

BURNS SEPTIC & EXCAVATION, LLC

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

Septic Care Plan — Terms & Pricing

Effective October 14, 2026

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Peace of mind for the part of your home you can't see.

Your septic system works underground, out of sight, until the day it backs up. A Burns Septic Care Plan puts a Missouri-registered installer on your system on a schedule, so small problems get caught and fixed before they turn into backups, a soggy yard, or a new system. You get a written report with photos after every visit, and one call to someone who already knows your system.

1. Plans & Pricing

Choose one of three plan levels: **Essential**, **Preferred**, or **Complete**. Each is priced by system type. **Pay once a year and there is no enrollment fee.** Pay monthly and there is an enrollment fee at signup and the same renewal fee each year after, which works out to about \$50 more a year.

Plan	System	Annual (paid in full)	Monthly (12-mo minimum)	Enrollment / renewal fee (monthly only, yearly)	Monthly plan total per year
Essential	Advanced Care	\$450	\$29	\$150	\$498
	Standard Care	\$250	\$17	\$100	\$304
Preferred	Advanced Care	\$600	\$38	\$200	\$656
	Standard Care	\$350	\$21	\$150	\$402
Complete	Advanced Care	\$995	\$62	\$300	\$1,044
	Standard Care	\$825	\$48	\$300	\$876

Advanced Care = aerobic (ATU), drip, and low-pressure pipe (LPP) systems, 2 routine visits a year. **Standard Care** = conventional gravity systems, 1 routine visit a year. Systems with a lagoon are priced by what feeds the lagoon: an ATU is Advanced Care, a septic tank is Standard Care.

Johnson County, Kansas

Plan	Advanced Care annual / monthly	Standard Care annual / monthly
Essential	\$550 / \$39	\$350 / \$27
Preferred	\$700 / \$48	\$450 / \$31
Complete	\$1,095 / \$72	\$925 / \$58

Johnson County, KS plans include \$10/month or \$100/year to cover filing visit records with the county. Monthly plans also pay the enrollment / renewal fee shown above.

What's included	Essential	Preferred	Complete
Routine visits with written report	Yes	Yes	Yes
Service calls between visits, trip charge waived	None (\$250 each)	1 per year	3 per year
Repair discount	10%, up to \$500/yr	15%, up to \$750/yr	20%, up to \$1,000/yr
Tank lid dig-ups	\$100 per tank	1 tank free per year	Risers included up to 2 ft total depth; \$100 per extra ft
Tank enzyme treatment	—	Each routine visit	Each routine visit
Tank pumping	Coordinated; billed \$600–\$700	Coordinated; billed \$600–\$700	1 every 3 years, after the first 12 months
Priority scheduling	—	—	Yes, business hours
Lagoon weed-eating	—	—	Each scheduled visit (systems with a lagoon)

Other fees

- **Enrollment fee waived** for the first year of a monthly plan 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 beyond those included in your plan:** \$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

Preferred and Complete

- Tank enzyme treatment added at each routine visit
- Preferred: one tank lid dug up free each membership year

Complete only

- Risers to grade installed during enrollment, up to 2 ft of total riser depth across all lids; each additional foot is \$100
- One tank pumping every 3 years, available after the first 12 months of membership
- Priority scheduling: member service calls go ahead of non-member work, during business hours
- Systems with a lagoon: weed-eating around the lagoon at each scheduled visit, keeping brush and saplings off the berm so roots and shade don't cause problems later

Pumping coordination: when a tank needs pumping, Burns schedules a licensed pumper and checks the work to make sure it is done right. Pumping is billed by Burns Septic & Excavation at \$600–\$700, depending on tank size, except the scheduled pumping included in Complete.

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, except the scheduled pumping in the Complete plan. Burns coordinates it and checks the work, and it is billed by Burns Septic & Excavation (\$600–\$700, depending on tank size).
- Replacement parts, components, and repair labor (members get their plan's repair discount)
- Service calls between scheduled visits beyond those included in your plan: \$250 trip charge per call. Parts and labor are billed on every call, with the repair discount.
- After-hours emergency calls; service calls are handled during business hours
- 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 (except lagoon weed-eating in Complete)

4. Member Benefits & Repair Discount

Members get a discount on repairs performed by Burns Septic & Excavation: **Essential 10%** (up to \$500 in discounts per membership year), **Preferred 15%** (up to \$750), and **Complete 20%** (up to \$1,000).

- Included service calls waive the \$250 trip charge; parts and labor on any service call get the repair discount
- Riser installation gets 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, service calls, and dig-ups do 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:** monthly plans only; due at signup, then the same amount as a renewal fee at each anniversary. Annual plans have no enrollment fee.
- **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
- **Changing plans:** upgrade any time and the new plan's price and benefits start right away; downgrades take effect at the next yearly renewal
- **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.

- Enrollment and renewal fees are non-refundable.
- **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 enrollment or renewal fees).
- Complete plans cancelled in the first 12 months also pay for risers installed (\$300 per riser).
- 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 (Essential, Advanced Care, aerated system)

Situation	Calculation	Result
Monthly, cancels after 5 months, 1 routine visit	$\$350 - (5 \times \$29)$	Owes \$205
Same member, also received a \$300 repair discount	$\$350 + \$300 - \$145$	Owes \$505
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 making the first payment, accepts these terms. Questions? Call or text Kodie at 816-549-1712.