



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.hopewelltp.org

RECEIVED
OCT 29 2021

BY:

APPLICATION FOR LETTERS OF REVIEW

Block 98 01 Lot 00012 Street Address 402 Washington Crossing Pennington Rd
Check One: ☒ Sale of Property ☐ Rental of Property ☐ Change in Use Settlement Date 11/5/21

Property Owner Information:

Name Nancy Stenhagen Phone: 609-733-4929
Address: 402 Washington Crossing Pennington Rd
City Titusville State NJ Zip 08560 Email: nanstem1@aol.com
Attorney Robert F. Casey Phone 609-896-2000 x123
E-mail rfcasey@lenoxlaw.com
Realtor Gina Spaziano Phone 484-213-0717
E-mail gina@jayspaziano.com

Purchaser/Tenant Information

Name Kaplan (Donna + Joseph) Phone: 908-872-1840
Address: 488 Arbutus Ave
City Staten Island State NY Zip 10312 Email: lisatheodore@weichert.com
Attorney Michael Morrow Phone 609-734-6305
E-mail mmorrow@hillwallack.com
Realtor Lisa Theodore Phone 908-872-1840
E-mail lisatheodore@weichert.com

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

Total Fee 75 - PD 198

To be completed by Health Department

Septic System Review	Date	Well Water Quality Review	Date
Temporary Approval Granted		Temporary Approval Granted	
Final Approval Granted	<u>11-4-21</u>	Final Approval Granted	<u>11-4-21</u>
Comments: <u>Setony new</u> <u>Emailed</u> <u>11-4-2021</u>			



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.hopewelltp.org



Public Health
Prevent. Promote. Protect.

Date November 4, 2021

Nancy Stemhagen
402 Washington Crossing Pennington Rd
Titusville, NJ 08560

Letter of Review Temporary Septic & Well

RE: Block 98.01 Lot 12 – 402 Washington Crossing Pennington Rd
Septic & Well Review

Dear Property Owner,

This office has received and reviewed the septic and well inspection reports for the sale of the above referenced property. The results are as follows:

- 1. The water from the potable well does meets federal, state and local safe drinking water regulations.**
- 2. The septic system was found to be unacceptable and requires repairs or replacement. Buyers have agreed to an as is purchase. Plans approved 10/208/2021.**

Based on the information provided to this office, a letter of review is being issued with the understanding and written letter from the buyer that they are addressing the issues after closing.

All items noted to have a plan to or be resolved within 60 days of closing.

Your attention to this matter is appreciated. 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

November 3, 2021

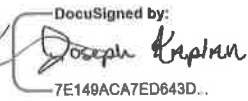
Peter Enea
Hopewell Township Department of Health
201 Washington Crossing-Pennington Road
Titusville, NJ 08560

Subject Property: 402 Washington Crossing Road, Titusville (Block 40.01, Lot 13)

Dear Mr. Enea:

This is to confirm that as the Buyer of 402 Washington Crossing Road, Titusville, New Jersey, I acknowledge that a new septic system will need to be installed and assume the responsibility for making all necessary corrections noted in the Septic Letter of Review after taking ownership of the property. I will provide all final reports to the township once the corrections have been made to the system.

Sincerely,

DocuSigned by:  49B612B163D54FA...	DocuSigned by:  7E149ACA7ED643D...
---	---

Donna & Joseph Kaplan

Telephone (609) 588-0011
LECO LABORATORY
3123 Klockner Road
Trenton, New Jersey 08690
Laboratory I.D. # NJ11106

Nancy Stemhagen
402 Washington Cr./Pennington Rd.
Titusville, NJ 08530

Matrix: **Water**
Source: **Well**
Point of Collection: **Kitchen Sink**
Collected by: **Lab**
Analysis by: **Certified Lab ID # NJ11106**
LECO Sample #: **L299212**

Date Collected: **10-26-2021**
Time Collected: **1:05pm**

Parameter (Method)	MCL	Result
Total Coliform Bacteria (9223B)	<1/100ml (absent)	0/100ml (absent)
E. coli Bacteria (9223B)	<1/100ml (absent)	0/100ml (absent)

> = greater than < = less than **MCL = Maximum Contaminant Level**

Remarks:

Bacteria meets the requirements established by the **NJDEP**.

