



TOWNSHIP of HOPEWELL
MERCER COUNTY

DEPARTMENT OF HEALTH

201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410

Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltpw.org



APPLICATION FOR LETTER OF REVIEW

Submit with septic and well reports at least 10 business days prior to change of occupancy.

Block: 62 Lot: 4.01 Physical Address: 1262 BEAR TAVERN RD, Titusville, NJ 08560
Check One: ☒ Sale of Property ☐ Rental of Property ☐ Change in Use | Closing Date: 8-18-2023
Estimated Date, if Unknown: _____

Property Owner Information

Name: Dan + Tina Smith Phone: 609-203-1290
Mailing Address: 1262 Bear Tavern Rd Email: dsmith@allstatestitle.com
City: Titusville State: NJ Zip: 08560
Attorney Name: John M. Cammarata Phone: 609-977-6886 or 609-393-0586
Email: JohnmCammarata@gmail.com
Realtor Name: Elizabeth Kerr Phone: 609-306-5432
Email: EKerr@weidel.com

Purchaser/Tenant Information

Name: NOT YET DETERMINED Phone: _____
Mailing Address: _____ Email: _____
City: _____ State: _____ Zip: _____
Attorney Name: _____ Phone: _____
Email: _____
Realtor Name: _____ Phone: _____
Email: _____

Remit with check or money order payable to "Hopewell Township"

Applying for: ☒ Septic System Inspection Reports Review \$75.00
☐ Well Water Quality Results Review \$75.00

Total Fee: 150

pdv
ch # 31444
7-25-23
gm

FOR HEALTH DEPARTMENT USE ONLY

Septic System Review	Date	Well Water Quality Review	Date
Temporary Approval Granted		Temporary Approval Granted	
Final Approval Granted	<u>7-28-23</u>	Final Approval Granted	<u>7-28-23</u>
Comments: <u>Emailed</u> <u>7-28-2023</u>			
Date Received:		Check #:	



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DEPARTMENT OF HEALTH

201 Washington Crossing Pennington Road Titusville, New Jersey 08560-1410

Phone: 609.737.0120 Fax: 609-737-6836

Dan & Tina Smith
1262 Bear Tavern Road
Titusville, NJ 08560

July 28, 2023

RE: Block 62 Lot 4.01 – 1262 Bear Tavern Rd

Final Septic & Well Letter of Review

Dear Property owner

This office has received the applications for letter of review for both well water and septic system inspection for the sale of the above referenced property. These have been issued as noted.

- 1. The well water from the potable well meets federal, state and local safe drinking water regulations.**
- 2. The septic system was inspected by NJSMG on 4/20/2023 and found the system to be in Unsatisfactory Condition and needing repairs. All repairs have been completed and inspected by this office 5/15/2023**

Based on the information provided to this office, the septic and well letter of review for this property is issued. No further inspections are required for this sale.

You may contact this office at (609) 737-0120 with any questions you may have regarding this matter. Our office hours are Monday through Friday, 8:30 - 4:30

Sincerely,

Peter Enea III
Senior REHS



The New Jersey Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

These laboratory analyses were completed for the purpose of complying with the Private Well Testing Act. In accordance with the Private Well Testing Act Regulations, all analytical results except for coliform (total or *E. coli*) shall remain valid for a period of one year from the date of sample collection. All coliform (total or *E. coli*) analytical results shall remain valid for a period of six months from the date of sample collection.

☒
☐
☐

Analytical results meet primary and secondary contaminant standards for NJ PWTA required parameters*

One or more of the analytical results do not meet primary (1) contaminant standards for NJ PWTA required parameters*

One or more of the analytical results do not meet secondary (2) contaminant standards for NJ PWTA required parameters*

Client InformationName: **Dan Smith**Date Test Requested: **June 23, 2023**Mailing Address: **1262 Bear Tavern Road
Titusville, NJ 08560****Property Information**Property Address: **1262 Bear Tavern Road**Municipality: **Hopewell Twp**Muni Code **1106**County: **Mercer**Property Lot: **4.01**Block: **62**GPS Location-State Plane coordinates (feet): X: **395124**Y: **542257**

GPS Coordinate Origin (circle one)

Front Door::FD

NJ Well Permit or Well Record Number (If Known):

Laboratory Information

Reporting Laboratory Name & ID#:

Pace Analytical Services, LLC-Ewing NJDEP# 11005

Reporting Laboratory Address & Phone #:

812 Silvia Street, Ewing, NJ 08628, 609-737-3477**Sample Information**Sample Collector Name: **Ben Waidler**

Authorized Representative/Certified Laboratory Employee Lab Certification ID#:

11005Sample Type: **NOTE: Only raw or untreated water samples meet the requirements of the PWTA regulations N.J.A.C. 7:9E.**a.) Indicate Specific Location of Sample collected: **Kitchen Tap::KT**b.) Type of treatment Device (s) Installed (if known): **None**

*Please note that PWTA analytical requirements are not inclusive of all drinking water standards. Please refer to the recommendations for additional testing on page 6.

