Good until 1/1/20

Bay Crossing Lot 15

WIND RIVER ENVIRONMENTAL

stanley environmental solutions

November 9, 2016

Wind River Environmental dba Stanley Environmental Solutions Septic System Maintenance Inspection Bid for Bay Crossing Owners Association:

1. **Septic System Operator:** Jim Lanier, Certification # 10041

2. **Scope/description of biannual septic maintenance inspections:**
   a. Type II Gravity Systems: (Septic system with a tank and drain field. No pump or control panel)
      i. Septic system will be inspected every 6 months.
      ii. Check for leaks from plumbing that could cause premature failure.
      iii. Check levels of sludge in tank.
      iv. Remove and wash septic tank outlet filter.
      v. Walk drain field and inspect.

   b. Type III Pressure Manifold Systems: (Septic system with a septic tank, control panel and a pump tank that pumps into a pressure manifold box for equal distribution to the onsite/offsite drain field)
      i. Septic system will be inspected every 6 months.
      ii. Check for leaks from plumbing that could cause premature failure.
      iii. Check level of sludge in tank.
      iv. Remove and wash septic tank outlet filter and pump tank filter.
      v. Check control panel.
      vi. Flush manifold box (green boxes 24"x 48" in some yards) and reset head pressure once a year.
      vii. Walk drain field and inspect.

   c. Type IV Low Pressure Panel Systems: (Septic system with a septic tank, control panel and a pump tank that pumps to a large central valve box and then to the drain field)
      i. Septic system will be inspected every 6 months.
      ii. Check for leaks from plumbing that could cause premature failure.
      iii. Check level of sludge in tank.
      iv. Remove and wash septic tank outlet filter and pump tank filter.

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v. Check control panel.
vi. Flush low pressure lines in drain field and reset head pressure once a year.
vii. Walk drain field and inspect.

3. **Duration of contract**: As the current septic maintenance contractor, Stanley Environmental Solutions will perform the 2nd biannual septic maintenance inspections in December 2016 and our current contract ends 1/1/17. We request the contract be extended to 1/1/20.

4. **Cost:**
   a. Type II Gravity - $80/yr
   b. Type III Pressure Manifold (onsite drain field) - $130/yr
   c. Type III Pressure Manifold (offsite drain field) - $180/yr
   d. Type IV Low Pressure Panel - $250/yr
   e. 5% discount to homeowners on preventative maintenance services (i.e. septic tank pumping). Does not includes parts/labor for repairs.

5. **Newly installed septic systems:**
   a. Scope of inspections - All newly installed septic systems receive a pre-install meeting with septic tank installer, an installation inspection at the time of install (system uncovered), as well as, a final inspection (landscaping complete). The septic installer first contacts Stanley Environmental Solutions to schedule their pre-install meeting onsite, then again to complete the install inspection once the system has been placed in the ground. Following the completion of the install inspection, Stanley Environmental Solutions invoices the CSI Property Management for both inspections, which is **$250.00**, due to the variable amount of time that can occur in between the installation and final inspections. It is the responsibility of the builder to contact Stanley Environmental Solutions when the home's landscaping is complete in order for the final inspection to be completed. We ask that at least a 24 hour notice is given by the installer/builder. Following the final inspection, a complete inspection form for the new septic system, as well as, the paid invoice will be mailed to ~~CSI Property Management~~. William Douglas Mgmt.

6. **Invoicing/Inspection Reports:**
   a. Septic inspections take place in June and December annually. A door hanger is left at each home following the inspection.

b. All June and December inspection reports are sent by Stanley Environmental Solutions (email pdf files) to Bay Crossing HOA c/o ~~CSI Property Management~~ William Douglas Mgmt following completion of all inspections.

c. Invoices will be split billed by Stanley Environmental Solutions and sent to Bay Crossing HOA c/o ~~CSI Property Management~~ (email pdf files) after the completion of the bi-annual inspections in June and December. It is the responsibility of Bay Crossing HOA c/o ~~CSI Property Management~~ to pay the invoices and to disseminate inspection reports to the homeowners once received.

d. Stanley Environmental Solutions will submit a copy of Type IV septic system inspection reports to Iredell County following completion.

e. Bay Crossing HOA reserves the right to cancel this contract at any time during the term of the agreement if Stanley Environmental Solutions fails to resolve *any performance related issues. It will be the responsibility of the HOA to* make Stanley Environmental Solutions aware of any changes within the HOA management companies.

7. Management Company Information for 2017 correspondence.
   a. Debby Beller, CMCA
      William Douglas Management
      132 Joe Knox Ave, Suite 100-H
      Mooresville, NC 28117
      Phone: 704-230-3131

The contact for any inspection related complaints will be the ~~B~~ranch Manager, Adam Morrison 704-263-8186 amorrison@stanleyenviro.com. If you have any further questions, please contact Amanda Morrison at (704) 263-8186 or Amanda.morrison@stanleyenviro.com. We look forward to continuing business with Bay Crossing.

Adam C Morrison

Stanley Environmental Solutions

Kevin M. Mann Vice President

Bay Crossing Owners Association

11-28-16

Date