



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

(C.A.R. Form SWPI, Revised 6/24)

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. Buyer and Seller are referred to as the "Parties."

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 <https://water.ca.gov/Programs/Groundwater-Management/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 _____.

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



Property Address: _____ Date: _____
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):**
The Parties 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. ☐ Propane tank is Leased or ☐ Owned
- B. ☐ Seller shall, within the time specified in the Agreement, disclose to Buyer the contact information for the propane service provider.
- C. Any propane remaining in the tank shall convey as personal property to Buyer at no cost OR ☐ Buyer shall reimburse Seller for the cost of remaining propane which shall be measured no earlier than 5 Days prior to Close Of Escrow.
- D. **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 _____