**NJDEP Certified Lab 11005
812 Silvia Street, Ewing, NJ 08628
Phone: 609-737-3477**



New Jersey Private Well Test Reporting Form

The New Jersey Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their clients in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

Required Test Parameters	Result	Units	Applicable Standard Maximum Contaminant Level, Action Level, or Limit	Standard Exceeded (Y/N)	Lab Certification ID#	Analytical Method
Total Metals						
Iron	<0.20	mg/L	0.3	N	11005	EPA 200.7
Uranium	3.47	ug/L	30	N	11005	EPA 200.8
Lead	<0.5	ug/L	5	N	11005	EPA 200.8
Manganese	<5.0	ug/L	50	N	11005	EPA 200.8
Arsenic	3.5	ug/L	5	N	11005	EPA 200.8
Microbiological Parameters						
Total Coliform	Absence	Pres/Abs	1	N	11005	SM 9223B
E. Coli	Absence	Pres/Abs	1	N	11005	SM 9223B
General Chemistry Parameters						
Nitrate	3.3	mg/L	10	N	11005	EPA 300.0
Field Service Parameters						
pH	6.96	pH Units	6.5 8.5	N	11005	SM 4500-H B-11
Volatile Organic Compounds						
Benzene	<0.500	ug/L	1	N	NY158	EPA 524.2
Carbon Tetrachloride	<0.500	ug/L	2	N	NY158	EPA 524.2
Chlorobenzene	<0.500	ug/L	50	N	NY158	EPA 524.2
Dichlorobenzene (1,2-)	<0.500	ug/L	600	N	NY158	EPA 524.2
Dichlorobenzene (1,3-)	<0.500	ug/L	600	N	NY158	EPA 524.2
Dichlorobenzene (1,4-)	<0.500	ug/L	75	N	NY158	EPA 524.2
Dichloroethane (1,1-)	<0.500	ug/L	50	N	NY158	EPA 524.2
Dichloroethane (1,2-)	<0.500	ug/L	2	N	NY158	EPA 524.2
Dichloroethene (1,1-)	<0.500	ug/L	2	N	NY158	EPA 524.2
Dichloroethene (cis 1,2-)	<0.500	ug/L	70	N	NY158	EPA 524.2
Dichloroethene (trans 1,2-)	<0.500	ug/L	100	N	NY158	EPA 524.2
Dichloropropane	<0.500	ug/L	5	N	NY158	EPA 524.2
Ethylbenzene	<0.500	ug/L	700	N	NY158	EPA 524.2
Methylene Chloride	<0.500	ug/L	3	N	NY158	EPA 524.2
Methyl tertiary-butyl ether	<0.500	ug/L	70	N	NY158	EPA 524.2
Naphthalene	<0.500	ug/L	300	N	NY158	EPA 524.2
Styrene	<0.500	ug/L	100	N	NY158	EPA 524.2
Tetrachloroethane (1,1,2,2-)	<0.500	ug/L	1	N	NY158	EPA 524.2
Tetrachloroethene	<0.500	ug/L	1	N	NY158	EPA 524.2
Toluene	<0.500	ug/L	1000	N	NY158	EPA 524.2
Trichlorobenzene (1,2,4-)	<0.500	ug/L	9	N	NY158	EPA 524.2
Trichloroethane (1,1,1-)	<0.500	ug/L	30	N	NY158	EPA 524.2
Trichloroethane (1,1,2-)	<0.500	ug/L	3	N	NY158	EPA 524.2
Trichloroethene	<0.500	ug/L	1	N	NY158	EPA 524.2
Vinyl Chloride	<0.500	ug/L	2	N	NY158	EPA 524.2
Xylenes (total)	<0.500	ug/L	1000	N	NY158	EPA 524.2
Synthetic Organic Compounds						
1,2,3-Trichloropropane	<0.0100	ug/L	0.03	N	NY158	EPA 524.3
1,2-Dibromo-3-chloropropane	<0.0100	ug/L	0.2	N	NY158	EPA 524.3
1,2-Dibromoethane	<0.0100	ug/L	0.05	N	NY158	EPA 524.3
Perfluorinated Compounds						
Perfluorooctane Sulfonate (PFOS)	0.00325	ug/L	0.013	N	07010	EPA 537
Perfluorononanoic acid (PFNA)	<0.00185	ug/L	0.013	N	07010	EPA 537
Perfluorooctanoic Acid (PFOA)	0.00461	ug/L	0.014	N	07010	EPA 537
Radiological Parameters						
Gross Alpha Initial	5.520	PCI/L	5	Y	03036	ECLS-R-GA R8
Gross Alpha Final	3.960	PCI/L	15	N	03036	ECLS-R-GA R8

Lab ID: N114495



812 Silvia Street
Ewing, NJ 08628
609-737-3477
pacelabs.com

New Jersey Private Well Test Reporting Form

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<u>Required Test Parameters</u>	<u>Result</u>	<u>Units</u>	<u>Applicable Standard</u> <u>Maximum Contaminant Level,</u> <u>Action Level, or Limit</u>	<u>Standard</u> <u>Exceeded</u> <u>(Y/N)</u>	<u>Lab</u> <u>Certification</u> <u>ID#</u>	<u>Analytical Method</u>
<u>Radiological Parameters</u>						
Uranium Alpha Activity	2.32	PCI/L		N		ECLS-R-GA R8
Adjusted Gross Alpha	1.64	PCI/L	15	N		ECLS-R-GA R8

UNITS:

Pres/Abs= Present or Absent

ug/l= micrograms per liter (also known as parts per billion)

mg/l= milligrams per liter (also known as parts per million)

PCI/l= picocuries per liter



New Jersey Private Well Test Reporting Form

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Footnotes for the New Jersey Private Well Water Test Reporting Form on page 1:

- (1) Primary Drinking Water contaminants are those contaminants that have Maximum Contaminant Levels or Action Levels established to protect health. The Primary Drinking Water contaminants are: arsenic, coliform bacteria, gross alpha, lead, nitrate (total), perfluorinated compounds, synthetic organic compounds, uranium, and volatile organic compounds. The standards for primary contaminants are the maximum permissible levels allowed in drinking water based on ingesting the drinking water over the course of a lifetime.
- (2) Secondary Drinking Water contaminants are those contaminants that have Recommended Upper Limits or Optimum Ranges established to protect against those properties that adversely affect the taste, odor, or appearance of drinking water. The Secondary Drinking Water contaminants required to be tested in accordance with the Private Well Testing Act (PWTA) Regulations are iron, manganese and pH.