Encls

Report Date: **October 27, 2021**

By: *Donald B. Lilley*
Donald B. Lilley/Director

**LECO LABORATORY
3123 KLOCKNER ROAD
TRENTON, NJ 08690**

Laboratory ID 11106

609-588-0011

RECEIPT

10-26-2021

**Gina Spazia
402 Wash Cr/Penn Rd.
Titusville, NJ 08530**

For: Residential Water Testing – TC/EC Bacteria

Amount Paid..... \$ 145.00

Thank You,

Donald B. Lilley

Donald B. Lilley - Laboratory Director



812 Silvia Street
Ewing, NJ 08628
609-737-3477 (p) 609-737-3052 (f)
www.njal.com

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 drinking water.
One or more of the analytical results do not meet primary (1) contaminant standards for drinking water.
One or more of the analytical results do not meet secondary (2) contaminant standards for drinking water.

Client Information

Name: **Gina Spanziano**
Mailing Address: **402 Washington Crossing Pennington Road**
Titusville, NJ 08560

Date Test Requested: **August 12, 2021**

Property Information

Property Address: **402 Washington Crossing Pennington Road**

Municipality:

Hopewell Twp

Muni Code: **1106** County: **Mercer**

Lot: **12**

Block: **98.01**

GPS Location-State Plane coordinates (feet)

X:

Y:

GPS Coordinate Location (circle one) **Front Door::FD**

NJ Well Permit or Well Record Number (If Known)

Laboratory Information

Reporting Laboratory Name & ID#: **New Jersey Analytical Laboratories, LLC NJDEP Cert. 11005**

Reporting Laboratory Address & Phone #: **812 Silvia Street, Ewing, NJ 08628**

609-737-3477

Sample Information

Sample Collector Name: **david hansson**

Authorized Representative/Certified Laboratory Employee Lab Certification ID#: **11005**

Sample 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: **Holding/Pressure Tank::HPT**

b.) Type of treatment Device (s) Installed (if known): **Ion Exchange/Softener::IE**

(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: coliform bacteria, nitrate (total), lead, the volatile organic compounds, arsenic, mercury, uranium, and gross alpha. The standards for primary contaminanats 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.

NJDEP Certified Lab No. 11005
812 Silvia Street, Ewing, NJ 08628
Main: 609-737-3477 Fax 609-737-3052



