

**Planning & Development Committee
Public Hearing of Proposed Bill # 5473
LCO No. 2117**

AN ACT REQUIRING THE INSPECTION OF SEPTIC SYSTEMS.

Introduced by:
Rep Reynolds, 42nd Dist.
Sen. Praque, 19th Dist.

February 18, 2011

Joint testimony from the Coastal Connecticut, and Southern New England chapters of The American Society of Home Inspectors in opposition to HB 5473.

We the members of Coastal Connecticut and the Southern New England Chapter of the American Society of Home Inspectors would like to thank you for this opportunity to discuss house bill 5473.

Setting the precedent of requiring septic systems to be evaluated prior to the sale of a home in Connecticut in our opinion is going down a very slippery slope. It is true that replacing a septic is a costly endeavor however, in perspective structural and major mechanical repairs to homes can easily cost or exceed the price of replacing a septic. So if your intention is to help protect prospective buyers mandating a home inspection would also make economic sense.

As home inspectors mandating inspections sounds lucrative but we really don't feel that it should be the state's responsibility to mandate inspections. We feel that the state particularly in these economically challenging times should better use its limited resources to better educate prospective buyers of the complexity of a septic and homes along with other environmental concerns. The buyers then can make an educated decision on what testing and/or inspections will best serve them.

Presently all our clients are alerted by us of the importance of having an in-depth septic inspection. Buyers are also warned by their Real Estate agents and Attorneys of the prospective problems associated with a septic and homes and are encouraged to have home and septic inspections.

Fortunately because of licensing a set of standards and code of ethics has been established mandating how a home inspection will be performed in the state. A

task force was convened several years back and a protocol for septic system inspections or evaluations was drawn up. To our knowledge this protocol has not been finalized or endorsed by the State. Instead of mandating septic inspections with no precise guidelines we feel that providing prospective buyers with more information about septic systems and offering some guidelines for a septic evaluation and its maintenance would give prospective buyers the tools necessary so they can make the informed decision on whether to have a septic system inspected or not.

If you mandate septic inspections you open a door to require home inspections, mold, radon, lead testing and a host of other environmental inspections. We can hear it now from some “wronged” buyer... “The State required us to have a septic inspection but they didn't require a home inspection or other environmental testing and now we are stuck with all these problems. If only the State had mandated that home inspections and-or other testing be performed as part of the sale of a house we wouldn't be in this predicament.”

We feel that the intentions of house bill 5473 are genuine but we feel it is overreaching and we encourage you to table house bill 5473.

If we as State license home inspectors and members of the American Society of Home Inspectors can help you in any way to better inform potential buyers on septic systems and homes please do not hesitate to contact us

Thank you very much,

Members of the Coastal Connecticut <http://www.coastalctashi.org/>, and Southern New England <http://www.snecashi.org/index.htm> chapters of the American Society of Home Inspectors.

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