Footnotes for the Summary of Well Water Test Results table on page 2:

- (1) If total coliform bacteria are detected, then additional analyses are required to determine the specific type (*E. Coli*) present. *E. Coli* analysis is not required if total coliform sample results indicate the absence of total coliform bacteria.
- (2) Uranium analysis is required in Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Morris, Passaic, Somerset, Sussex, Union and Warren counties.
- (3) Mercury analysis is required only in Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Monmouth, Ocean, and Salem counties.
- (4) The results of a "flushed" raw (untreated) water sample, which is required by the Private Well Testing Act regulations, should be compared to the Ground Water Quality Standard of 5 ug/l found at NJAC 7:9-6 et seq. The Lead Action Level of 15 ug/l applies to a one liter first-draw tap sample collected from a cold water kitchen or bathroom tap/sink in which the water has remained motionless in the plumbing system for at least six hours [40 CFR 141.86(b)(2)]. This type of standing-water sample is NOT required by the Private Well Testing Act regulations.
- (5) The PWTA rules were amended through a rule adoption published in the New Jersey Register on June 1, 2020. These amendments include a provision that requires the collection and analysis of three new parameters in all counties for realtor closings that occur on or after December 1, 2021. The new parameters include perfluorooctanoic acid (PFOA), perfluorooctanesulfonic acid (PFOS), and perfluorononanoic acid (PFNA).
- (6) If the Gross Alpha (first count) is less than 5 pCi/L, no further testing is needed. If the Gross Alpha (first count) exceeds 5 pCi/L a second count is required.
- (7) Uranium Alpha Activity can be estimated from the uranium mass concentration (ug/L) listed in the metals section of the table x 0.67 pCi/ug.
- (8) Adjusted Gross Alpha = Gross Alpha (pCi/L) - Uranium Alpha Activity (pCi/L). The MCL for Adjusted Gross Alpha is 15 pCi/L. An adjusted Gross Alpha value should only be calculated when uranium is required/tested.
- (9) If the Gross Alpha or Adjusted Gross Alpha result is greater than 5 pCi/L, additional testing is recommended on page 6.

ADDITIONAL SAMPLE INFORMATION:

	<u>Date/Time Sample</u> <u>Collected</u>	<u>Date/Time Sample</u> <u>Analyzed</u>	<u>Sample ID Number</u>
Total Metals	06/23/23 13:06	06/28/23 12:27	N114495
Total Metals	06/23/23 13:06	06/28/23 13:12	N114495
Microbiological Parameters	06/23/23 13:06	06/23/23 16:25	N114495
General Chemistry Parameters	06/23/23 13:06	06/23/23 19:09	N114495
Field Service Parameters	06/23/23 13:06	06/23/23 13:07	N114495
Volatile Organic Compounds	06/23/23 13:06	07/01/23 20:53	N114495
Synthetic Organic Compounds	06/23/23 13:06	06/29/23 18:54	N114495
Perfluorinated Compounds	06/23/23 13:06	07/01/23 13:37	N114495
Radiological Parameters	06/23/23 13:06	06/26/23 8:30	N114495
Radiological Parameters	06/23/23 13:06	06/28/23 12:27	N114495

CERTIFICATION OF RESULTS:

I certify in writing that all sampling, analyses, and reporting performed herein, comply with all requirements set forth in NJAC 7:9E and NJAC 7:18, and hereby certify that this laboratory is in compliance with all laboratory certification and quality control procedures and requirements as set forth in NJAL 7:18.

Lab ID: N114495



A handwritten signature in black ink, appearing to read "N. J. San", is written over a horizontal line.

Laboratory Manager or Designee

812 Silvia Street
Ewing, NJ 08628
609-737-3477
pacelabs.com

July 14, 2023

Date



New Jersey Private Well Test Reporting Form

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ADDITIONAL INFORMATION:

I. Treatment Options

Listed below are the common treatment options available to homeowners having well contamination above a Maximum Contaminant Level, Action Level or Recommended Limit. The goal of water treatment is the removal of contaminants to levels below the Maximum Contaminant Level, Action Level or Recommended Limit. For additional information on home treatment devices contact your local/county health department or visit the Private Well Testing Act webpage at www.nj.gov/dep/watersupply/pw_pwta.html. You may also call the USEPA drinking water hotline at (800) 426-4791 to obtain a copy of USEPA's pamphlet entitled "Home Water Treatment Units". All treatment devices must be properly maintained in accordance with manufacturer recommendations to ensure operating efficiency in removing contaminants. As noted below, not all treatment devices remove every contaminant; there may be more than one device installed if multiple contaminants exist in the drinking water. NJDEP recommends hiring a water treatment professional to design and install needed water treatment.

