

# EPA Decentralized MOU: Property Transfer Inspections of Onsite Wastewater Treatment Systems and Lessons Learned- Summary Report

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April 23, 2014

## Audience Summary

Total Attendance 121

Total Registrations 148

| Industry                   | Total | %       |
|----------------------------|-------|---------|
| Accounting                 | 1     | 0.83%   |
| Consulting                 | 10    | 8.26%   |
| Government - Federal       | 5     | 4.13%   |
| Government - State & Local | 89    | 73.55%  |
| Manufacturing              | 2     | 1.65%   |
| Other                      | 14    | 11.57%  |
| Grand Total                | 121   | 100.00% |

| EPA Region  | Total | %       |
|-------------|-------|---------|
| 1           | 8     | 6.61%   |
| 2           | 9     | 7.44%   |
| 3           | 18    | 14.88%  |
| 4           | 12    | 9.92%   |
| 5           | 14    | 11.57%  |
| 6           | 12    | 9.92%   |
| 7           | 14    | 11.57%  |
| 8           | 11    | 9.09%   |
| 9           | 10    | 8.26%   |
| 10          | 13    | 10.74%  |
| Grand Total | 121   | 100.00% |

| State       | Total | %       |
|-------------|-------|---------|
| AK          | 2     | 1.65%   |
| AR          | 2     | 1.65%   |
| AZ          | 6     | 4.96%   |
| CA          | 4     | 3.31%   |
| CO          | 4     | 3.31%   |
| CT          | 3     | 2.48%   |
| DC          | 2     | 1.65%   |
| DE          | 5     | 4.13%   |
| FL          | 3     | 2.48%   |
| GA          | 1     | 0.83%   |
| IA          | 1     | 0.83%   |
| ID          | 1     | 0.83%   |
| IL          | 7     | 5.79%   |
| KS          | 5     | 4.13%   |
| KY          | 4     | 3.31%   |
| MA          | 3     | 2.48%   |
| MD          | 1     | 0.83%   |
| MI          | 3     | 2.48%   |
| MN          | 3     | 2.48%   |
| MO          | 3     | 2.48%   |
| MS          | 2     | 1.65%   |
| MT          | 1     | 0.83%   |
| NC          | 1     | 0.83%   |
| ND          | 1     | 0.83%   |
| NE          | 5     | 4.13%   |
| NJ          | 2     | 1.65%   |
| NM          | 4     | 3.31%   |
| NY          | 7     | 5.79%   |
| OH          | 1     | 0.83%   |
| OK          | 4     | 3.31%   |
| PA          | 2     | 1.65%   |
| PE          | 2     | 1.65%   |
| RI          | 1     | 0.83%   |
| SD          | 4     | 3.31%   |
| TN          | 1     | 0.83%   |
| TX          | 2     | 1.65%   |
| UT          | 1     | 0.83%   |
| VA          | 6     | 4.96%   |
| VT          | 1     | 0.83%   |
| WA          | 10    | 8.26%   |
| Grand Total | 121   | 100.00% |

## Webinar Questions

Q: Are the inspections that are conducted generally done by inspectors that are separate from the septic tank pumping industry in Arizona?

A: --unanswered--

Q: Are there states requiring dye testing of septic systems prior to property transfers?

A: answered on air

Q: Anyone requiring that the system if found to be deficient or failing be fixed prior to sale?

A: --unanswered--

-Sue Davis, sannice@co.thurston.wa.us

Q: Are there plans for the EPA to develop a model program or at least establish a clearinghouse of information for programs across the country to save each of us the effort it will take to do the research ourselves?

A: Not currently but this is a great idea and I was thinking the same thing. The MOU Partnership may be able to take this on.

-Thomas Kump, tkump@co.chemung.ny.us

Q: Can we get a copy of that picture? It says it all!

A: It will be available once we post it online.

Q: In the states that have programs, what is the "catch"? Who makes sure the inspection gets done...the title company? realtor? ..and if the inspection is not done, what is the enforcement?

A: --unanswered--

-Carrie Eastman, carrie.eastman@arkansas.gov

Q: Do any of the presenter states have a time period that must pass (one or two years) before an inspector can perform repairs or modifications to the system they inspect.

A: answered on air

-Barry Glotfelty, barry.glotfelty@maryland.gov

Q: I believe NAWT actually stands for National Association of Wastewater Technicians, not Transporters. They changed their name recently

A: Thanks Eric, my oversight.

wecasey@comcast.net

Q: in Delaware if a Class H inspection has been failed then the buyer will have a hard time trying to find a mortgage lender to give them money for a home with a septic that is non-conforming or even pre-regulation.

A: --unanswered--

Q: Will CEU certificate be available for attending webinar?

A: We have not been providing CEUs for our webinars.

Q: in Delaware per Realtors Contract ( DAR ) it states that the Seller is responsible for the Class H inspection but a Buyer has the right to have a Class H inspection at their own expense as well. Per DNREC in Delaware there are no requirements on who pays for the inspection.

