

Penn's Trail Environmental, LLC
 21 E. Lincoln Ave.- Suite 160
 Hatfield, PA 19440
 Phone: (215) 362-4610
 Fax: (215) 362-4620
 e-mail: staff@pennstrail.com

Current Owner
 807 Ridge Road
 Telford, PA 18969

February 28, 2020
 Proposal#4426.om

RE: Small Flow Sewage Treatment Facility (SFTF) Maintenance
807 Ridge Road Tract
NPDES#PA0058301
Salford Township, Montgomery County, PA
Tax Parcel# 44-00-01414-00-9
PTE #4426

Dear OWNER;

We are pleased to respond with an outline of the costs associated with the ongoing maintenance and inspection activities necessary to remain in compliance with the SFTF permitting requirements of the Montgomery County Department of Health (MCDH), the Pennsylvania Department of Environmental Protection (PADEP) and Salford Township. All costs below exclude regulatory and review fees as may be required from various agencies. Attached to this contract is a specific summary of services which correlate to the costs below. Please note that this contract will be re-assessed for estimated costs on a 2 (two) year basis. The following is an itemization of professional consulting services to be provided by Penn's Trail Environmental, LLC on your behalf:

- 1. NPDES Permit Transfer (one required-includes transfer fee)\$250.00
- 2. Annual Inspection and Reporting\$350.00 ¹
- 3. Septic Tank Cleaning and Pumping.....Subcontracted as needed ^{2,5}
- 4. Monthly UV Wipe and InspectionPerformed by owner ³
- 5. Repair replacement of components.....Excluded ^{3,5}
- 6. Additional site meetings if requested by owner\$95.00 per hour
- 7. Electrical TroubleshootingExcluded ⁵
- 8. Plumping or pipe repair.....Excluded ⁵
- 9. 24 Hour emergency serviceExcluded ^{4,5}

- 1. Excludes laboratory fees. Fees average between \$125.00 and \$160.00 depending on suite of parameters required. Penn's Trail continually seeks competitive testing bids to better assure lowest regional pricing on behalf of our clients.
- 2. Excludes pumping fees. As with our contracted laboratory fees, Penn's Trail monitors and seeks lowest bids for comparable services. Currently a thorough pumping of the septic tank is approximately \$400.00 (subject to change). The average household requires this service only once every three years. The solids retaining filter may require more frequent cleaning. In the event this is required on non-pump years, additional fees will apply. We will subcontract this service and bill you directly.
- 3. The Ultra Violet bulb must be changed a minimum of once per year or at such time as the monitor indicates intensity has fallen below allowable levels. The client can easily perform the minor maintenance routine independently and our staff will be happy to demonstrate and train the homeowner. We will perform the required maintenance (inspection & bulb wipe) during all inspections.
- 4. In general the system has adequate liquid storage capacity which precludes the needs for emergency service. In the event the homeowner notices a malfunction or an alarm is sounding, Penn's Trail can be called 24 hours a day and a message left in our General Mail Box (Extension "o") which will be checked at the beginning of each business day. A return call will be made and in the event our staff can not resolve your conflict/problem at no charge we will arrange for the appropriate subcontractor to contact you immediately. Any costs accrued by the subcontractor to resolve a specific problem will be billed to and the sole responsibility of the property owner.
- 5. Penn's Trail Environmental, LLC can and will perform minor repairs. Each situation will be assessed individually and a recommendation provided to the client prior to execution. In the event we cannot provide the appropriate assistance we will provide a list of local services providers to the client.

All costs herein exclude any site, soil or water remediation, cleanup of contaminated materials, transportation, mitigation or environmental investigations beyond those as specifically stated herein.

Meetings and services not specifically outlined herein are excluded and would be invoiced separately at an hourly rate of \$95.00. Penn's Trail Environmental, LLC is not responsible for any physical property, crop or vegetation damage as may occur as a result of our investigation. The client is responsible for securing the appropriate permissions for tract entry. This contract shall not be construed as a guarantee of permit issuance, ultimate site feasibility for the proposal or performance of any given technology specified.

Penn's Trail Environmental, LLC does not offer or imply a guarantee of site suitability or ultimate permit issuance. It is impossible for us to predict precise timing of events on your project because factors beyond

**Owner of 807 Ridge Road
Small Flow Treatment Facility Operation & Maintenance
807 Ridge Road Tract-NPDES#PA0058301**

**February 28, 2020
PTE#4426
Page 2**

our control influence your project. We are committed however to providing exemplary professional service and will attempt to best meet all of your goals and objectives of this project.


Payment is due upon receipt of our invoice. If services are terminated in mid-contract or steps as outlined above, administrative charges will apply for efforts expended on the client's behalf to the point of contract termination. No final reports and/or plans will be released until payment in full is received. For additional services not included in this contract, but authorized by you, we will invoice monthly with payment due upon receipt. In the event that payment is not received within 30 days of our invoice date, work on the project will cease until the account becomes current. Any outstanding invoice will carry interest charges of 1.5% per month with interest accrual beginning at the date of our invoice. To the maximum extent permitted by law, the Client (Owner) agrees to limit Penn's Trail Environmental, LLC's liability for the Client's damages to an amount that may be equal to but not exceed our fee listed in this contract. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

Cancellation of third party contractors and individuals due to circumstances beyond the control of Penn's Trail Environmental, LLC, such as weather, site access or other factors that may adversely affect the site access, safety, health and welfare of our employees or subcontractors could result in mobilization and/or other charges. These costs are excluded and will be invoiced directly to the responsible payee as indicated below and as by acceptance of this contract.