Summary of Treatment Options for Homeowners

Arsenic*	Arsenic Two-Tank Adsorption System (Whole House)* Arsenic Adsorption Under-Sink Cartridges (Single Tap)* Anion Exchange (Arsenic-5 Only) (Whole House)* Reverse Osmosis (Arsenic-5 Only) (Single Tap)*
Gross Alpha*	Radium Source - Cation Exchange (Whole House)* Uranium Source - Anion Exchange (Whole House)* Radium & Uranium Source-Reverse Osmosis (Single Tap)*
Iron	Water Softner (Ion Exchange) Oxidation and Filtration
Manganese	Water Softner (Ion Exchange) Oxidation and Filtration
Lead and Uranium	pH adjustment to reduce water corrosiveness (Whole House) -Lead Only Reverse Osmosis (Single Tap) Anion Exchange (Whole House)- Uranium Only
Mercury	KDF-55 with pH adjustment
Volatile Organic Compounds	Granular Activated Carbon Filtration Air Stripping
Nitrate	Anion Exchange (Whole House) Reverse Osmosis
Perfluorinated and Synthetic Compounds	Granular Activated Carbon Filtration
pH	Acid Neutralizer
Total Coliform and E. Coli	Ultraviolet Light Chlorination

*Additional Resources for Specific Contaminants

Arsenic	Radionuclides
Arsenic Water Treatment for Residential Wells in New Jersey: https://www.nj.gov/dep/pwta/Arsenic_Treatment.pdf	A North Jersey Homeowner's Guide to Radioactivity in Drinking Water: Uranium https://www.state.nj.us/dep/rpp/rms/agreedown/urwater.pdf
New Jersey Arsenic Awareness Initiative: http://www.tinyurl.com/arsenichelp	A North Jersey Homeowner's Guide to Radioactivity in Drinking Water: Radium https://www.state.nj.us/dep/rpp/rms/agreedown/radwater.pdf
Arsenic Homeowner's Guide: https://www.state.nj.us/dep/dsr/arsenic/guide.htm	



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II. Health Effects

Drinking water standards are established to protect consumers of drinking water from both adverse health effects (primary drinking water standards) and from qualities that make the water unpalatable (secondary drinking water standards.) Both NJDEP and USEPA set drinking water standards; those in effect in New Jersey can be found at www.state.nj.us/dep/watersupply/pwta/pdf/mcl-table_.pdf. Both NJDEP and USEPA periodically review this list and add or subtract contaminants based on new scientific information. Standard setting is summarized in a brochure entitled "Standards for Safe Drinking Water in New Jersey" available at <https://nj.gov/dep/watersupply/pdf/stdsdwfaq.pdf>.

There are several resources available to assist in interpreting your test results. Information can be found on our website at https://www.nj.gov/dep/watersupply/pw_pwta.html. Health effects information developed by the USEPA is summarized at <https://www.epa.gov/dwstandardsregulations/drinking-water-contaminant-human-health-effects-information>. Additional information regarding private wells and health effects can be found at: <https://www.state.nj.us/health/ceohs/sanitation-safety/drinking-water-public-health/>.

III. Recommendations for Additional Testing

The gross alpha test identifies the presence of radionuclides at levels suggesting additional testing and/or treatment. With any Gross Alpha Value (Initial, Second, or Adjusted) exceeding 5 pCi/L, additional testing may be recommended for naturally occurring isotopes of Radium, Uranium and Radon. There are a number of factors to consider and we recommend reviewing the Homeowner's Guide to Radioactivity in Drinking Water for more detailed information.

In Southern New Jersey, radium is the main cause of high gross alpha. In Northern New Jersey, uranium is the main cause of high gross alpha. A water softener can be used to remove radium from water and offers additional benefits to water quality. Therefore, homeowners whose gross alpha exceeds 5 pCi/L, especially in southern New Jersey, may decide it more cost effective to install a water softener than conduct additional water testing for radium. Additional resources on this topic are listed on the next page.

The Private Well Testing Act regulations require well water samples to be collected from untreated or "raw" water. Raw water quality represents the well water quality. Additional water testing may be conducted to determine the effectiveness of a water treatment system or to determine if the distribution system (pipes) may be contributing additional contamination. In those cases, sampling of treated of finished water at the tap is recommended. This additional testing of treated water is not required under the Private Well Testing Act regulations. However, testing of treated water to determine the effectiveness of a treatment system to remove contaminants for a known, pre-existing, water quality problem is desirable. Below are recommendations for additional testing in three different scenarios.

Scenario One: There is an existing treatment system or device installed at the house or building due to a known pre-existing water quality problem and raw water indicates that one or more parameters are above a Maximum Contaminant Level, Action Level, or recommended Limit. NJDEP recommends that a second water sample be collected for the parameter(s) of concern at a location after the treatment system or device at a primary tap to ensure that the system or device is working properly in removing or reducing the contaminants to below the applicable Maximum Contaminant Level, Action Level, or Recommended Limit.

Scenario Two: After testing, total coliform and *E. coli* bacteria are found to be above the Maximum Contaminant Level. The well is subsequently treated via chlorine disinfection. Re-testing is recommended after a chlorine residual can no longer be detected to insure the effectiveness of the treatment.

Scenario Three: FOR LEAD ANALYSIS ONLY: The Private Well Testing Act regulations require that a "flushed" sample be collected for lead analysis meaning the well water was run to remove any water that may have been in contact with the plumbing for an extended period of time. In scenario three, the flushed, untreated sample, collected at the tap, indicates there is lead contamination greater than 5 ug/l. The state's ground water quality standard of 5 ug/l is the more appropriate standard to apply to a "flushed" water sample rather than the drinking water Action Level of 15 ug/l, which is based on sampling drinking water that has been allowed to remain in the plumbing for at least six hours.



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These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act

If the well owner wants to better evaluate the level of potential lead contamination from the plumbing system, a "first draw" (non-flushed) sample should also be analyzed for lead. This "first draw" water sample may likely contain the highest level of lead to which the water users are likely to be exposed. The results of this sample should be compared to the lead Action Level of 15 ug/L. Results above 15 ug/L mean that there is a source of lead in the home plumbing system. The interested party may install treatment to make the water less corrosive and less likely to dissolve lead from the plumbing; may attempt to locate the source of the lead and remove it from the home plumbing system, or may choose to run the water through the plumbing (or selected faucets) each morning to ensure that the standing water is flushed through the pipes and is not consumed.

