



# SEPTIC SYSTEM INSPECTION AND REPAIR ADDENDUM



This agreement is an addendum to the Offer for Real Estate dated \_\_\_\_\_  
between Seller(s) Chad and Amy Elliot and Buyer(s) \_\_\_\_\_

## Property Address:

19691 McKinley Street, Milo, IA 50166

**Purpose of Addendum:** Iowa Code 455B.172 mandates the inspection of septic systems, unless exempt, prior to the transfer of property. The Code applies to transfer of property which includes at least one but not more than four dwelling units. This property has a septic system and is not connected to a sanitary sewer system.

**Exempt Properties:** Properties exempted from the Septic System Inspection Requirements include (IA Code 455B.172): Bare ground; property containing 5 or more dwellings units; court ordered transfers; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants or tenants in common; intra family transfers; between divorcing spouses; transfers, for which consideration is \$500 or less; certain intra-family or intra-company business organization transfers; properties which have been inspected within the last two years.

Also, the inspection requirement does not apply to a transfer in which the transferee intends to demolish or raze the building. An Iowa Department of Natural Resources (DNR) form must be used to certify the intent to raze or destroy.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 455B because one of the above exemptions apply. If so, Seller(s) may stop here. The Exemption will need to be filled in on the Groundwater Hazard Statement.

N/A  
Seller \_\_\_\_\_ Date \_\_\_\_\_

N/A  
Seller \_\_\_\_\_ Date \_\_\_\_\_

N/A  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

N/A  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

## Section I:

**Seller's Disclosure Statement:** Sellers warrant, to the best of their knowledge, that the septic system is entirely located on the above property is in good working order at the time of this offer. Brokerage makes no statements or warranty as to the septic system. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any other inspection the purchaser may wish to obtain.

Has the system been inspected by a DNR certified inspector within 2 years, or pumped/cleaned within 3 years?

Yes ☒ No ☐ Unknown ☐

Date of inspection \_\_\_\_\_ Unknown ☐

Date system last cleaned/pumped 2014 Unknown ☐

(Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)

Any known problems?

Yes ☐ If Yes, Explain \_\_\_\_\_

No ☒ Unknown ☐

General location of system SW of house

Location Unknown ☐ Age 1999 Unknown ☐

Attached additional pages if necessary.

(see septic record from Warren County Environmental Health.)

Buyers and Sellers agree to have the septic system inspected by a person certified by the DNR.

Such inspection will be paid for by:

☐ Buyer☐ Seller

☐ Mutually Agreed: Amount \_\_\_\_\_ by Seller, and amount \_\_\_\_\_ by Buyer.  
Exact \$ or % Exact \$ or %

and completed within \_\_\_\_\_ days of the execution of this Addendum or no later than \_\_\_\_\_

Seller Initials 

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Buyer Initials 

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The County Recorder shall not record a deed or any other property transfer or conveyance document until either a certified inspector's report is provided or attached to the Groundwater Hazard Statement, which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the DNR or, in the event that weather or other temporary physical conditions prevent the certified inspection from being conducted, the buyer has executed and submitted a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection.

At the time of inspection, any septic system existing as part of the sewage disposal system shall be opened and have the contents pumped out and disposed of as provided for by rule. In the alternative, the owner may provide evidence of the septic system being properly pumped out within three years prior to the inspection by a commercial septic system cleaner licensed by the DNR which shall include documentation of the size and condition of the tank and its components at the time of such occurrence. Buyer and Seller may agree to escrow money for any future modifications required by DNR rules (by completing an Escrow & Release Agreement).

If a private sewage disposal system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, the private sewage disposal system shall be renovated either by the seller, or by agreement to meet current construction standards as adopted by the DNR, within a reasonable time period as determined by the county or the DNR. If the private sewage disposal system is properly treating the wastewater and not creating an unsanitary condition in the environment at the time of inspection, the system is not required to meet current construction standards.

Following an inspection, the inspection form and any related reports shall be provided to the county for enforcement of any follow-up mandatory system improvement and to the DNR for their records. Title abstracts to property with private sewage disposal systems shall include documentation of septic system inspections.

We, the undersigned understand this form and agree to its terms.

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

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

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

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

**THIS IS A LEGALLY BINDING DOCUMENT.**

**If not understood, consult with the lawyer of your choice.**

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**You May STOP here if the inspection does not mandate a renovation, repair, or replacement of the septic system.**

**If a renovation, repair or replacement of the septic system is mandated, complete Section II on page 3.**

**Section II:****Septic Inspection Mandates Renovation, Repair, or Replacement**

Buyers and Sellers agree to such renovation, repair, or replacement of the septic system.