A: --unanswered--

caelnetml@aol.com

Q: What is the difference between the NSF Accreditation and the NAWT Training?

A: --unanswered--

Q: Will this power point be available to print?

A: Once we have it posted online you will be able to print it. It will be in PDF format.

-Joelle Wirth, jwirth@coconiono.az.gov

Q: Jim...Thanks...I would love to have that picture

A: --unanswered--

-Tom Fritts, tom@residentialsewage.com

Q: Maureen - not a question, but offer to assist with providing information to summarize the NSF program. Tom

A: --unanswered--

-Tom Bruursema, bruursema@nsf.org

Q: Old system records need to be online and quick to get AZ uses them as a money stream and i think they are missing out on good info

A: --unanswered--

-Kenneth Patch, ken@patchranch.com

Q: Please inform Kitt, the rule title is 18 not 8 as showed on her presentation.

A: I let her know, thank you.

-Ali Baadiyan, asb@azdeq.gov

Q: Sometimes an inspection is performed by a potetial buyers inspector that identiifies problems - maybe even failure. Then the buyer decides not to purchase the home. Do some states have rules in place that require that the inspection report be submitted to towns or counties for the property file?

A: --unanswered--

-Sean Merrigan, sean.merrigan@ct.gov

Q: Reduce liability of costs associated with a failing system

A: --unanswered--

Q: what is a straight pipe?

A: A straight pipe is a pipe that runs straight from the house to the land or stream, typically, to carry away household waste and wastewater. There is no onsite wastewater system in this scenario. They are illegal, obviously.

Q: Who pays? Buyer or seller?

A: --unanswered--

-Scott Rose, srose@dph.sbcounty.gov

Q: can you provided a copy of the state inspection form? Thank You

A: --unanswered--

-Bart Harriss, bart.harriss@flhealth.gov

Q: Could Jim please bring up his "Far Side" cartoon again. I'd like to get a screen copy. Thanks!

A: --unanswered--

-Janet Mullin, jmullin@marincounty.org

Q: What year was the last PSMA standard update (ea 3 years)?

A: --unanswered--

-Stephanie Ross, sross@biomicrobics.com

Q: When will Septic Smart be this year? Can we get the specific week in September?

A: We are planning for the last full week of September.

-Amanda Clark, amanda.clark@ct.gov

Q: What are some challenges you faced in enforcing this law? Did you pass this on a state or local level? Who is responsible for enforcement and are there penalties?

A: --unanswered--

-Piper Satterfield, piper.satterfield@arkansas.gov

Q: What does NAWT stand for?

A: NAWT - National Association of Wastewater Transporters

A: Correction - National Association of Wastewater Technicians

dschneue@kdheks.gov

Q: How can point-of-sale inspection programs be made more bulletproof from Commercial considerations instead of public health/env.pt be made more resistant to

A: --unanswered--

Q: What successful models for point-of-sale inspection of onsite wastewater systems are recommended pertaining to is the 2 key areas of interest. Inspector Training, Qualifications and Accountability, AND Transfer Inspection Framework and Administrative Practices

A: answered on air.

Q: If a BUYER is railroaded into relying on an inspection provided by a SELLER or Seller AGENT, could it be argued that the BUYER is being deprived of his DUE DILLIGENCE rights?

A: answered on air

Q: RECOMMENDATION TO EPA: It would be more helpful if a Guideline is drafted similar to what was done for the Decebntralized Management program that Stephen Hoag ?sp worked on, circa 2000. Jouce Hudson may recall the details.

A: --unanswered--

Q: In the PA program, what are the typical terms and conditions stated in the "Certification" document? AND please amplify how the inspectors are held accountable for the content of the Certification.

A: answered on air

Q: Does the PA program define "failure" in legal terms?

A: answered on air

Q: How does the AZ program hold inspectors accountable for the accuracy/completeness requirements for the point-of-sale inspection?

A: answered on air

-Edwin Swanson, manager@septicadvisors.com

Q: There is not a lot of support from Realtors in my region for these inspections, because they are concerned it will "kill the deal". How do you/we get them on side?

A: --unanswered--

Q: Will a list of webinar attendees be made available, with contact information?

A: We have not done that in the past. Do you have a particular need?

Q: Will a copy of the presentation be made available afterwards?

A: Yes, this will be made available and archived on EPA's website for future viewing.

Q: Generally, from which institutions or sectors do you see the most support? Lending/Mortgage industry....Insurance Companies?

A: answered on air

Q: There is not a lot of support from Realtors in my region (Atlantic Canada) for these inspections, because they are concerned it will "kill the deal". How do you/we get them on side?

A: answered on air

Q: RE: non-intrusive inspections to avoid damage - Would installing an inspection port into the dispersal field lines (in the case of leaching chambers) or along the side of a trench (in the case of gravel systems) to allow liquid levels in the field to be checked, be considered "intrusive"? Assuming an auger or shovel was used to do this?

A: --unanswered--

-Kelly Galloway, kelly@engtech.ca