IV. Remediation/Treatment Funding Sources

A.) The **Spill Fund Program** administered by the Bureau of Contract and Fund Management (BCFM) within the New Jersey Department of Environmental Protection (NJDEP) offers help to innocent parties suffering from direct or indirect damages resulting from the discharge of a *hazardous substance*. There are specific eligibility requirements and guidelines for filing claims with the Spill Fund. Please note that as of March 2, 2009, someone who purchases a property with human-caused contamination in the water supply, whether there is an existing Spill Fund claim or not, will not be eligible for a Spill fund claim. For more information about the Spill fund, please contact the NJDEP-Fund Management Section at 609-777-0101 or visit their website at: www.state.nj.us/dep/srp/finance/eca.htm or you may write to the ECA/Spill Fund 401-06J PO Box 420, Trenton, NJ 08625-0420.

B.) The **New Jersey Housing and Mortgage Finance Agency (NJHMFA)** has a Potable Water Loan Program that is available to owners of single family residences whose source of potable water exceeds the State of New Jersey's Primary Drinking Water Standards, including lead and mercury. In addition, the loan program covers iron and manganese although these contaminants do not have Primary Drinking Water Standards. For further information, please contact the NJHMFA Hotline at 1-800-NJHOUSE (1-800-654-6873) or they may be reached at: PO Box 18550, 637 South Clinton Avenue, Trenton, NJ 08650-2085 or on the web at: https://www.nj.gov/dca/hmfa/consumers/docs/ho_potablewater_fs.pdf.

Septic Management Group

343 Route 601, Belle Mead, NJ 08502
phone: 908-874-4669 fax: 908-874-4697

www.nj-septic.com

SEPTIC SYSTEM INSPECTION REPORT

CLIENT INFO

Client Name: Tina Smith

Different from owner? ☐ yes ☒ no

Client Address: 1262 Bear Tavern Road
Titusville NJ 08560

Contact Methods : Cell # :

Home tel. : (609) 922-6778

Work / Fax :

E-mail : tsmith@gomortgage.com

INSPECTION LOCATION

Inspector Name: Michael Colangelo

Date: 4-20-23

Inspection Address : 1262 Bear Tavern Road
Titusville NJ 08560

Township : Hopewell

Was GPS used? ☐ yes ☒ no **Block :** 62 **Lot :** 4.01

Preliminary Information:

Weather: Clear 65 Degrees

Last precipitation: 4 day(s) before inspection Rain

Age of system 34 years

Type of dwelling:

☒ Residential Number of Bedrooms: 4

Non residential Describe:

How many systems are being inspected? 1

These systems are:

List any commercial activities or high impact hobbies:

None

Describe prior problems and/or repair history including soil fracturing or use of chemical additives. Include dates and explain why the remedial measures have been applied to the system (if available):

Was there a file review in the Health Dept. prior to the Inspection? Yes

If not, why?

Is there a site plan or septic map available? ☒ Yes ☐ No

Is the dwelling currently being occupied? ☒ Yes ☐ No

If so, how many occupants? 2

If no, date last occupied?

If there is a washing machine, is it connected to a separate gray water disposal system? ☐ Yes ☒ No

Is the dwelling free of additional gray water systems? ☒ Yes ☐ No

Is the dwelling free of garbage disposal systems? ☒ Yes ☐ No

Is the dwelling free of sump pump discharges to the system? ☒ Yes ☐ No

If there is a water softener system, does its backwash discharge into the system? ☐ Yes ☒ No

Is the dwelling free of any historical sewage back-ups into the household plumbing. ☒ Yes ☐ No

Does all sewage enter the septic system and no type of sewage bypass exists? ☒ Yes ☐ No

Septic Tank Pumping:

Is the septic tank pumped regularly? Unknown

Frequency: Unknown

Date of last pumping: Unknown

General Comments:

All components of a home have an expected, useful life span. As systems get older, they will generally require routine maintenance and periodic repairs and will eventually require full replacement. It is most often recommended to pump out a 1,000 gallon septic tank every 2 – 3 years, depending on the size of the family (larger family = increased water usage). If the sewage solids are not pumped out as they accumulate, there is an increased chance that they may migrate out of the tank, leading to partial blockage in drainage components and pre-mature failure.

Please Note:

Written commentary concerning septic system components is presented in the summary page(s) attached. Diagram is included for explanatory purposes.

