



RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 **SELLER:** _____

2
3 **BUYER:** _____

4
5 **PROPERTY:** _____

6
7 The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage
8 disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and
9 federal regulation. Installations which were proper at the time of original construction may not comply with
10 governmental regulations which have been enacted since that time. **It is recommended that BUYER check with**
11 **lender and/or local government authority regarding septic system inspection.**

12
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S
14 financing may be conditioned upon proof that the septic system meets current regulatory requirements.

15
16 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an
17 independent inspection of the septic system.

18
19 **In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any**
20 **other reason, and it is determined the system does not comply, it may be necessary to bring the system**
21 **into compliance. Significant expense may be involved.**

22
23 The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid
24 by: **(Check One)** SELLER BUYER.

25
26 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:
27 **(Check One)** SELLER BUYER.

28
29
30 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
31 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
32 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

33
34
35
36 _____
37 **SELLER** **DATE** **BUYER** **DATE**

38
39
40 _____
SELLER **DATE** **BUYER** **DATE**

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