

INSPECTIONS OF EXISTING SEPTIC SYSTEMS

Frequently the transfer of ownership of single family homes entails a home inspection. If the home is served by an on-site subsurface sewage disposal system (septic system) it usually is inspected as part of the total home inspection process.

The State of Connecticut does not certify septic system inspectors nor are there mandatory inspection procedures that all inspectors should follow. In an attempt to clarify this situation, the Connecticut Environmental Health Association (CEHA) organized a committee of state and local health personnel; septic system installers and cleaners, who perform inspections; home inspectors; and members of the Connecticut Association of Realtors, to develop the following "Connecticut Recommended Minimum Existing Septic System Inspection Report" Form.

The committee is hopeful that this form will be utilized throughout the industry as a standard for septic system inspections. Prospective buyers should ask their real estate agent and/or their septic system inspector whether or not this form will be used. If the form will not be utilized, you may want to inquire as to the thoroughness of the inspection.

The form is basically self-explanatory, however, the committee also concluded that general information regarding various aspects of the inspection process and a glossary of terms associated with septic systems would be helpful to the general public. For that reason a supplement to the inspection form was prepared and should be supplied along with the completed form.