



## Oil Tank Assessments for Home Inspectors

Red Lion Inn

September 11, 2019

Thank you for attending the Oil Tank Assessment class on Wednesday. Curren discussed a few important items that are of interest to you regarding Underground Oil Tanks & Aboveground Tanks.

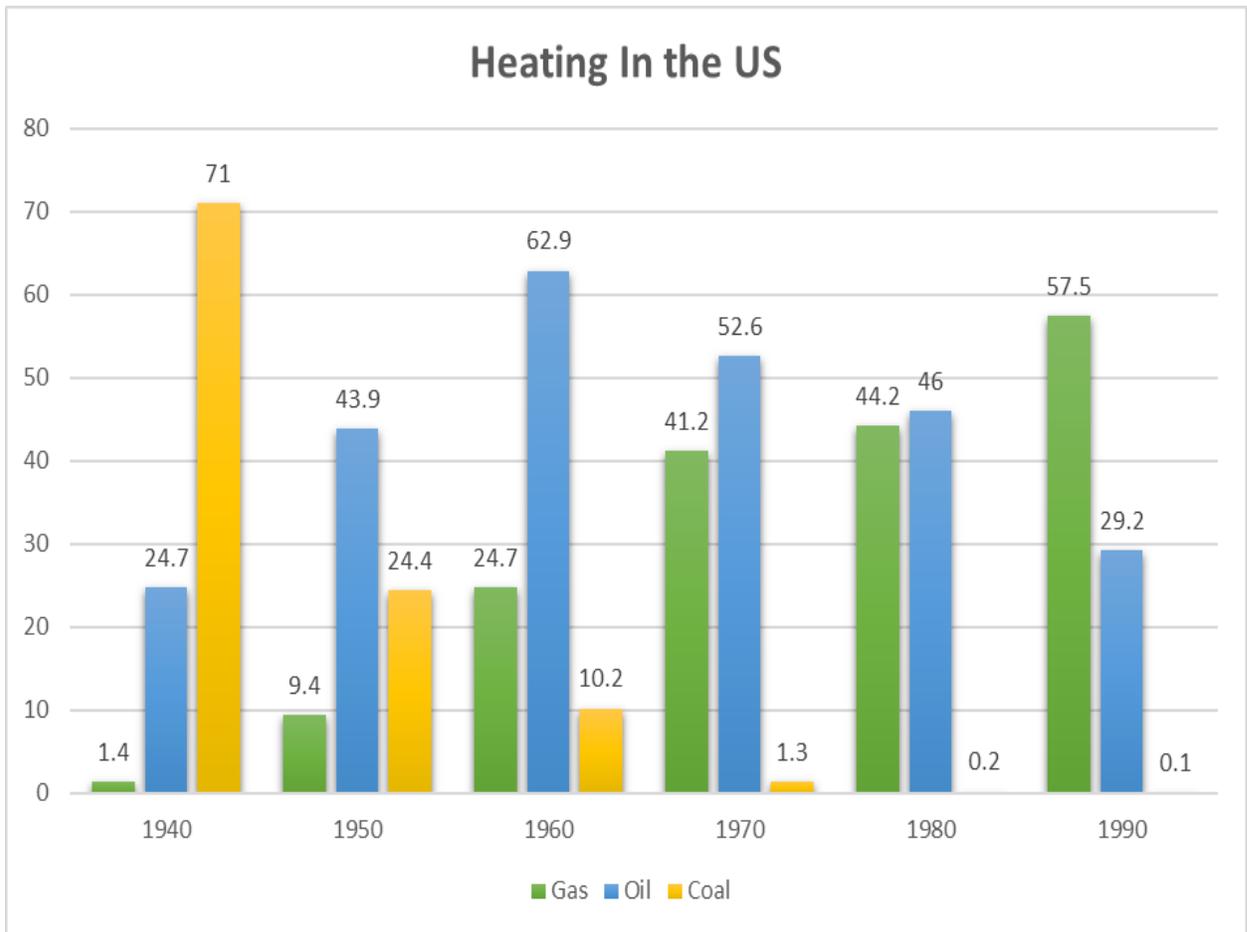
To find out if the property that you are working with has environmental issues you can go to the [GEOWeb](#) website. The web site can be searched by address, sites that pop up have some form of NJDEP involvement, you can ascertain that if multiple sites exist in a residential neighborhood, it is related to tank leaks. The site only goes back to 2002, so older sites are not listed. [Attached](#) are the directions on how to search for those sites.

