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In Favor of SB165 and HB146 with Amendments -

Department of the Environment – Fees, Penalties, Funding, and Regulation

To Environment and Transportation Committee Members,

My name is Ryan Nagi Owner of SPEK Home Inspections. We started in the onsite wastewater industry in about 2010 performing on-site sewage disposal inspections for property transfer after we were certified. We recognized the lack of professionalism and consistency of property transfer inspections in our area and it launched us into the on-site waste water industry even further now providing all types of on-site wastewater services such as septic installations, system repairs, operations and maintenance of BAT units and property transfer inspections for real estate transactions. The only on-site sewage disposal service that we do not provide directly is pump outs. We have a great rapport with local companies who provide that service for us when needed.

Statement

I am here to support SB 165 and HB146 With the following amendments:

The amendments I would like to see are the following:

The on-site sewage disposal inspection and pump out need to be performed at the same time. This is crucial for several reasons.

The current MDE approved education literature when teaching the on-site property transfer inspection course states: in order to perform an accurate inspection of the on-site sewage disposal system, the septic tank needs to be pumped out. This is accurate and why you would want to have it pumped out during the inspection.

You can visually inspect the structural integrity of the interior walls of the septic tank that can find common deficiencies such as but not limited to: leaking, root intrusion, cracking that would render that septic tank as unsatisfactory

You can visually inspect the outlet baffle that plays a crucial role in preventing solids from entering the soil absorption system that can reduce system lifespan.

You can visually observe any backflow that occurs from the soil absorption system during inspection. This gives crucial information to the inspector, providing a clear, more accurate picture of the condition of the systems and components beyond the septic tank that you cannot get if you do not pump the system at the inspection.

You want to have the system pumped out during the inspection for consumer protection. Your constituents will be better protected from inaccurate or faulty, on-site sewage disposal systems due to an inspection and pump out being done at different times versus if they were done at the same time. For example a septic tank that is pumped out the day before an inspection could give the appearance that the soil absorption system is in acceptable condition because pumping it out has removed all the pressure and liquid that was currently sitting in that actual absorption system leading to misdiagnosis

Performing the inspection and pump out at different times can lead to inaccurate conclusions on the actual current condition of the on-site sewage disposal system

With regards to any on-site sewage disposal system that has an aerobic treatment unit or BAT should be exempt from an automatic requirement for pump out. These units should be and many are required by the state to be maintained by a certified operations and maintenance service provider. These service providers maintain the unit on a regularly scheduled basis and through proper inspections and testing procedures, determine when the unit should be pumped out. Pumping these units at a specific time interval when not

necessary can unnecessarily upset the ecosystem within that unit that will reduce the effectiveness of nitrogen reduction in that unit. Furthermore, pump out of these units have the potential for catastrophic damage to units that can collapse under their own weight if not properly filled back up with clean water. Unnecessary alarming of the system can occur causing a disturbance to owners/tenants, and neighboring properties

I ask for favorable report of SB 165 and HB146

Thank you for your time,

Ryan Nagi