Treatment Tank(s): Type of tank(s) being inspected? How many: 1 ☒ Septic tank ☐ Cesspool ☐ Gray water ☐ Multi-compartment - 2 3 What material is the tank made of? ☒ Concrete ☐ Block ☐ Steel ☐ Poly /Fiberglass Approximate Treatment Tank Volume: gallons: 1500 Evaluate the conditions of tank below: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 40%;"></th> <th style="width: 20%;">Satisfactory</th> <th style="width: 20%;">Unsatisfactory</th> <th style="width: 20%;">N/A</th> </tr> <tr> <td>Top(s) and Lids</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Inlet baffle(s)</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Outlet baffle(s)</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Cracks or Leaks</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Flow from the home</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </table>					Satisfactory	Unsatisfactory	N/A	Top(s) and Lids	☐	☒	☐	Inlet baffle(s)	☒	☐	☐	Outlet baffle(s)	☒	☐	☐	Cracks or Leaks	☒	☐	☐	Flow from the home	☒	☐	☐	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Main tank lid(s) opened for inspection?</td> <td style="width: 10%; text-align: center;">☒</td> <td style="width: 10%; text-align: center;">☐</td> </tr> <tr> <td>Liquid level below the tank's inlet invert(s)?</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Liquid level below the tank's outlet invert(s)?</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Treatment tank(s) pumped for this inspection?</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Are all portions of the tank(s) clear of structures like a deck or a driveway?</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Is the area clear of evidence that sewage has surfaced above the treatment tank(s)?</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Does effluent flow unimpeded from the Tank(s)?</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Is an effluent filter a part of the system?</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td> If yes, does it appear properly maintained?</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>Are there any other types of accessory units present?</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Depth to top of tank(s): 12" Lid Concrete</td> <td></td> <td></td> </tr> <tr> <td>Type Depth to top of tank access(es):</td> <td></td> <td></td> </tr> <tr> <td>At grade buried ☒ Depth: 12"</td> <td></td> <td></td> </tr> </table>				Main tank lid(s) opened for inspection?	☒	☐	Liquid level below the tank's inlet invert(s)?	☒	☐	Liquid level below the tank's outlet invert(s)?	☐	☒	Treatment tank(s) pumped for this inspection?	☒	☐	Are all portions of the tank(s) clear of structures like a deck or a driveway?	☒	☐	Is the area clear of evidence that sewage has surfaced above the treatment tank(s)?	☒	☐	Does effluent flow unimpeded from the Tank(s)?	☒	☐	Is an effluent filter a part of the system?	☐	☒	If yes, does it appear properly maintained?	☐	☐	Are there any other types of accessory units present?	☐	☒	Depth to top of tank(s): 12" Lid Concrete			Type Depth to top of tank access(es):			At grade buried ☒ Depth: 12"		
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Distribution system: Type of delivery pipe being inspected? ☒ PVC Is PVC schedule 40? ☒ yes ☐ no ☐ Orangeburg ☐ terra-cotta ☐ cast iron ☐ other _____ Type of waste-water delivery? ☐ gravity flow ☐ pressure dosed ☒ gravity dosed D-box(es) present ☒ ☐ No d-box is present How many: 1 ☐ Unable to determine				<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Is delivery pipe in satisfactory condition?</td> <td style="width: 10%; text-align: center;">☒ yes</td> <td style="width: 10%; text-align: center;">☐ no</td> <td style="width: 10%; text-align: center;">☐ N/A</td> </tr> <tr> <td>If present, was the d-box(es) located?</td> <td style="text-align: center;">☒ yes</td> <td style="text-align: center;">☐ no</td> <td style="text-align: center;">☐ N/A</td> </tr> <tr> <td>If present, was the d-box(es) uncovered?</td> <td style="text-align: center;">☒ yes</td> <td style="text-align: center;">☐ no</td> <td style="text-align: center;">☐ N/A</td> </tr> <tr> <td colspan="4"> If not uncovered, explain below</td> </tr> <tr> <td>Was the d-box(es) covered by a walkway, deck or driveway (in part or whole) ?</td> <td style="text-align: center;">☐ yes</td> <td style="text-align: center;">☒ no</td> <td style="text-align: center;">☐ N/A</td> </tr> <tr> <td>Was the d-box(es) in satisfactory condition?</td> <td style="text-align: center;">☐ yes</td> <td style="text-align: center;">☒ no</td> <td style="text-align: center;">☐ N/A</td> </tr> <tr> <td>Was liquid at normal operating level?</td> <td style="text-align: center;">☐ yes</td> <td style="text-align: center;">☒ no</td> <td style="text-align: center;">☐ N/A</td> </tr> </table>				Is delivery pipe in satisfactory condition?	☒ yes	☐ no	☐ N/A	If present, was the d-box(es) located?	☒ yes	☐ no	☐ N/A	If present, was the d-box(es) uncovered?	☒ yes	☐ no	☐ N/A	If not uncovered, explain below				Was the d-box(es) covered by a walkway, deck or driveway (in part or whole) ?	☐ yes	☒ no	☐ N/A	Was the d-box(es) in satisfactory condition?	☐ yes	☒ no	☐ N/A	Was liquid at normal operating level?	☐ yes	☒ no	☐ N/A																																			
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Dosing or Pump Tank: Does the system have a pump tank? Yes ☒ No ☐ N/A ☐ Is the pump operating? Yes ☒ No ☐ N/A ☐ Does the alarm for the pump work? Yes ☒ No ☐ N/A ☐ Is the pump elevated above the tank floor? Yes ☒ No ☐ N/A ☐ Is the lid in satisfactory condition? Yes ☐ No ☒ N/A ☐ Is the tank in satisfactory condition? Yes ☒ No ☐ N/A ☐																																																																						
Absorption Area: Was the absorption system located? ☒ yes ☐ no If no, see below. Check the type of the absorption components that apply : ☐ disposal bed ☐ gravity flow ☐ pressure-dosed ☒ gravity-dosed ☐ raised mound ☒ disposal trenches ☒ # of laterals: 10 ☐ seepage pits(s) ☐ chambers: Are inspection ports present? ☐ yes ☒ no If yes, how many? Were separate, confirmation probes done throughout the absorption area? ☒ yes ☐ no ☐ N/A Is the area of the absorption system free of sewage odors? ☒ yes ☐ no Does sewage flow from the treatment tank to the absorption system without flowing back? ☒ yes ☐ no ☐ N/A Is the area above / near any of the system components free from signs of effluent or sewage? ☒ yes ☐ no Are the areas at or near the inlet invert of any absorption area component free of visible signs of sewage or effluent? ☒ yes ☐ no Are areas above or near system components free of lush vegetation? ☒ yes ☐ no Is the area directly over any part of the absorption system free of any evidence of large objects (cars, pools, etc.)? ☒ yes ☐ no ☐ N/A																																																																						

