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ADDENDUM to PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL ESTATE

DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE TREATMENT SYSTEMS

Property Description (Address) _____

City, State, Zip _____

SELLER OF RESIDENTIAL REAL ESTATE: Complete this disclosure document if city, town, or municipality waste treatment does **not** serve the property described herein.

Improperly treated or partially treated residential sewage poses significant risks to human health and to the environment. Untreated or poorly treated water contains parasites, bacteria, and viruses that cause serious disease. D.H.H Title 51, Subsection 707 states: "Individual sewerage systems shall be kept in service and in serviceable condition sufficient to insure compliance with this code and in order to avoid creating or contributing to a nuisance or public health hazard."

HEALTH HAZARDS AND DISEASES

Gastroenteritis – severe inflammation of the intestines that may cause severe vomiting and diarrhea leading to dehydration.
Severe infection – result of contact with untreated water where there are cuts or abrasions on the skin.
Hepatitis – serious infection of the liver that can lead to long term illness.

A residential sewerage treatment system that is not properly operated or maintained may also result in the pooling of improperly treated water at the surface. **Health risks also exist from mosquito infestations that may cause West Nile Virus, Encephalitis, and other diseases. Improperly operating systems may be subject to fines and penalties under Louisiana law.**

1. Sewerage treatment is supplied by: ☐ Private Utility ☐ Onsite System ☐ None ☐ Not Known

2. If there is an onsite system, it is: ☐ Septic Tank ☐ Advanced Treatment System ☐ Oxidation Pond ☐ Other ☐ Not Known

a. Is there more than one system on the property, e.g. guest house, outbuildings, barns, etc.? ☐ Yes ☐ No ☐ Not Known

b. If **yes**, answer all questions for each system on a separate sheet of paper and attach to this addendum.

3. What is the approximate age of the system? _____ ☐ Not Known

a. The original permit was issued by _____ on _____ (date). ☐ Not Known
(A non-permitted system of any type is illegal, regardless of age or type.)

b. The system was last inspected by _____ on _____ (date). ☐ Not Known

c. An inspection report is attached. ☐ Yes ☐ No

d. Has the health department inspected the system? ☐ Yes ☐ No ☐ Not Known

e. If **yes**, on what date was the inspection? _____ (date)

4. The system was last pumped out when? _____ (date)

5. Is the system an Advanced Treatment System? ☐ Yes ☐ No ☐ Not Known

a. If yes, name the manufacturer. _____ ☐ Not Known
(The name of the manufacturer may be located on the data plate on the tank, compressor, or control box.)

b. If yes, do you have an ongoing maintenance agreement with a licensed maintenance provider?

☐ Yes ☐ No ☐ Not Known **(D.H.H. Title 51, Appendix A, Section A:6, 12 requires that perpetual maintenance be provided on Individual Mechanical Sewerage Treatment Plants.)**

6. What type of discharge is used? ☐ Surface Drainage ☐ Drain-Field ☐ Spray Irrigation ☐ Artificial Drain-Field ☐ Drip Disposal ☐ Over Land Surface Flow ☐ Below Ground Pipe to Ditch or Stream ☐ Not Known **(D.H.H. Title 51, Subsection 717 prohibits the discharge of the effluent from septic tanks into street gutters, surface ditches or streams.)**

7. If the discharge is from over land flow or from a pipe, where does it drain? _____ ☐ Not Known

8. What type of tank is used? ☐ Metal ☐ Concrete ☐ Fiberglass ☐ Other ☐ Not Known

9. Does the system have a compressor/aerator? ☐ Yes ☐ No ☐ Not Known

a. If yes, where is it located? _____

b. If yes, is it in working order? ☐ Yes ☐ No ☐ Not Known