The useful life of any septic system is determined by numerous factors, including but not limited to , soil characteristics, water usage, and proper maintenance. This inspection is based on observations by the inspector and information provided by the system owner or representative agent. It is not a guarantee of system adequacy past inspection date. Thank you for the opportunity to be of service. Please remit check payment.				1,275.00	1,275.00	
				210.00	210.00	
<i>To be paid in full upon receipt. All invoices not paid within 30 days subject to finance charge 1.5%</i>					Total	\$1,485.00
					Payments/Credits	\$0.00
License # 883281					Balance Due	\$1,485.00

Al's Septic Pumping Service, Inc.

Residential & Commercial Septic Tank Locating, Inspection Service and Maintenance

P.O. Box 6996 Los Osos, CA. 93412

Septic Tank and Leach System Repairs License # 883281

805-528-0432 • 541-8283 • 773-0123 • 927-1722 • 928-0887 • 466-4689

Septic Inspection Order/Authorization Personal Guarantee of Payment

This contract binds you legally and obligates you financially. Please read it carefully.

One of the following descriptions will apply to your situation and describes the terms of payment and payer obligations for each.

- 1) Property listed through realtor, Owner or Owners representative is responsible for payment: Al's Septic Pumping Service, Inc. agrees to extend short term credit for amount of billing without accruing finance charges for up to 30 days as a courtesy for listing with a professional realtor. Owner agrees to instruct the title company to pay our invoice in full upon close of escrow. Owner, Realtor, or designee, agrees to immediately pay our invoice in full if escrow cancels, defaults, or extends past the scheduled closing date. We cannot "transfer" the charges to subsequent escrow for a property if it falls out of escrow. The signer personally guarantees payment.
- 2) Property listed through Realtor; Prospective Buyer is responsible for payment: Buyer supplies major credit card information to Al's Septic Pumping Service, Inc. upon ordering the inspection, and authorizes us to bill the card for the total amount upon completion of work. The buyer personally guarantees payment.

Please note: We will not be responsible for accidental damage to pipes or wires that are buried over the top of the septic tank.

Please check the applicable box below. Once received, we will schedule the work.

I am the owner of the property. By signing below, I agree to be personally responsible for payment to Al's Septic Pumping Service, Inc. either through escrow upon close of escrow, or by check, Visa/MasterCard upon extension or cancellation of escrow.

I am the Realtor or legal representative of the owner and have authority to order work. By signing below, I agree to be personally responsible for payment to Al's Septic Pumping Service, Inc. through escrow upon close of escrow or by check, Visa/MasterCard upon extension or cancellation of escrow.

I am the buyer or the buyer's representative of the subject property and have authority to order work. By signing below, I authorize Al's Septic Pumping Service, Inc. to bill my Visa/MasterCard for the total charges or will pay with personal check.

Signed (Guarantor of payment): Julie Fletcher Date: 7/31/24
Print name: Julie Fletcher Cell #: (610) 805-9500 Phone #: _____
Property address: 4410 Upper Lopez Canyon Rd Arroyo Grande, CA 93420
Street City Zip
Property owner: Julie + Deborah Fletcher Phone #: Doc (805) 459-1836
Buyers Name: _____ Phone #: _____
Buyers Address: _____ E-Mail: _____
Street City Zip
Escrow Company: _____ Address: _____ Escrow#: _____
Realtor: Pamela Starton Phone and cell #: _____ E-Mail: _____
Scheduled closing date is: _____ starstonproperties.com

Please complete and sign form.
E-mail to Alssepticinc@gmail.com

Certification-Report of Inspection-Individual Sewage Disposal System

Date: 8/12/2024 Escrow # UK pre-escrow Owner/Seller Fletcher

Property Address: 4410 Upper Lopez Canyon Rd. Arroyo Grande, CA 93420

Agent: Pamela Storton (rural location in AG)
Realtor/Finance Company: Storton Properties Title Company: N/A

Septic Tank

Type of Tank: Concrete Fiberglass Plastic Other _____

Tank Capacity: 1000 gal. 1200 gal. 1500 gal. Other _____

Tank Components: Access Lids Baffle San-Tees Pump Station Diversion Valve Filter

Tank deterioration noted: None Minor Moderate Major/failed

Tank was pumped completely on day of inspection. Yes No Depth to access lids within 12 inches of surface: Yes No

Notes: Tank and components in operable condition on day of service and inspection. Has green access risers to grade located on side yard.

Leach System

Operating at proper level and shows no signs of failure or surfacing at time of inspection.

Operating at **above** normal operating level. Will require upgrade or replacement to maintain sanitary conditions.

Notes: System passed flow test criteria on day of inspection.

*standard vacancy disclosure on page 2 of report.

Conclusions

The system was functioning properly on day of inspection.

The entire system is **NOT** functioning properly at this time and will require upgrade in order to maintain sanitary conditions.

Problem area Tank Leach Field (see details above)

Notes: _____

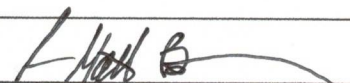
Recommendations

The tank should be checked and pumped every 2-3 years to ensure proper operation.

Systems equipped with a pump station, filter or diversion valve should be checked annually.

Notes: Keep up on routine maintenances as recommended to help ensure proper operation and check of system.

