



**ADDENDUM FORM
to Purchase and Sale Contract**

Plain English Form published by and only for use of the Greater Rochester Association of REALTORS®, Inc.
and the Monroe County Bar Association.

SELLER _____ BUYER _____

PROPERTY _____ DATE _____

ADDENDUM FOR WELL AND SEPTIC SYSTEM

This contract shall be contingent upon (check all that apply): [] Test for Potability of Well*; [] Test for Volume of Well*; [] Inspection of Septic System* and Pumping of Septic Tank to be completed within _____ calendar days of the acceptance of the contract at [] Buyer's or [] Seller's expense. Seller agrees to have utilities in service at the time of the inspection. If Buyer is not satisfied with the inspection report(s), within _____ calendar days after the inspection(s), Buyer shall deliver to the Seller a written notice listing the specific deficiencies and corrections needed, together with a copy of any relevant written inspection report(s). Upon receipt of such notice, the Seller and Buyer shall have _____ calendar days to enter into a written agreement addressing Buyer's objections. If a written agreement is not reached within the time period stated, either Buyer or Seller may cancel this contract by written notice to the other and any deposit shall be returned to the Buyer. If this contingency is not satisfied within the time period stated, then either party may cancel this contract by written notice to the other, and any deposit shall be returned to the Buyer.

If the test is performed at Buyer's expense, the following paragraph shall apply: Whether or not the transaction closes, at the Buyer's sole cost and expense, the property shall be restored, to the extent reasonably practical to do so, to the condition that existed immediately prior to the inspection; the restoration shall be completed on the same day as the inspection. If weather conditions require the restoration to be completed at a time other than the day of inspection, the Buyer shall deposit the sum of \$ _____ with the Seller's attorney to be held in escrow to secure completion of the restoration of the property within _____ calendar days of the inspection. If not completed within the above stated time period, then Seller may complete the restoration and have the cost paid from the sum held in escrow, and any excess sum shall be returned to the Buyer.

SELLER _____ BUYER _____

SELLER _____ BUYER _____

DATE _____ DATE _____

*See below for recommended water potability and volume and septic system inspection guidelines.

Test for Potability

The well water must be tested by a State-certified laboratory or local health authority in accordance with the latest, applicable local, State, HUD and EPA standards. Without limit, the results should indicate that the water was of a satisfactory bacteriological quality for drinking when collected and that the levels of lead and nitrate/nitrite in the water do not exceed the legal limits allowable in drinking water when collected. Definition of "satisfactory bacteriological quality" is "total coliform absent." "When collected" indicates that the results could vary from date-to-date.

Test for Volume

It is recommended that the well yield at least four gallons per minute at a stabilized drawdown for four hours. More or less may be required depending on individual property needs or the particular well design.

Septic Inspection Recommendations

These recommendations are based upon information obtained from the Monroe County Department of Health. More or less may be required as determined by individual property needs and system designs. A professional contractor or engineer should be consulted.

1. Inspect Septic Tank(s) and Leach Field:

- a. Liquid Level, if appropriate pump tank
- b. Inlet and outlet baffles making certain that they are intact
- c. Physical condition of tank. Is tank installation level?
- d. Determine size and location of tank and leaching field

2. Inspect Distribution Box:

- a. Liquid Level
- b. Equal distribution of effluent
- c. Physical condition of box

3. Inspect Internal Plumbing:

- a. Laundry waste connected to septic tank or separate dry-well

- b. Sump discharge away from septic system
- c. Fixtures drain properly (toilets flush)

4. Check for Sewage Overflows or Discharges:

- a. Actual overflow or evidence of previous overflow
- b. "Cheater" pipe to roadside or ditch or stream

5. Is the House Occupied?

- a. If the house has been unoccupied, the system's operating condition cannot be determined
- b. Number of current residents or daily flow

6. Current complaint on file with Health Department?

NOTE: Steel tanks – although steel tanks may not be allowed for new construction, replacement with a concrete tank may not be required if the steel one is in acceptable condition and functioning properly.