Stanley Environmental Solutions

Septic System Maintenance Agreement

THIS AGREEMENT is made as of Aug 29 2018 between Stanley Environmental Solutions Inc, a North Carolina Corporation with offices located at 131 Mariposa Road, Stanley North Carolina (Hereby known as contractor) and Darin + Jennifer Clark located at 189 Bay Shore Loop Mooresville, NC 28117 (Hereby known as customer) with phone of 704-910-9259 and email address of Darr.Jen14@yahoo.com

For and in consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, contractor and customer hereby covenant and agree as follows:
The term of this agreement shall begin on 8/29/18 and shall automatically renew for successive terms, subject to the termination by either party with 30 day written notice upon approval of Stanley Environmental Solutions.

Service Types *(Type IV Low Pressure Panel)*:
The scopes of work provided by contractor are as follows:

1. Wash the septic tank filter, 2 times a year
2. Wash the pump tank filter, 2 times a year
3. Check for any leaks, 2 times a year
4. Inspect pump, floats, control panel and alarm, 2 times a year
5. Inspect the drain field, 2 times a year
6. Flush system and verify head pressures, 1 time a year
7. The total cost per year is **$250.00.**

Schedule: It will be the responsibility of the contractor to schedule the services two times a year. The first inspection will be scheduled as soon as the signed contract is returned to the contractor from the customer and the annual invoice is paid or six months after the homeowner moves in. The second inspection will be scheduled six months after the 1st inspection is completed.

Fees for Services:
The contractor will submit invoice to the customer for the services **before** the 1st scheduled and completed inspection. Such invoicing shall state the necessary details regarding the services performed as specified in the applicable service agreement. For approved customers payment terms are Net 15 days with a 1.5% late charge for all invoices not paid beyond 15 days. **Customer billing address is** 189 Bay Shore Loop, Mooresville, NC 28117.

Your contact for this agreement is Amanda Morrison, who can be reached at 704-263-8186. Please return this agreement via email: Amanda.morrison@stanleyenviro.com or mail: PO Box 184 Stanley, NC 28164.

Customer

By: Jennifer Clark

Print Name: Jennifer Clark

Title: Homeowner X

Date: 9-29-18

Stanley Environmental Solutions

By: Patricia Taylor

Print Name: Patricia Taylor

Title: Branch Admin.

Date: 8/29/18

Installation Inspection

STANLEY ENVIRONMENTAL SOLUTIONS, INC
System Inspection

SUBDIVISION Baycrossing INSPECTOR _____

189 Bay Shore Loop

LOT # 47 PHASE _____ BUILDER JS Testa

_ PRE-INSTALL / FINAL INSTALL _ DRAINAGE PLAN _ FOLLOW-UP _ OTHER

APPROVED ____ ____ ____ ____ ____
NOT APPROVED ____ ____ ____ ____ ____

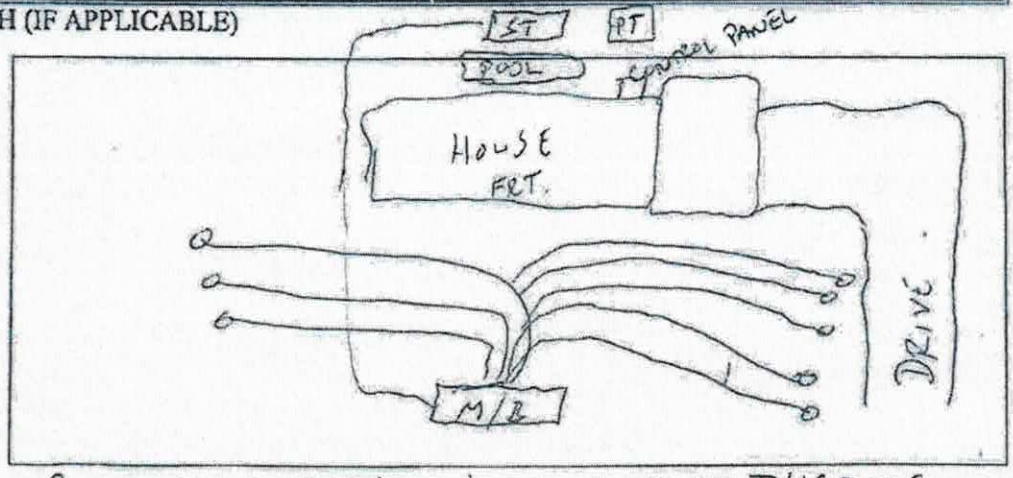
Builder: J.S. TESTA 19905 W. CATAWBA AVE. SUITE 202 CORNELIUS, NC 28031

SYSTEM TYPE 1 2 3 (4) 5 (T4S PANEL)

_CONV _LCHAM _LCPM _PPBPS _PPBPG / LPP _EZY

/ SEPTIC TANK PASSED _____ DENIED	/ PUMP TANK PASSED _____ DENIED
DISTRIBUTION DEVICE ____ D-BOX PASSED ____ DENIED ____ MANIFOLD / PASSED ____ DENIED	/ DRAINFIELD AREA PASSED _____ DENIED
/ ELECTR./CONTROL PANEL PASSED _____ DENIED	SOIL CONDITION _____ PASSED _____ DENIED
DRAINAGE/LANDSCAPING _____ PASSED _____ DENIED	NOTES:

SKETCH (IF APPLICABLE)



PO BOX 184
STANLEY, NC
28164

704-263-8186 phone
704-263-1477 fax

8-23-18 EVERYTHING LOOKS GOOD AT THIS TIME.

Installer: Richard Abernathy (704)309-8625

Doug Testa

From: munisadmin@co.iredell.nc.us
Sent: Monday, August 27, 2018 4:54 PM
To: Doug Testa
Subject: The BUILDING ENERGY ENVELOPE inspection was performed at 189 BAY SHORE LOOP and APPROVED for Project Number 221516. Insp performed 08/27/2018

Please DO NOT REPLY to this Email Message. - This Email Account is NOT Monitored.

Click http://munisweb2.co.iredell.nc.us/mss , for more information about this project or to schedule an inspection.

An inspection has been performed with the following information:

Project Number: 221516

Inspection Type: BUILDING ENERGY ENVELOPE

Inspection Date: 08/27/2018

Inspection Result: APPROVED

Inspector Name: ROB MOOSE

Project Address: 189 BAY SHORE LOOP

Municipality: MOORESVILLE

Contractor Name: JS TESTA LLC- USE THIS ONE

Owner Name: CLARK, DARRIN

If you have questions, please contact Central Permitting at 704-878-3113.

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.

P.O. BOX 184 - STANLEY, NC 28164 704-263-8186 - Charlotte 704-596-3353 Toll Free 1-877-263-8186
email address: jim@stanleyenviro.com tommy@stanleyenviro.com amorrison@stanleyenviro.com

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.

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 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 Branch 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