

Regal Home Inspections, LLC

Finds of the Week 8/31/2019

Two of the biggest home sale killers, in my opinion are septic issues and oil tank issues. In this week's case, two copper lines were seen coming through the basement wall. Of course, they are protruding through the wall in an area where the existing gas appliance is. Based on the age of the house one can predict if there may have been oil. As seen in



this photo, the copper tubes are now folded against the wall. Due to the fact that they are through the foundation wall the associated tank was most likely underground on the other side of the wall. I, as the inspector was not able to see under the ground so the client was urged to have an oil tank sweep done. From an inspection report perspective, this was identified as a, "Material Defect".

Oil tanks are very often cost a lot of money to remove. Not only is a tank sweep required but if there is a tank, the client must have soil samples taken to confirm that oil never leaked into the soil.

If the seller says that the oil tank was abandoned and properly (Per NJ DEP standards) cleaned and left in the ground, the client is urged to speak with their insurance company. I have been told that while abandoning an oil tank is, "OK" by NJ insurance

companies don't want to carry the risk of a below ground tank, even if it's been properly cleaned, filled and abandoned.

So, a word of caution, it never hurts to err on the side of caution. If you're unsure about the possible presence of an oil tank, get a sweep done. The cost ranges from a few hundred dollars to about \$500 – depending on the company. Many sweep companies provide a guarantee.