



CONTINGENCY ADDENDUM—BUYER
(Perc Test)



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

1. Acknowledgement. BUYER SPECIFICALLY ACKNOWLEDGES having been advised that a generally accepted method for determining whether on-site sewage disposal systems may be installed on the Property is to have tests performed, such as "perc" tests, which are approved by the County for limited time periods. Except as otherwise provided in this Agreement, Buyer assumes the risk that the Property is suitable for any needed on-site sewage disposal system and related equipment.

2. Perc Test Contingency. This Agreement, and the obligations of Buyer, are subject to and contingent upon the results of a perc or similar test, to be completed by a professional, indicating that the Property is suitable for installation of a standard septic system and drainfield, with Buyer to completely fill all test holes immediately upon completion of testing. Buyer shall be solely responsible for any expenses incurred in connection therewith.

3. Standard for Approval. The contingency stated above shall be subject to Buyer's approval in Buyer's sole discretion.

4. Buyer Review of Report(s). Buyer agrees to carefully review any professional's report(s). If any recommendations are made by the professional, including any recommendations to perform work, or to conduct further tests or inspections, Buyer acknowledges that Buyer is advised by Coldwell Banker Tomlinson and its licensees to follow the professional's recommendations.

5. Removal Period. Buyer shall have a _____ (____) day period commencing with the date of mutual acceptance of the Agreement within which to give Seller notice that this contingency is satisfied or waived. If Buyer fails to give notice to Seller within the required time that the contingency set forth above is not satisfied, then the contingency shall be deemed satisfied.

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