	<u>Satisfactory</u>	<u>Satisfactory with Concerns</u>	<u>Unsatisfactory</u>	<u>Requires Additional Investigation</u>	<u>N/A</u>
Condition of the treatment tank(s)	☐	☐	☒	☐	☐
Alternative Technology	☐	☐	☐	☐	☒
Condition of the distribution system	☐	☐	☒	☐	☐
Condition of the dosing system	☐	☐	☒	☐	☐
Condition of the absorption area	☐	☒	☐	☐	☐

Health Department Reporting

Note if any of the following conditions were observed during the inspection:

- ☐ 1. Ponding or breakout of sewage or effluent onto the surface of the ground
- ☐ 2. Seepage of sewage or effluent into portions of buildings below ground
- ☐ 3. Backup of sewage into the building served which is not caused by a physical blockage of the internal plumbing
- ☒ 4. Leakage from any system component that is supposed to be water-tight, such as the distribution box or septic tank

Pursuant to N.J.A.C. 7:9A-3.4 notification of any observation that is consistent with a condition noted above should be reported to the local administrative authority within 24 hours of the observation.

If encountered, describe all observed noncompliant conditions encountered during this inspection:

Steps must be taken to correct the malfunction. See the written commentary for details.

Disclaimer:

New Jersey Septic Management Group (herein after referred to as NJSMG) performs inspections in accordance with the "Protocol for Inspections of Onsite Wastewater Treatment and Disposal Systems" provided by the New Jersey Department of Environmental Protection, Division of Water Quality, Bureau of Non-Point Pollution Control dated April 2, 2012.

A NJDEP Inspection is:

- an objective evaluation of the onsite wastewater treatment system's characteristics based on the experience and expertise of a qualified inspector.
- an evaluation of each component examined leading to a conclusion about the system's condition.

A NJDEP Inspection is not:

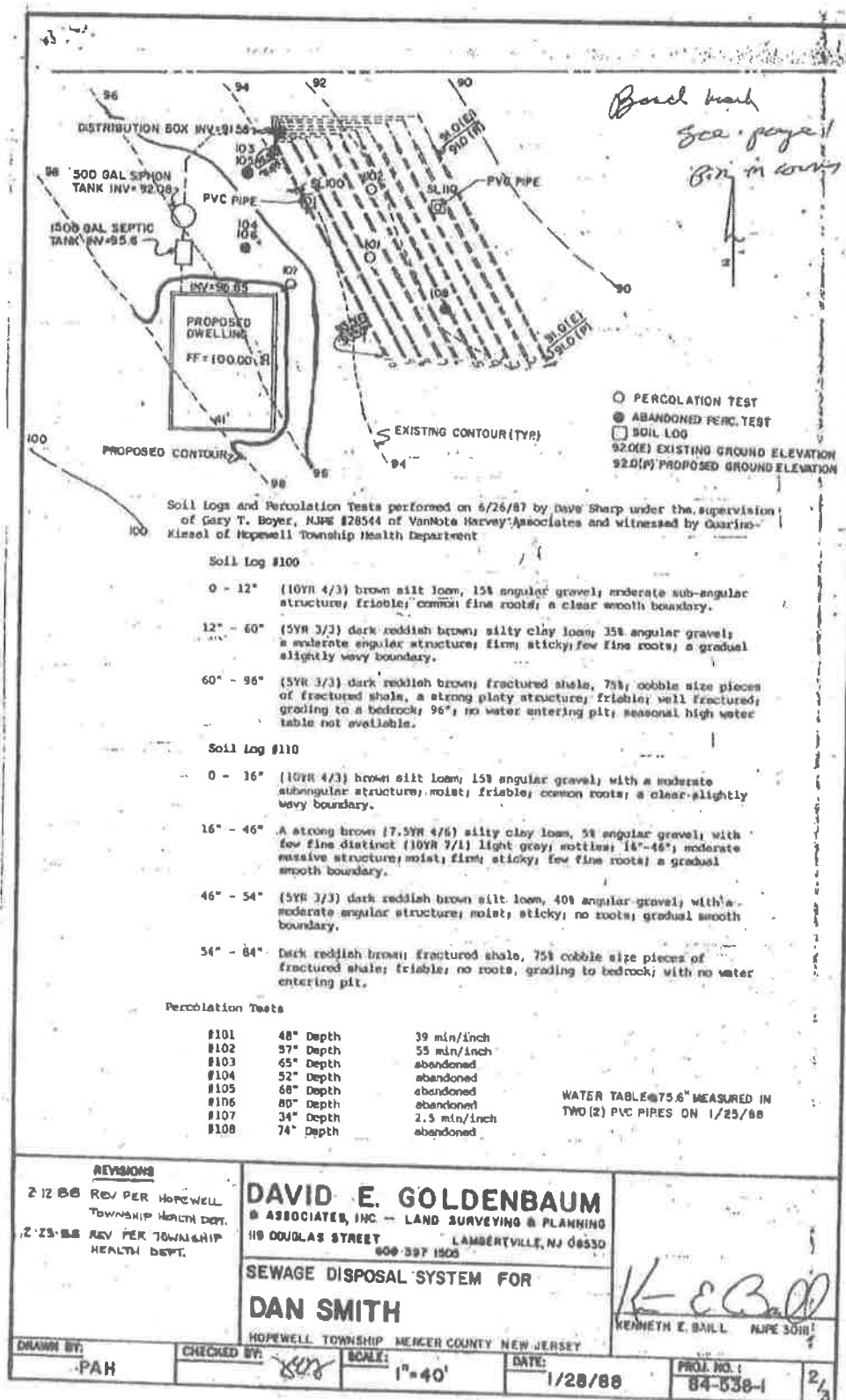
- a warranty or guarantee that the system will properly function for any period of time in the future.
- a result that is certified or endorsed by the State of New Jersey or its related regulatory or governing agencies.
- an assurance that the soil is adequately treating or will adequately treat effluent.