Curren discussed underground oil tanks and the associated due diligence associated with evaluating a property for a buried oil tank. Tanks sweeps or scan that are the most thorough follow what is typically performed on commercial sites where hidden buried tanks are a concern. The most thorough tool for scanning for a buried tank is [Ground Penetrating Radar](#) (GPR). Also, the need to scan would be for homes/dwellings that were build prior to [1990 and if there is no gas on the property at time of construction.](#) Many homeowners are not even aware that oil heat has a legacy and that there could have been or may still have a tank on the property. When homes are sold owners and house flipper - may remove visual evidence of prior oil heat by removing oil lines, fill and vent pipes, even though the UST is still in the ground.



**The Golden Age of Heating Oil**

The following chart is from the US Census. You can see that oil heat waned in the 1990's but was popular in New Jersey for most of the century.



Regarding the New Jersey Construction code relative to residential heating oil tanks. Construction permit, the [Permit](#) is only for removal of an oil tank. This permit shows that the oil tank was cleaned and removed, it does not prove that the oil tank *did not leak*. Soil testing is the only way to show that the underground oil tank did not leak.

**New Jersey has issued 2 Bulletins pertaining to Oil Tanks.**

**September 1995  
Combines and Supersedes  
Bulletin Nos. 88-3, 91-4, and  
93-1**

Date: **September 1995**  
**Revised: September 2017**  
Subject: **Removal/Abandonment Requirements  
for Residential Heating Oil Tanks (no  
limit) and Commercial Heating Oil  
Tanks (under 2,001 gallons)**

[https://www.state.nj.us/dca/divisions/codes/publications/pdf\\_bulletins/b\\_95\\_1B.pdf](https://www.state.nj.us/dca/divisions/codes/publications/pdf_bulletins/b_95_1B.pdf)

These were put into place to create a level playing field and **Standard Operating Procedure** for closure of a tank. Prior to these Bulletins, there was no uniform approach to tank work, the biggest issue being tanks not being cleaned as per American Petroleum Institute (API) standard, which require tank entry and removal of all liquids. Many tanks closed performed prior to the API requirement followed a Federal definition of clean, meaning **1” of liquid was considered empty as per government standards.**

**Another key point:**

- 1 If a conversion from a UST to natural gas was occurring, the tank that was removed from service was to be closed in place or removed within 1 year. *This was not strictly enforced.***

2 **The revised code required AST's to be removed within a year as well.**

The Construction Code discusses how the underground oil tank can be filled in place and the removal process, for more information please [click here](#). Curren also discussed the [HOT program \(Heating Oil Tank Program\)](#). This provides information on how the owner of the property in question must call the NJDEP to report the release.

***Remember the most important questions about an oil tank is  
"Did the oil tank leak?"***

## **Roth Tanks**

Roth tanks are the 24-carat gold of oil tanks. You can call the company at 888-266-7684 and they will give you the actual date it was installed at the property.

Below are some links that will be helpful regarding Oil Tanks for your properties.

- [Oil Tank Frequently Asked Questions.](#)
- [10 Things You Need to Know about Underground Oil Tanks.](#)
- [Locating Underground Oil Tanks.](#)

Thank you for attending the class and we hope it was helpful. If you have any questions in the future, please don't hesitate to contact Curren Environmental at 856-858-9509.

For more information during the year please follow us on [twitter](#) or like us on [Facebook](#).

***Curren Environmental***