



SEPTIC INSPECTION, WELL INSPECTION, PROPERTY MONUMENT, AND PROPANE TANK ALLOCATION OF COST ADDENDUM

(C.A.R. Form SWPI, Revised 6/20)

The following terms and conditions are hereby incorporated in and made a part of the: Purchase Agreement, or [ ] other \_\_\_\_\_, dated \_\_\_\_\_ ("Agreement"), on property known as: \_\_\_\_\_ ("Property"), in which \_\_\_\_\_ is referred to as Buyer and \_\_\_\_\_ is referred to as Seller.

1. SEPTIC INSPECTION AND ALLOCATION OF COST (CHECK ALL THAT APPLY):

(Information about septic systems can be found at https://www3.epa.gov/npdes/pubs/homeowner\_guide\_long.pdf)

A. INSPECTION AND REPORT

[ ] Buyer [ ] Seller shall pay for septic system to be inspected and a report prepared by a qualified septic professional.

B. LOCATION AND ACCESSING

[ ] Buyer [ ] Seller shall pay for locating, accessing and identifying septic system or [ ] tank only.

C. PUMPING

[ ] Buyer [ ] Seller shall pay for septic tank pump and dump fees.

D. CERTIFICATION

[ ] Buyer [ ] Seller shall pay for certification by a qualified septic professional or [ ] by the City/County of \_\_\_\_\_.

NOTE: Not all cities or counties require certification. Those cities and counties that do require certification, may not have the same requirements as others; Some may require only a filing of required forms or reports, or require nothing at all.

If, in order to obtain the certification, additional costs are needed to repair the septic tank or system or otherwise bring it into compliance with applicable law, further written agreement regarding costs and liability is required. If agreement is not reached within the time for removing the Buyer investigation contingency or [ ] the loan contingency or [ ] other \_\_\_\_\_, then either party may cancel the Agreement.

E. EXCAVATION

[ ] Buyer [ ] Seller shall pay for excavation of \_\_\_\_\_.

F. (If checked [ ]) ALTERNATIVE SEPTIC SYSTEMS: The Property has an alternative septic system (Alternative System). Seller shall provide to Buyer, if available to Seller, the following information: (i) the name of the servicer of the Alternative System, (ii) how often service of the Alternative System is required, and (iii) the annual cost of servicing the Alternative System.

G. OTHER

[ ] Buyer [ ] Seller shall pay for \_\_\_\_\_.

2. WELL INSPECTION AND ALLOCATION OF COST (CHECK ALL THAT APPLY):

(Information about Well Standards, Well Completion Reports and Well Basics can be found at http://water.ca.gov/groundwater/wells/.)

A. GOVERNMENT REPORT

[ ] Seller shall provide to Buyer, if in Seller's possession, the State of California Well Completion Report issued by \_\_\_\_\_ (local government agency). Whether or not Seller provides such a report to Buyer, Seller authorizes the local government agency to release any available report to Buyer.

B. WATER PRODUCTIVITY

[ ] Buyer [ ] Seller shall pay for water productivity (Gallons Per Minute) testing provided by \_\_\_\_\_.

C. BACTERIAL TESTING

[ ] Buyer [ ] Seller shall pay for testing of bacterial contaminant's including fecal material and e-coli from a chlorine free water sample(s). Testing shall be provided by \_\_\_\_\_.

D. CHEMICAL/RADIOLOGICAL TESTING

[ ] Buyer [ ] Seller shall pay for testing of organic, and inorganic chemical and radiological contaminants ([ ] specifically including, but not limited to, \_\_\_\_\_).

Testing shall be provided by \_\_\_\_\_.

E. OTHER

[ ] Buyer [ ] Seller shall pay for \_\_\_\_\_.

Buyer's Initials (\_\_\_\_)(\_\_\_\_)

Seller's Initials (\_\_\_\_)(\_\_\_\_)



Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

If additional costs are needed to repair the well or otherwise bring it into compliance with applicable law, further written agreement regarding costs and liability is required. If agreement is not reached within the time for removing the Buyer investigation contingency or  the loan contingency or  other \_\_\_\_\_, then either party may cancel the Agreement.

**3. PROPERTY MONUMENT, CORNERS AND BOUNDARIES (CHECK ALL THAT APPLY):**

**Buyer and Seller acknowledge that only a licensed surveyor can legally mark property monuments, corners and boundaries.**

**A.**  Buyer  Seller shall pay for the services of a licensed land surveyor to locate and identify  Property monuments,  Property corners,  Property boundaries,  \_\_\_\_\_.

**B. OTHER:**  Buyer  Seller shall pay for \_\_\_\_\_.

**4. PROPANE (CHECK ALL THAT APPLY):**

**A.** (1) Propane tank is Leased or  Owned

(2) Seller shall, within the time specified in the Agreement, disclose to Buyer the contact information for the propane service provider.

**B.**  (1) The amount of propane gas in the tank shall be measured prior to Buyer's final verification of condition.

(2) Buyer shall reimburse Seller for the cost of the propane gas remaining in the tank.

**C. OTHER:**  Buyer  Seller shall pay for \_\_\_\_\_.

**By signing below, the undersigned acknowledge that each has read, understands, received a copy and agrees to the terms of this Septic, Well Inspection, Property Monument, and Propane Tank Allocation of Cost Addendum.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

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