Based on today's observations and the information provided by the owner(s) or their agent, NJSMG submits this sub-surface sewage disposal system inspection report. The inspection is based on the current condition of the onsite sewage disposal system. NJSMG makes no representation that the system was designed, installed, or meets NJAC 7:9A-1.1 et. seq. NJSMG has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time. Because of numerous factors (usage, soil type, installation, maintenance, etc.) which affect the proper operation of a sub-surface disposal system, as well as the inability of NJSMG to supervise or monitor the use and maintenance of the system, this report shall not be construed as a warranty by NJSMG that the system will function properly for any prospective buyer. NJSMG disclaims any warranty, either expressed or implied, arising from this inspection of the septic system.

Inspected by: Michael Colangelo
Reviewed by: Thomas Cahill, REHS

Date: 4-20-23

SEPTIC SYSTEM DIAGRAM, for information purposes only.





343 Route 601, Belle Mead, NJ 08502
phone: 908-874-4669 fax: 908-874-4697

www.nj-septic.com

Tina Smith

Date: April 20, 2023

Septic Inspection Summary Letter: 1262 Bear Tavern Road, Titusville, NJ;
Otherwise known as Hopewell Township, Block: 62, Lot: 4.01.

As requested, representatives from New Jersey Septic Management Group (NJSMG) visited the property referenced above, on April 20, 2023, to conduct an inspection of the septic system for the property owner. The existing home is 34 years old, and it has 4 bedrooms. It is occupied by two people. The septic system is original to the home. It is described as a conventional, gravity-dosed system, consisting of a septic tank, which empties into a pump tank. From the pump tank, wastewater is delivered into a distribution box (D-box), which distributes wastewater between lateral pipes that spread wastewater into trenches. A summary of the inspection results is presented below. For additional details, please see the NJDEP Septic Inspection Field Notes (included).

Interior Plumbing Accessories: Satisfactory

This is a review to determine if there are auxiliary plumbing fixtures or components (such as a Water Softener System or Garbage Disposal Unit), which might affect septic system operation.

- There are no such concerns.

Sewer Line: Unknown Condition

- There was no exterior access to the sewer line, so it was not inspected.

Septic Tank: Unsatisfactory

- The septic tank is a concrete, single compartment, 1,500 gallon tank.
- The main access lid is concrete and it is buried. It is required that all access lids have to be brought up to the surface. Concrete lids cannot be secured shut, however, so it has to be replaced with a cast iron lid that can be bolted shut.
- Upon opening the lid, the liquid level was at a normal operating level.
- After pumping there were no signs of cracks or leaks.
- The inlet and outlet baffles were shown to be intact.

Delivery System: Unsatisfactory

All wastewater from this home empties into the septic tank, where sewage solids settle out. Septic effluent (liquid) spills over into the Siphon Tank, from which it is delivered into a distribution box (D-box). The D-box distributes wastewater between laterals that spread it throughout the disposal bed.

- The outlet pipe shows no signs of blockage and is in satisfactory condition.
- The distribution box is significantly deteriorated and is leaking wastewater, bypassing the absorption area.

Dosing Tank (Siphon): Unsatisfactory

- The lid is 24" concrete, was on the surface and it must be replaced with a cast iron lid, which can be secured shut (to avoid a possible safety hazard).

- The tank is made of concrete, there were no signs of cracks or leaks and the water was at a normal operating level.
- The existing 6" tall 24" diameter concrete riser has multiple structural cracks and must be replaced.
- There is no alarm present, which would indicate if the Siphon did not operate and the wastewater level is rising, eventually leading to a back-up.

Absorption System (Disposal Trenches): Satisfactory, with Concerns

Observation Ports: There are no visible observation ports present on the property.

Camera View: From inside the D-box, the in-line camera was inserted through the lateral openings and pushed through the laterals. The laterals showed no blockage and no standing liquid. However, there were accumulations of sewage sludge.

Depth of Drainage Gravel: Probing was done, down through the drainage gravel.

- The top of gravel was shown to range from 12" to 18", below grade.
- The bottom of gravel ranged from 29" to 35", below grade.
- Summary: There was no standing water found.

Required Repairs:

- The septic tank has a concrete lid that is buried. It is required that all access lids be brought up to the surface and they must be secured shut. Installing a 12" tall, 24" diameter poly riser is recommended, with a 24" poly lid.
- The existing riser located on the siphon tank has multiple structural cracks and must be replaced. Installing a 6" tall, 24" diameter poly riser with a 24" poly lid is recommended.
- The existing, 15-hole concrete distribution box is no longer holding water, as designed, and must be replaced.
- The laterals show accumulations of sewage sludge and must be jet-washed to clean them out.

NJSMG submits this inspection report and summary letter, concerning the Onsite Sewage Disposal System (septic system), based on field observations and information provided by the owner(s) or their agents. The inspection was based on the current conditions of the individual components and the overall system operation, at the time of inspection, with the limitations then present (vacancy, lack of water, etc.). NJSMG makes no representation that the system was designed or installed according to or meets NJAC 7:9A-1.1 et seq. NJSMG has not been retained to warrant, guarantee or certify the proper functioning of the system for any period of time. NJSMG disclaims any warranty, expressed or implied, arising from this inspection, the report and summary. Please contact our office, with any questions.

Inspected By: Michael Colangelo
Reviewed By: Thomas Cahill, REHS

Please refer to the septic system diagram on the next page.