

AL'S SEPTIC PUMPING SERVICE, INC.
 528-0432 541-8283 773-0123 927-1722
 P.O. BOX 6996
 LOS OSOS, CA 93412

Invoice

Date	Invoice #
3/7/2023	37142

Bill To
Randall Partin 9165 Harvest Way Atascadero, CA. 93422

Job Address
Seller: Randall Partin, Trustee 9165 Harvest Way Atascadero, CA 93422 cc;Tracy Ronca @ Compass RE

P.O. No.	Terms	Due Date	Maintenance	Leach Failure	Escrow	Other
PL2/15/2023	Due on receipt	3/24/2023			pre-escrow	

Description	Qty	Rate	Amount
Service call to locate, pump and inspect septic tank and system for an escrow sale.*System is equipped with a Lift station with effluent pump. Tank and lift station have riser access.			
02/23/2023 Pumping and disposal of septic waste tank and lift station- transport to Santa Maria Treatment plant. Tank has riser access to grade (tank is apprx. 7' depth) Filter on outlet side compartment.		825.00	825.00
*effluent filter in outlet of tank must be routinely pulled and cleaned. Recommended every 6 months to yearly at minimum. Has riser access to do this. Filter was pulled and cleaned and reinsert back to outlet line.		75.00	75.00

To be paid in full upon receipt. All invoices not paid within 30 days subject to finance charge 1.5%

Total
Payments/Credits
Balance Due

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Description	Qty	Rate	Amount
02/23/20 Pump tech out to site for visual and inspect of lift station: *lift station is very deep, 15'. Pump and components checked and operable on day of inspection service. Pump was activated to test and did not observe any daylighting in area. Working at this time. Also checked the alarm set up that is located next to the Lift station on a post.		250.00	250.00
pump stations are not guaranteed against lack of maintenance, landscape vegetation/root infiltration, abuse to system (grease, wipes, sanitary products etc.),tenant/rental abuse or running fixture problems. Longevity to system upon use, and maintenance to septic tank recommended every 2/3 years depending on occupancy/usage. Pump station recommended to be checked yearly at minimum, again dependent on use or occupancy.			
Inspection and report for an escrow		195.00	195.00

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Description	Qty	Rate	Amount
<p>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.</p> <p>Thank you for the opportunity to be of service. Please remit check payment.</p>			

<i>To be paid in full upon receipt. All invoices not paid within 30 days subject to finance charge 1.5%</i>	Total	\$1,345.00
	Payments/Credits	\$0.00
License # 883281	Balance Due	\$1,345.00

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 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. 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. 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.

DocuSigned by: Randall Partin Date: 2/17/2023

Signed (Guarantor of payment): Randall Partin E8FD14A9F35A4C4... Cell #: 831-247-0667 E-Mail: randallpartin@sbcglobal.net

Print name: Randall Partin Phone #: _____

Property address: 9165 Harvest Way, Atascadero, CA 93422

Property owner: Randall Partin, Trustee Phone #: 831-247-0667

Buyers Name: _____ Phone #: _____

Buyers Address: _____ E-Mail: _____

Escrow Company: _____ Address: _____ Escrow#: _____

Realtor: Tracy/Stephanie Ronca Phone and cell #: 441-4883 E-Mail: tracy.ronca@yahoo.com
tracy.ronca@compass.com

Scheduled closing date is: _____

**Please complete and sign form. Fax to 805-528-0485 or E-mail to
Alssepticinc@gmail.com**

Certification-Report of Inspection-Individual Sewage Disposal System

Date: 2/23/2023 Escrow # n/a pre-escrow Owner/Seller Randal Partin, Trustee

Property Address: 9165 Harvest Way Atascadero, Ca 93422

Agent: Tracy Ronca
Realtor/Finance Company: Compass RE 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 PASSED ALL CRITERIA ON DAY OF INSPECTION. ACCESS LIDS TO SURFACE. SERVICED EFFLUENT FILTER DURING INSPECTION. TANK VERY DEEP 6'+ (RISERS HAVE BEEN INSTALLED TO GRADE.)

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: LEACH IS EQUIPPED WITH LIFT PUMP. CHECKED AND INSPECTED LIFT STATION OPERATION AND COMPONENTS, PASSED ALL INSPECTION CRITERIA. NO SIGNS OF SURFACING EFFLUENT OVER LEACH FIELD AREA. PUMP IS VERY DEEP 15'+

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: NO REPAIRS NEEDED AT THIS TIME. LIFT STATION NOT INSTALLED BY AL'S SEPTIC.

