

BURNS SEPTIC & EXCAVATION, LLC

On-Site Wastewater Treatment Systems • Installation • Inspection • Repair • Excavation

Septic Care Plan
Terms & Pricing

Effective October 7, 2026

816-549-1712 • burnssepticllc@gmail.com • burnssepticservices.com • MO Registered Installer No. 38505

The Septic Care Plan is scheduled inspection and maintenance for your septic system. You pay a one-time enrollment fee for the longer first visit, then a monthly or annual rate. Members also get a discount on repairs.

1. Plans & Pricing

Plan	Systems covered	Enrollment (one-time)	Monthly (12-month minimum)	Annual (paid in full)	Routine visits per year
Advanced Care	Aerobic (ATU), drip, and low-pressure pipe (LPP)	\$150	\$40	\$450	2
Standard Care	Conventional gravity	\$100	\$25	\$250	1

Johnson County, Kansas

Plan	Enrollment (one-time)	Monthly	Annual
Advanced Care	\$150	\$50	\$550
Standard Care	\$100	\$35	\$350

Johnson County, KS plans include \$10/month or \$100/year to cover filing visit records with the county.

What you pay per year (outside Johnson County, KS)

Plan	Year 1, monthly	Year 1, annual	Each year after, monthly	Each year after, annual
Advanced Care	\$630	\$600	\$480	\$450
Standard Care	\$400	\$350	\$300	\$250

Year 1 includes the enrollment fee.

Other fees

- **Enrollment fee waived** on systems installed by Burns Septic & Excavation, since the system is already documented.
- **Dig-up fee:** \$100 per tank each visit when tank lids are buried and have to be dug up. This applies to the enrollment visit, service calls, and pumping. Risers to grade remove the fee.
- **Service calls between scheduled visits:** \$250 trip charge per call, plus parts and labor.
- **Non-member service rate:** \$250 per visit; aerated systems \$350.

2. What's Included

The enrollment visit is a full baseline evaluation. Routine visits follow the same checklist and end with a written report.

Enrollment visit (first visit)

- Locate and expose all lids and risers; map tanks and dispersal area
- Measure sludge and scum in each tank; inspect tank condition, baffles/tees, and effluent filter
- ATU: test aerator/compressor, air lines, and diffuser
- Test pumps, floats, control panel, and high-water alarms
- Drip: inspect and clean filters, flush lines, check zone valves and pressure
- LPP: check distal pressure and lateral performance
- Walk the dispersal field for wet spots or surfacing effluent
- Photograph and record a baseline; written report with any deficiencies and a repair quote

Routine visits

- Same component checks as above
- Clean effluent and drip filters; flush drip lines
- Measure sludge and schedule pumping when needed
- Written report with photos sent by text or email after every visit

Pumping coordination: when a tank needs pumping, Burns schedules a licensed pumper and checks the work to make sure it is done right. The pumping itself is not included in the plan price. It is billed by Burns Septic & Excavation at \$600–\$700, depending on tank size.

County records: where a maintenance agreement is required (for example, Johnson County, KS), Burns files visit records with the county within the required time (Johnson County: 7 days).

3. Not Included

The plan covers scheduled inspection and routine maintenance only. Everything below is billed separately.

- Tank pumping. Burns coordinates it and checks the work, but the pumping is billed separately by Burns Septic & Excavation (\$600–\$700, depending on tank size).
- Replacement parts, components, and repair labor (members get the repair discount in Section 4)
- Service calls between scheduled visits, such as alarm calls: \$250 trip charge per call, plus parts and labor (members get the repair discount on parts and labor)
- Chlorine or disinfection tablets, if the system uses them
- Lateral line jetting, excavation, permits, and county fees
- Damage from misuse, flooding, vehicles, roots, livestock, or power outages
- Mowing or landscaping around the system

4. Member Benefits & Repair Discount

Members get **10% off repairs** performed by Burns Septic & Excavation, up to **\$500 in discounts per membership year** (10% of the first \$5,000 in repairs).

- Service calls between scheduled visits: \$250 trip charge per call; parts and labor on those calls get the repair discount
- 10% off riser installation under the repair discount, so lids stay at grade and the \$100 dig-up fee no longer applies
- The repair discount applies only while the account is current on payments
- Not applied to deficiencies found during the enrollment visit; those are quoted at standard rates
- Not applied to pumping, dig-up fees, third-party charges, permits, or county fees
- Cannot be combined with other discounts; unused discount does not carry over to the next year

5. Term, Renewal & Payment

The first term is 12 months from the enrollment visit. After that, monthly plans continue month to month and annual plans renew each year.

- **Enrollment fee:** due at signup; charged once, never on renewal
- **Monthly plans:** billed automatically by card or bank draft; 12-month minimum, then month to month
- **Annual plans:** paid in full at signup and at each renewal; auto-renew unless cancelled 30 days before the renewal date
- **Price changes:** 30 days' written notice before they take effect
- **Missed payment:** 10 days to update payment, then scheduled visits and the repair discount pause until the account is current

6. Cancellation

Cancelling in the first 12 months settles up at the non-member rate, so the plan cannot be used for its visits and discount and then dropped early.

- The enrollment fee is non-refundable once the enrollment visit is done.
- **Amount due at cancellation** = (routine visits completed × the non-member rate: \$250, or \$350 for aerated systems) + repair discounts received – plan payments made (not counting the enrollment fee).
- Annual plans: if the result is negative, Burns refunds the difference. Monthly plans: payments already made are not refunded.
- After the first 12 months, monthly members can cancel with 30 days' notice and owe nothing further.
- Burns may end a plan for non-payment or an unsafe or inaccessible site, settling up by the same formula.

Examples (Advanced Care, aerated system)

Situation	Calculation	Result
Monthly, cancels after 5 months, 1 routine visit	$\$350 - (5 \times \$40)$	Owes \$150
Same member, also received a \$300 repair discount	$\$350 + \$300 - \$200$	Owes \$450
Annual, paid \$450, cancels after 1 routine visit	$\$350 - \450	Refund \$100

7. Owner Responsibilities

The owner keeps the system accessible and powered, and reports problems between visits.

- Provide access to all lids, panels, and the dispersal area on visit day; secure pets and unlock gates
- Keep power on to the aerator, pumps, and controls; never disconnect or silence alarms
- Report alarms, odors, backups, or wet spots promptly
- Keep vehicles, livestock, structures, and trees off tanks and the dispersal field
- Keep wipes, grease, chemicals, and other non-septic items out of drains

8. Transfer on Sale & Records

The plan and its service records go with the house, which helps at resale.

- Burns keeps a record of every visit: photos, findings, sludge levels, and work done. The owner gets a copy after each visit.
- When the home sells, the plan transfers to the buyer for the rest of the term at no charge once the buyer accepts these terms; no new enrollment fee.
- Records are provided on request for resale inspections. In Johnson County, KS, resale inspections of aerated systems check aerator operation and the maintenance contract.

9. Limitations

Visits inspect and maintain accessible components. They are not a warranty that the system will keep working.

- Burns is not responsible for buried components not exposed during a visit, or for conditions that develop between visits.
- Burns is not responsible for failures caused by misuse, overloading, power loss, flooding, or work by others.
- Burns' liability under this plan is limited to the plan fees paid in the current term.

Accepting these terms

Checking "I agree to the Septic Care Plan terms" on the signup form, or paying the enrollment fee, accepts these terms. Questions? Call or text Kodie at 816-549-1712.