Name of Septic Contractor/Service Provider \_\_\_\_\_

Such renovation, repair, or replacement shall be the responsibility and paid for by:

☐ Buyer

☐ Seller

☐ Mutually Agreed: Amount \_\_\_\_\_ by Seller, and amount \_\_\_\_\_ by Buyer.  
Exact \$ or % Exact \$ or %

and completed within \_\_\_\_\_ days of the execution of this Addendum or no later than \_\_\_\_\_

Buyer and Seller may agree to escrow money for the renovation, repair and replacement of the septic system and may complete an Escrow Agreement and Release.

We, the undersigned understand this form and agree to its terms.

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

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

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

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

**THIS IS A LEGALLY BINDING DOCUMENT.**

**If not understood, consult with the lawyer of your choice.**

Revised 8/5/10 © Iowa Association of REALTORS®

**19691 McKinley ST.**  
**Warren County Environmental Health Department**

Permit No. **3402** ✓

**Permit To Install Private Sewage Disposal System**

Owner Richard Uttley Installer Nash  
 Address 1969 McKinley P.O. Milo Zip 50166 Phone 942-6584  
 Legal Description E 606' S 516' SW SE Section 6 Township 75 Range 22  
 Lot Size \_\_\_\_\_ Type: Commercial \_\_\_\_\_ Residential (No. Bedrooms) 3

Septic Tank made by \_\_\_\_\_ Construction material \_\_\_\_\_ Gallons capacity 1000

May 7/28/99 <sup>by another test</sup> Percolation Test No. 3244 1. 14.1 2. 14.6 3. 21.3 4. 21.8 Made by C. Braver

Lateral Field: Total length of materials 450' (10") Number of lateral lines 4

Sand Filter System: Size of filter bed(s) \_\_\_\_\_

Alternative System: Type Whitewater Size \_\_\_\_\_

This system is: ☒ New ☐ A repair

I certify that the above information is correct and that all proposed work will be complete in accordance with the Warren County Code of Ordinances 1891.

☒ Approved ☐ Disapproved

Date 7/28/99

Doug J. Nash  
 Applicant's Signature

Conditions \_\_\_\_\_

By [Signature] Agent

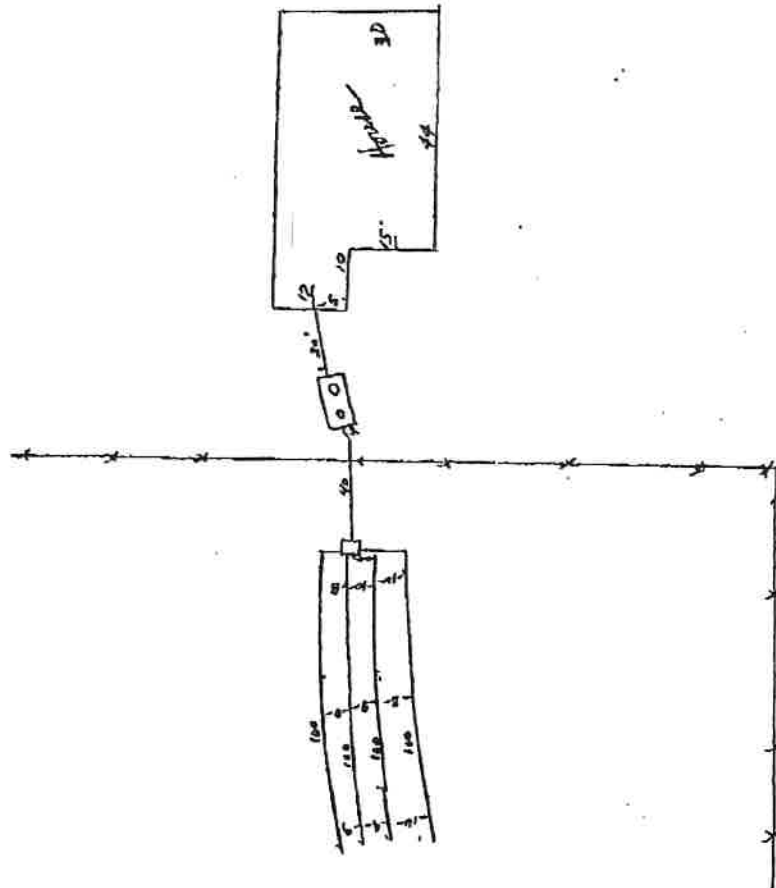
By [Signature] Inspector

Date 5/17/99

*Agreement on File VOID*

WARREN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

Name Richard Uttley  
 Address 1969 McKinley  
 Permit # 3402 Installed by NASH well Co  
 Date of final inspection 7/28/99 ☒ Approved ☐ Disapproved  
 Approximate Scale: 1" = 10' to 20' Septic Chamber System



