

KING COUNTY SEPTIC ADDENDUM

The following is part of the Purchase and Sale Agreement dated _____, 200__ ("Agreement")
between _____ ("Buyer")
and _____ ("Seller")
concerning _____ ("the Property").

In compliance with King County Board of Health Code Section 13.60.030, the parties agree as follows:

1. OPERATION AND MAINTENANCE REPORT. Check the applicable box:

Seller has delivered to Buyer a monitoring and performance inspection report, performed by a licensed on-site system maintainer, of the on-site sewage system ("Operation and Maintenance Report"). Seller represents that (i) the Operation and Maintenance Report, including an accurate record drawing, has been filed with the Seattle-King County Department of Public Health ("Health Department"); (ii) the applicable fee, as set forth in King County's fee schedule, has been paid; and (iii) the Health Department has approved Seller's Operation and Maintenance Report submittal. An Operation and Maintenance Report is not required if such an inspection was performed within the previous six months. If this box is checked, Paragraph 2 does not apply.

Seller has not delivered an Operation and Maintenance Report to Buyer. If this box is checked, Seller shall complete the process outlined in Paragraph 2.

2. INSPECTION AND EVALUATION.

a. Inspection. Seller shall (i) have a monitoring and performance inspection of the on-site sewage system performed by a licensed on-site system maintainer and deliver that report to Buyer; (ii) file the Operation and Maintenance Report, including an accurate record drawing, with the Health Department; and (iii) pay the applicable fee, as set forth in King County's fee schedule, within _____ days (15 days if not filled in) of mutual acceptance.

b. Health Department Review. If, after review of the Operation and Maintenance Report, the Health Department requires that repairs to the on-site sewage system be completed, Seller shall make such repairs prior to Closing.

3. MAINTENANCE RECORDS. Seller shall deliver to Buyer maintenance records for the on-site sewage system, if available, within _____ days (15 days if not filled in) of mutual acceptance.

4. OPERATION AND MAINTENANCE PROGRAM FEE. Buyer shall pay the Operation and Maintenance Program Fee, as set forth in King County's fee schedule.

5. ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS. Seller shall deliver to Buyer a Seller's Notice of On-Site Sewage System Operation and Maintenance Requirements, which shall be recorded before Closing. Buyer shall deliver to Seller on or before Closing a Buyer's Declaration of Receipt of Copy of Notice of On-site Sewage System Operation and Maintenance Requirements.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____