

RESIDENTIAL SEPTIC ADDENDUM

K & T Ludlow Properties, LLC

This addendum is part of the Residential Lease Agreement dated: _____

The home you are renting has a septic tank sewage system. **Items such as paper towels, disposable wipes, feminine hygiene products, grease, coffee grounds, dental floss, colored tissue paper, or any non-biodegradable item should NEVER be flushed down the toilet, sink or drain.** Toilets should be protected from receiving items such as toys, combs and toothbrushes. These items will lodge out of sight in the toilet's internal trap and are difficult if not impossible to remove. Such items frequently plug the toilet and/or snag in the drain lines and block the entire septic line to the house. A blocked line will not usually be discovered until sewer starts backing up into the house.

Most plumbing problems are related to food, sand (from washing pets, toys, or kids), hair, kitchen utensils, bottle caps, etc., and will plug drain lines quickly. Unused food and plate scrapings should be treated as solid waste for the garbage rather than scraped into the sink. Grease and oil solidify in the lines when they cool, build up over time, and slowly plug the arteries of the septic lines and drainfield. To prevent this, grease and oil should be poured into a container (can, milk jug, etc.) and disposed of as solid waste. Before they are washed, pans or plates containing grease or oil should be wiped with paper towels and the paper towels should be disposed of as solid waste. Most of the major chemicals designed for unplugging sinks do an excellent job of eating the pipes as well. Replacing damaged plumbing is very expensive, so the solution is to avoid the problem rather than to put everything down the sink and then use corrosive chemicals.

A septic system is vulnerable to bleach, laundry detergents, dishwashing soaps, and corrosive chemicals of any kind—these materials kill the bacteria that are necessary for the system to function. Accordingly, bleach must be used sparingly if at all, and the amount of detergent and dish soap should be minimized. Watch for constantly running water in toilets and sinks. To aid the bacteria, enzymes should be added to the system monthly. They are available at most grocery and/or hardware stores.

If a toilet is plugged or the septic system fails, the presence of any foreign materials noted above (other than toilet paper) will result in tenant(s) being charged for associated damages, repairs and labor.

Tenant Signature

Date

Tenant Signature

Date

Landlord Signature

Date