WARREN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

Name Richard Uttley  
 Address 1969 McKinley  
 Permit # 3402 Installed by NASH Well Co  
 Date of final inspection 7/28/99 ☒ Approved ☐ Disapproved  
 Approximate Scale: 1" = Not to Scale Septic Chamber System

19691 McKinley ST.

Warren County Environmental Health Department

Permit No. 3402 ✓

Permit To Install Private Sewage Disposal System

Owner Richard Uttley Installer Nash  
 Address 1969 McKinley P.O. Milo Zip 50166 Phone 942-6584  
 Legal Description E 606' S 516' SW SE Section 6 Township 75 Range 22  
 Lot Size \_\_\_\_\_ Type: Commercial \_\_\_\_\_ Residential (No. Bedrooms) 3

Septic Tank made by \_\_\_\_\_ Construction material \_\_\_\_\_ Gallons capacity 1000

Percolation Test No. 3244 1. 14.1 2. 16.6 3. 21.3 4. 21.8 Made by C. Brauer

Lateral Field: Total length of materials 400' (10") Number of lateral lines 4

Sand Filter System: Size of filter bed(s) \_\_\_\_\_

Alternative System: Type Whitewater Size \_\_\_\_\_

This system is: ☒ New ☐ A repair

I certify that the above information is correct and that all proposed work will be complete in accordance with the Warren County Code of Ordinances 1991.