Occasionally circumstances arise which necessitates a governing agency to request supplemental information. Penn's Trail Environmental, LLC can provide other services such as wetland delineations, environmental assessments and other specialized natural resources based testing and reporting. Should the need for those services arise, we always appreciate the opportunity to submit proposals for that work and provide a seamless approach to your environmental needs.

Thank you for considering our firm to assist you. We look forward to working with you and to authorize the service described above please sign and return one copy of this proposal. Should you have any questions, please call.

Sincerely,
Penn's Trail Environmental, LLC by


Paul A. Golrick/abb
Partner

Contract Accepted By:

Name of Responsible Client (please print)

Telephone/Fax (daytime required)

Email (optional)

Address

Address

Signature

Date

Lon Clemmer

From: Adam Browning <abrowning@pennstrail.com>
Sent: Friday, February 28, 2020 2:57 PM
To: Lon Clemmer
Subject: RE: 807 Ridge Road Telford, PA
Attachments: 4426-om SFTF O&M PROPOSAL 2-28-20.pdf

Lon;

Here are the answers to your inquiry;

1. A brief description of the system itself and the components of it, as best I can tell from paperwork it was installed around 2001.
This particular Small Flow Treatment Facility (SFTF) consists of (in order from the house to the discharge point): Bio-Microbics FAST Aerobic Tank; Sand Filter Pump Tank; Free Access Sand Filter (square lids); Ultraviolet Tank (includes UV Unit and discharge pump); Outfall #001
2. How the system works.
Aerobic Tank receives waste from the dwelling, separates solids from the waste stream, injects air to promote aerobic treatment before the final chamber wherein the effluent has time to reach anaerobic conditions to promote nitrogen reduction. Sand Filter Pump tank received effluent from Aerobic tank then doses a prescribed volume of water to the Free Access Sand Filter tank. Sand Filter provides similar physical and biological treatment to the aerobic unit. Effluent then passes into the UV unit for disinfection. Within the same UV tank the treated water is then pumped to the Outfall point at the rocklined swale.
3. Regular maintenance/inspection activities required.
Aerobic Tank should be pumped every 2 years and the pump vessels (sand filter and final discharge pump tanks) should be pumped every 4 years or with every other Aerobic tank service. The UV Bulb and sleeve must be replaced annually. Inspection and sampling by a Qualified Operator must be completed and reported on annually.
4. Outline the regular service Penn's Trail can provide on a quarterly/ annual basis and the cost of that.
Penn's Trail can provide (or coordinate) all of the required services. Please see the attached proposal. Replacement and pumping costs are specific to model and or volume of the units (this information is not available from the provided paperwork). Lab fees are not included in the proposal however typical lab fees for the parameters noted is approximately \$130-150.
5. What reporting is required to the municipality, County, DEP, etc.
Annual reports must be provided to the PADEP and Salford Township. We, PTE, also provide a complimentary copy to the Montgomery County Health Department although it is not required.
6. Permit Transfer to a new buyer
We've included a charge on our proposal for the NPDES Permit Transfer however it could be completed by anyone if they feel confident enough to do it. The completed transfer form must be signed by both the Current Permittee (Since the Permittee is deceased it would be Ms. Maurer or the POA) and New Permittee. A \$50.00 fee for PADEP is required with the submission. According to the DEP the application for transfer should be submitted no less than 30 days prior to property transfer.

This should cover it. Should you have any questions please feel free to give me a call on my cell (267) 228-1058

Thanks!!

Respectfully submitted;
Adam B. Browning
Penn's Trail Environmental, LLC

From: Lon Clemmer <Lon@alderferrealestate.com>
Sent: Thursday, February 27, 2020 10:48 AM
To: Adam Browning <abrowning@pennstrail.com>
Subject: 807 Ridge Road Telford, PA

Adam, thank you for the call back. Attached is what we discussed. The 2018 Inspection has a narrative about the existing system.

If you discover something is out of date with DEP can you please alert us.

And to recap here is essentially what we are looking for to share with possible buyer's of the property-

1. A brief description of the system itself and the components of it, as best I can tell from paperwork it was installed around 2001.
2. How the system works.
3. Regular maintenance/inspection activities required.
4. Outline the regular service Penn's Trail can provide on a quarterly/ annual basis and the cost of that.
5. What reporting is required to the municipality, County, DEP, etc.
6. Permit Transfer to a new buyer

Thank you for your professional assistance. Lon

Lon Clemmer, CAI, AARE, MPPA, CES
Auctioneer/Real Estate Sales Associate
Sanford Alderfer Real Estate/Tranzon Alderfer
2780 Shelly Road
Harleysville, PA 19438
www.alderferrealestate.com www.tranzon.com
Ph-215.393.3008
Fax-215-799-0766