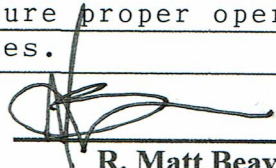
Recommendations

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 recommended maintenances to help ensure proper operation of system. Filter in tank and lift station maintenances.

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

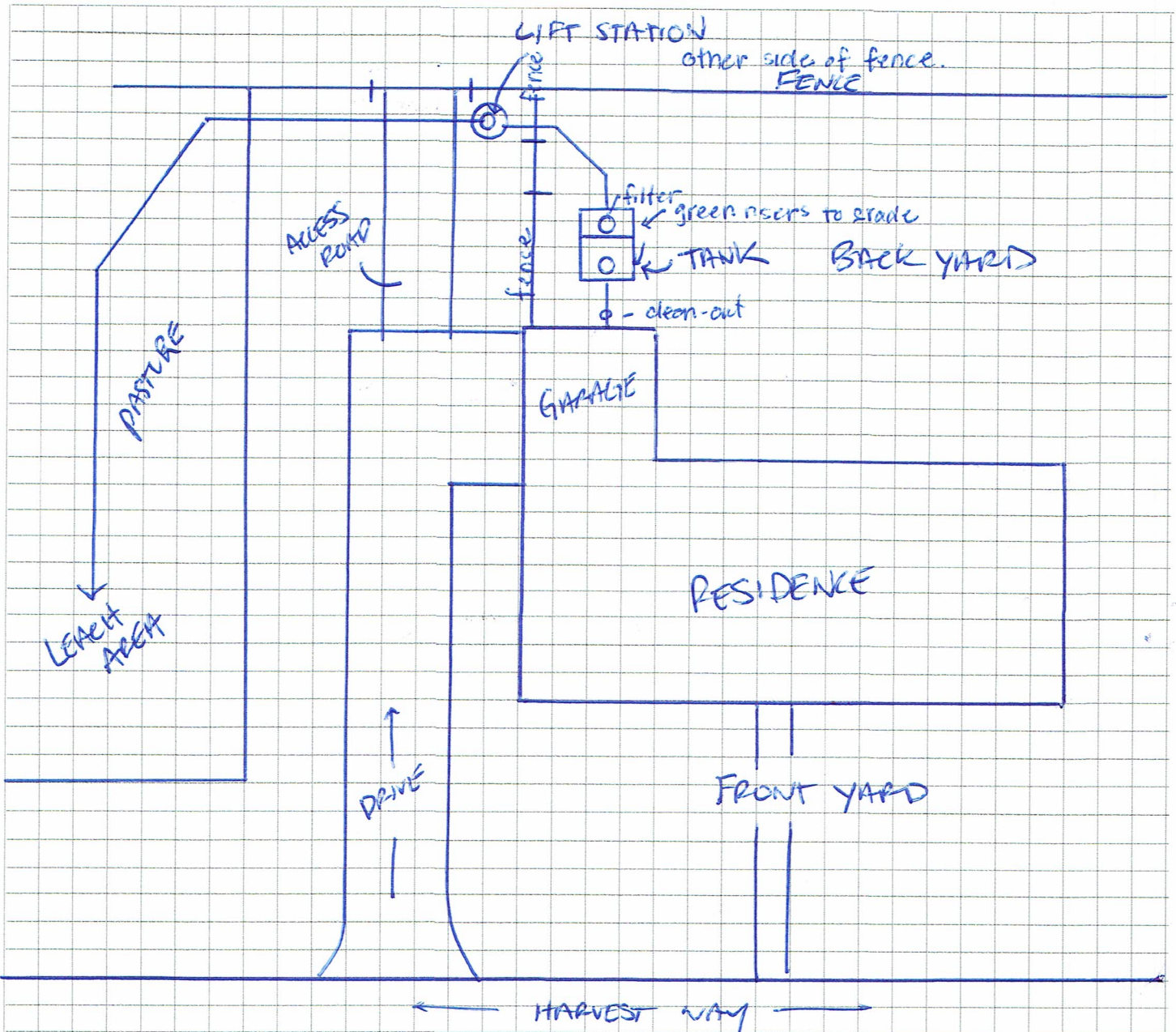
Al's Septic Pumping Service Inc.-Inspection Report

Job address: 9165 Harvest Way Ataacadero, CA 93422

* Notes: Septic system is equipped with lift station with effluent pump which assists the effluent out to a leach system area. There is alarm set up on pole next to lift station. This should sound if any issues or level issue.

Lift station as noted is quite deep. Filter in tank also to maintain.

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.