☒ Approved ☐ Disapproved

Date 7/28/99

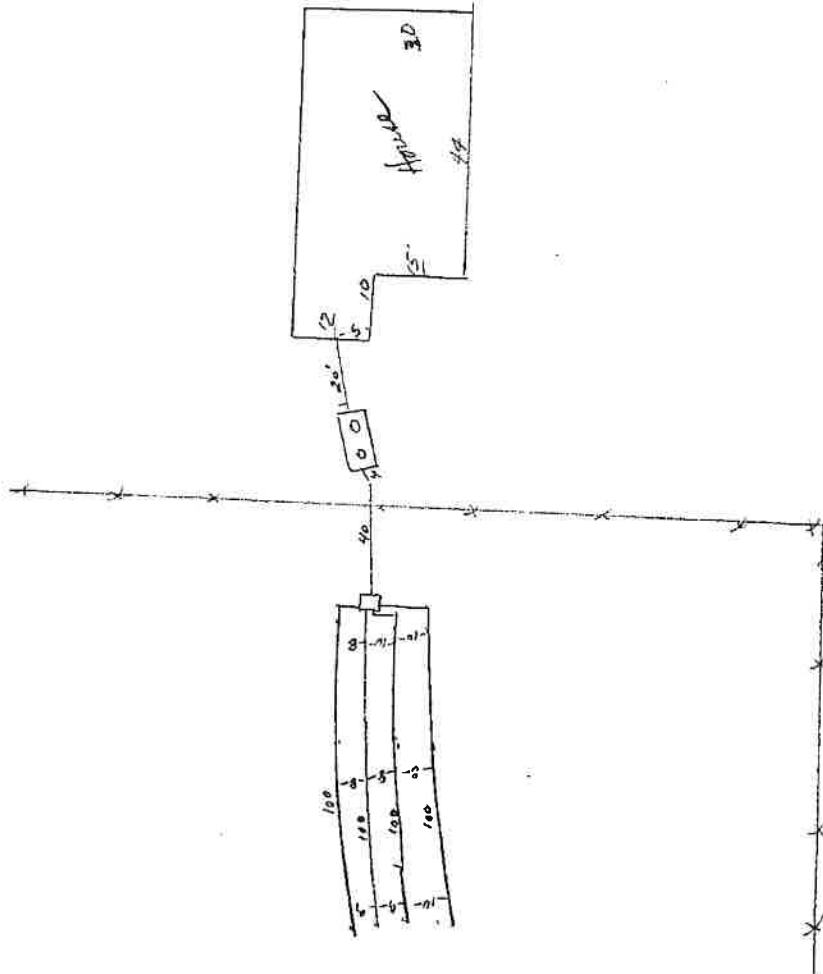
Conditions \_\_\_\_\_

By Richard Uttley  
 Inspector

By Doug F. Nash  
 Applicant's Signature

By Doug F. Nash  
 Agent  
 Date 5/17/99

Agreement on File VOID



**WARREN COUNTY ENVIRONMENTAL HEALTH  
SEWAGE SYSTEM INSTALLATION INSPECTION REPORT**

OWNER Richard Uttley ADDRESS 1969 McKinley M. 10  
 DATE (S) 7/28 1998 INSP. BY L. Wilson  
 INSP. BY \_\_\_\_\_  
 INSP. BY \_\_\_\_\_  
 APPROVED yes DISAPPROVED \_\_\_\_\_  
 SYSTEM TYPE: TF X RIGID \_\_\_\_\_ SB-2 \_\_\_\_\_  
 SF \_\_\_\_\_ SINGLE \_\_\_\_\_ DOUBLE \_\_\_\_\_  
 MAS \_\_\_\_\_ OTHER EQ24 Chamber system  
 INSTALLER Nash Well Co

YES NO  
☒ \_\_\_\_\_ PERCOLATION TEST.....NUMBER 3244  
☒ \_\_\_\_\_ SEWER PERMIT.....NUMBER 3402  
☒ \_\_\_\_\_ SEWER PERMIT DISPLAYED  
☒ \_\_\_\_\_ ALL OF SYSTEM EXPOSED FOR INSPECTION

**BUILDING SEWER PIPE FROM HOUSE TO TANK**

☒ \_\_\_\_\_ 4" PLASTIC=SCHEDULE 40 OR ~~CAST IRON~~  
☒ \_\_\_\_\_ IF UNDER DRIVEWAY, LINE IS INSULATED

**SEPTIC TANK**

☒ \_\_\_\_\_ SIZE (GAL.): 1,000 X 1,250 \_\_\_\_\_ 1,500 \_\_\_\_\_ OTHER \_\_\_\_\_  
☒ \_\_\_\_\_ MATERIAL: CONCRETE \_\_\_\_\_ PLASTIC X  
☒ \_\_\_\_\_ SOURCE: Novello  
☒ \_\_\_\_\_ IF ONE PIECE LID, IS THERE A MANHOLE OF AT LEAST  
 24" DIAMETER OR 30" IF ON RISER  
☒ \_\_\_\_\_ 8" MINIMUM ACCESS OPENINGS INLET & OUTLET

**LOCATION (MINIMUM DISTANCES):**

PUBLIC WATER SUPPLIES (200')  
 HEAT PUMP BORE (100')  
 PRIVATE WELLS (50')  
 PONDS/LAKES (50')  
 STREAMS/DITCHES (25')  
 PRESSURED WATER LINES (10')  
 FOUNDATION DRAIN (10')  
 DRAINAGE TILE (10')  
 DWELLINGS (10')  
 OTHER STRUCTURES (10')  
 LOT LINES (10')  
 OTHER SEWAGE TREATMENTS (5')

8  
2  
2  
2  
2  
2  
2  
2  
2  
2  
2

☒ \_\_\_\_\_ LOCATED ON SUBJECT PROPERTY OR EASEMENT  
☒ \_\_\_\_\_ TANK NOT LOCATED IN FILL GROUND  
☒ \_\_\_\_\_ DEPTH: TOP OF TANK WITHIN 6"-24" OF ORIGINAL GROUND LEVEL OR  
 RAISED MANHOLE TO WITHIN 6"  
☒ \_\_\_\_\_ TWO COMPARTMENT TANK  
☒ \_\_\_\_\_ CAPACITY OF INFLUENT COMPARTMENT NOT LESS THAN 1/2 NOR MORE  
 THAN 2/3 TANK CAPACITY  
☒ \_\_\_\_\_ CAPACITY OF EFFLUENT COMPARTMENT NOT LESS THAN 1/3 NOR MORE  
 THAN 1/2 OF TANK CAPACITY

YES

NO

TEES OR BAFFLES USED ON INLET AND OUTLET  
 INLET BAFFLE EXTENDS ABOVE WATER LEVEL 0.28 TIMES LIQUID LIQUID  
 DEPTH. MINIMUM CLEARANCE 2" ABOVE LIQUID LEVEL  
 VERTICAL SEPARATION OF AT LEAST 2" BETWEEN INLET AND OUTLET  
 PIPE ELEVATIONS  
 INLET AND OUTLETS PACKED WITH OAKUM/HEMP OR PACKED WITH MORTAR  
 AND TARRED OR PLASTIC SEAL  
 IF CONCRETE TANK, INTERIOR COATED WITH TAR

LATERAL LINESLOCATION (MINIMUM DISTANCES):