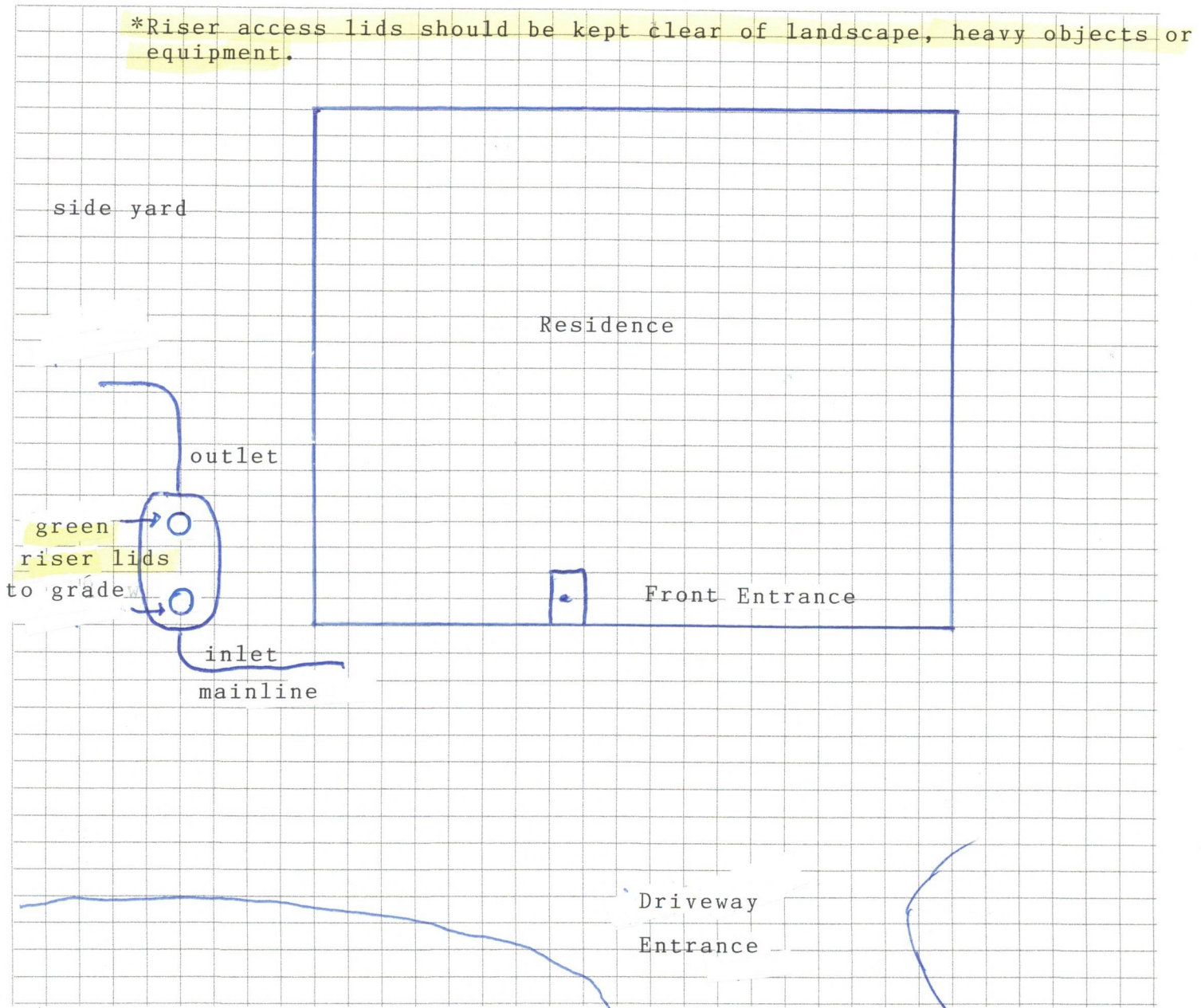
***NOTICE TO BUYER/OWNER:** This inspection is an expert disclosure of the condition of this waste disposal system. It is **not a guarantee** of continued performance, or condition, past inspection date. Leach systems are not designed to last indefinitely. Failures can occur at any time without notice. Trees/root systems can cause premature leach failure if located near leach system. The sewer pipe from the building to the tank is not included in this inspection. Gray water diversions of any kind are not part of this report or inspection.


R. Matt Beavers
Owner/Operator
Bus. Lic #0603464
Contractor. Lic # 883281

Job address: 4410 Upper Lopez Canyon Rd. Arroyo Grande, CA 93420

***Notes: *VACANCY DISCLOSURE:** when occupancy or regular use has been limited or unknown history of limited or regular water use entering system line or leach system, i.e., if house has been vacant for an extended time no prediction can be made as to when or if a system might fail. Leach system are subterranean, and could be the original system of residence without knowledge if any prior repairs or upgrades have been made or disclosed by a owner or seller. System did pass flow test on day of inspection only, and is in no way intended to be a warranty or guarantee past inspection date.

System Location & Site Sketch



Locations of the septic tank and leach field above are approximate only. The exact location or dimensioning is not within the scope of this inspection. Drawing is not to scale.



4410 Upper Lopez Cyn. Rd.

(disclosure given that tank was replaced in 2019 by SLO Farm Supply)