

RESIDENTIAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM DISCLOSURE AND ACKNOWLEDGMENT

This Residential Onsite Wastewater Treatment and Disposal System Disclosure and Acknowledgment informs the undersigned Buyer(s) that the property located at:

_____ (the "Property")
utilizes an onsite wastewater treatment and disposal system (hereafter a "System") as opposed to a community or municipality sewer system.

Numerous households use Systems rather than community or municipality sewer systems to receive, treat and dispose of effluent. These Systems protect human health and the environment by safely recycling wastewater back into the natural environment when properly designed, installed, operated, and maintained. Homeowners are responsible for the system's operation and maintenance.

Generally, Systems are designed based upon the number of bedrooms (which as defined includes an unfinished basement) then existing in a residential structure. If a System fails, or the governing agency becomes aware that a System is not in compliance with state and/or local regulations, the System may be required to be updated or replaced in order to meet current regulations. County regulations can vary as to when a non-compliant or undersized System must be upgraded. Some examples may be when a System fails, when the owner performs an extensive renovation or addition to the residential structure, or when the county becomes aware a System may be undersized or otherwise non-compliant.

Seller(s) has disclosed all known adverse material facts concerning the System(s) that are located on and/or service the Property. Seller(s) recommends that Buyer(s) have all System(s) that service the Property inspected prior to purchasing the Property in order to ensure Buyer(s) is fully aware of the status and condition of said System(s).

Buyer(s) acknowledges that a number of issues, including but not limited to improper design, installation, sizing, overuse, and improper maintenance Systems can cause the System to fail and that Seller is not liable for any failure of the System after closing.

Seller _____ Date __/__/__

Seller _____ Date __/__/__

Buyer _____ Date __/__/__

Buyer _____ Date __/__/__