PUBLIC WATER SUPPLIES (200')	<u>200</u>
HEAT PUMP BORE (100')	<u>100</u>
PRIVATE WELLS (100')	<u>100</u>
PONDS/LAKES (100')	<u>100</u>
STREAMS/DITCHES (25')	<u>25</u>
PRESSURED WATER LINES (10')	<u>10</u>
FOUNDATION DRAIN (10')	<u>10</u>
DRAINAGE TILE (10')	<u>10</u>
DWELLINGS (10')	<u>10</u>
OTHER STRUCTURES (10')	<u>10</u>
LOT LINES (10')	<u>10</u>
OTHER SEWAGE TREATMENTS (10')	<u>10</u>

LOCATED ON SUBJECT PROPERTY OR EASEMENT  
 LATERALS NOT LOCATED IN FILLED GROUND  
 LATERALS LOCATED IN PERCOLATION TEST AREA  
 LATERALS NOT LOCATED IN AREAS WITH DRIVEWAYS OR IN CONSTRUCTION  
 AREAS, OR IF SO, THE PIPE IS SOLID AND INSULATED  
 FOUNDATION AND TILE DRAINS NOT TO OUTLET ONTO LATERALS  
 HEADER LINES SDR 35 OR BETTER  
 HOLES 60 DEGREES ON BOTH SIDES OF BOTTOM DEAD-CENTER &/OR  
 SB-2 PAINT LINE ON TOP  
 PAPER ON LATERAL LINES (GEOTEXTILE FILTER IF SB-2)

CONSTRUCTION SPECIFICATIONS:

FEET REQUIRED (250' MINIMUM)	<u>400</u>
FEET INSTALLED	<u>400</u>
NUMBER OF LINES	<u>4</u>
LINE LENGTH (100' MAX.)	<u>100</u>
LINES EQUAL LENGTH	<u>yes</u>
WIDTH TRENCHES (18" - 36")	<u>24</u>
6' MIN. BETWEEN TRENCHES	<u>24</u>
DEPTH TRENCH (20" - 36")	<u>24</u>
SB-2 LINES 0-1/2"/100'	<u>-</u>
SLOPE OF RIGID LATERAL LINES (6"/100' MAX.)	<u>-</u>
SIZE ROCK (3/4" - 2 1/2")	<u>-</u>
DEPTH ROCK: OVER LINE (2")	<u>-</u>
UNDER LINE (6"-24")	<u>24</u>
SOIL OVER LATERALS (6" MIN.)	<u>24</u>

YES

NO

CONNECTIONS (TANK-TO-TANK & TANK-TO-BOX):

4" DIAMETER MINIMUM, SCHEDULE 40 PLASTIC PIPE

DISTRIBUTION BOX:

MINIMUM WATER RETENTION OF 4"  
CONCRETE PLACED ALL AROUND BOX  
BAFFLE IN PLACE  
LINES TAKING EQUAL FLOW  
BOX TARRED INSIDE OR PLASTIC  
SITTING ON UNDISTURBED GROUND  
INLET AND OUTLETS PACKED WITH OAKUM/HEMP OR PACKED WITH MORTAR  
AND TARRED OR PLASTIC SEAL

PUMP SYSTEMS:

EFFLUENT DISCHARGED FROM SEPTIC TANK TO WATER TIGHT VENTED  
PUMP PIT  
PIT 24" DIA. (MIN.)  
PIT TARRED INSIDE OR PLASTIC  
TIGHT FITTING MANHOLE COVER AT GRADE LEVEL  
SUMP VENT EXTENDS 6" (MIN.) ABOVE GRADE  
VENT PIPE 1 1/4" DIA. (MIN.)  
RETURN BEND AT TOP OF VENT PIPE  
SUBMERSIBLE PUMP INSTALLED  
PRESSURIZED LINE SAME SIZE (OR LARGER THAN) PUMP OUTLET  
WIRING DONE IN PROPER MANNER  
PRESSURE LINE DRAINS BETWEEN DOSINGS

SAND FILTER SYSTEMS

LOCATION (MINIMUM DISTANCES):

PUBLIC WATER SUPPLIES (200')  
HEAT PUMP BORE (100')  
PRIVATE WELLS (100')  
PONDS/LAKES (100')  
STREAMS/DITCHES (25')  
PRESSURED WATER LINES (10')  
FOUNDATION DRAIN (10')  
DRAINAGE TILE (10')  
DWELLINGS (10')  
OTHER STRUCTURES (10')  
LOT LINES (10')  
OTHER SEWAGE TREATMENTS (10')

LOCATED ON SUBJECT PROPERTY OR EASEMENT  
DRIVEWAY NOT OVER FILTERS