

STEP

1

## BEFORE MAKING AN OFFER

### BEFORE YOU WRITE YOUR OFFER

- Confirm if your property has an on-site septic system (check the listing or ask your agent)
- Request Form TXR-1407 from the seller (then fill it out!)
- Ask: When was the system last pumped, and are the service records available?
- Ask: Does the system have a current maintenance contract? (for aerobic systems only)

Request TXR-1407 from seller. Ask about pump history and any past repairs.

STEP

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## DURING YOUR OPTION PERIOD

### DAYS 1-10 AFTER GOING UNDER CONTRACT

- Hire a licensed septic professional with a pump truck (not a home inspector)
- Require a full septic inspection: can include visual inspection + flow test + tank access + dye test
- (For aerobic systems): inspect compressor + alarm + spray heads + chlorine dispenser (all that apply)

Hire a specialist with a pump truck (your home inspector isn't qualified).

STEP

3

## IF ISSUES ARE FOUND

### NEGOTIATE BEFORE OPTION EXPIRES

- Never pumped? Request the seller pumps the system before closing
- Minor repairs (like cracked baffle, tree roots, etc)? Negotiate a seller repair credit
- No maintenance contract? Have the seller provide one or credit you for the first year
- Drainfield failure or cracked tank? Major negotiation with the seller or walk away

Don't skip the inspection. It's designed to prevent major problems during and after your purchase.

STEP

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## AT CLOSING (FOR AEROBIC SYSTEMS)

### AEROBIC ONLY - WITHIN 15 DAYS

- Submit a Change of Ownership form to Collin County OSSF Report Portal
- Submit the Aerobic Homeowner's Information Sheet to the county
- Get new maintenance contract in your name from a licensed provider like HomeField Collin County

File aerobic ownership paperwork with Collin County OSSF within 15 days.

STEP

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## YOUR FIRST 30 DAYS

### YOUR FIRST MONTH AS AN OWNER

- Locate the your tank (in the closing docs, builder records, or just call HomeField)
- Schedule a baseline inspection (it counts toward your 3 required annual inspections)
- Know what not to flush: wipes, grease, harsh chemicals, hygiene products

Call HomeField for your free baseline inspection: (214) 380-2818