New Jersey Private Well Test Reporting Form

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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						
Manganese	0.0223	mg/L	0.05	N	11005	EPA 200.8
Lead	12.3	ug/L	5	Y	11005	EPA 200.8
Arsenic	0.8	ug/L	5	N	11005	EPA 200.8
Uranium	5.5	ug/L	30	N	11005	EPA 200.8
Iron	<0.20	ma/L	0.3	N	11005	EPA 200.7
Microbiological Parameters						
Total Coliform	Presence	Pres/Abs	1	Y	11005	SM 9223B
E. Coli	Absence	Pres/Abs	1	N	11005	SM 9223B
General Chemistry Parameters						
Nitrate	1800	ug/L	10000	N	11005	EPA 300.0
Field Service Parameters						
pH	6.67	pH Units	6.5 8.5	N	11005	SM 4500-H B-11
Volatile Organic Compounds						
Benzene	<0.500	ua/L	1	N	11005	EPA 524.2
Carbon Tetrachloride	<0.500	ua/L	2	N	11005	EPA 524.2
Chlorobenzene	<0.500	ua/L	50	N	11005	EPA 524.2
Dichlorobenzene (1,2-)	<0.500	ua/L	600	N	11005	EPA 524.2
Dichlorobenzene (1,3-)	<0.500	ua/L	600	N	11005	EPA 524.2
Dichlorobenzene (1,4-)	<0.500	ua/L	75	N	11005	EPA 524.2
Dichloroethane (1,1-)	<0.500	ua/L	50	N	11005	EPA 524.2
Dichloroethane (1,2-)	<0.500	ua/L	2	N	11005	EPA 524.2
Dichloroethene (1,1-)	<0.500	ua/L	2	N	11005	EPA 524.2
Dichloroethene (cis 1,2-)	<0.500	ua/L	70	N	11005	EPA 524.2
Dichloroethene (trans 1,2-)	<0.500	ua/L	100	N	11005	EPA 524.2
Dichloropropane	<0.500	ua/L	5	N	11005	EPA 524.2
Ethylbenzene	<0.500	ua/L	700	N	11005	EPA 524.2
Methylene Chloride	<0.500	ua/L	3	N	11005	EPA 524.2
Methyl tertiary-butyl ether	<0.500	ua/L	70	N	11005	EPA 524.2
Naphthalene	<0.500	ua/L	300	N	11005	EPA 524.2
Styrene	<0.500	ua/L	100	N	11005	EPA 524.2
Tetrachloroethane (1,1,2,2-)	<0.500	ua/L	1	N	11005	EPA 524.2
Tetrachloroethene	<0.500	ua/L	1	N	11005	EPA 524.2
Toluene	<0.500	ua/L	1000	N	11005	EPA 524.2
Trichlorobenzene (1,2,4-)	<0.500	ua/L	9	N	11005	EPA 524.2
Trichloroethane (1,1,1-)	<0.500	ua/L	30	N	11005	EPA 524.2
Trichloroethane (1,1,2-)	<0.500	ua/L	3	N	11005	EPA 524.2
Trichloroethene	<0.500	ua/L	1	N	11005	EPA 524.2
Vinyl Chloride	<0.500	ua/L	2	N	11005	EPA 524.2
Xlenes (total)	<1.50	ua/L	1000	N	11005	EPA 524.2
Synthetic Organic Compounds						
1,2,3-Trichloropropane	<0.0100	ua/L	0.03	N	11005	EPA 524.3
1,2-Dibromo-3-chloropropane	<0.0200	ua/L	0.2	N	11005	EPA 524.3
1,2-Dibromoethane	<0.0100	ua/L	0.05	N	11005	EPA 524.3
Radiological Parameters						
Gross Alpha Initial	8.800	PCI/L	5	Y	03036	ECLS-R-GA R8
Gross Alpha Final	8.470	PCI/L	15	N	03036	ECLS-R-GA R8
Uranium Alpha Activity	3.7	PCI/L		N		ECLS-R-GA R8
Adjusted Gross Alpha	4.8	PCI/L	15	N		ECLS-R-GA R8

NJAL Lab ID: N099013



812 Silvia Street
Ewing, NJ 08628
609-737-3477 (p) 609-737-3052 (f)
www.njal.com

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

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

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) 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.
- (6) 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.
- (7) 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.
- (8) 1,2,3, Trichloropropane (1,2,3 TCP), Ethylene Dibromide (EDB) and 1,2,-Dibromo-3-Chloropropane (DBCP) are required for all tests occurring on or after March 3, 2019.

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	08/12/21 9:10	08/18/21 11:44	N099013
Total Metals	08/12/21 9:10	08/30/21 12:32	N099013
Microbiological Parameters	08/12/21 9:10	08/12/21 17:55	N099013
General Chemistry Parameters	08/12/21 9:10	08/13/21 1:54	N099013
Field Service Parameters	08/12/21 9:10	08/12/21 9:16	N099013
Volatile Organic Compounds	08/12/21 9:10	08/20/21 6:38	N099013
Synthetic Organic Compounds	08/12/21 9:10	08/19/21 1:35	N099013
Radiological Parameters	08/12/21 9:10	08/15/21 5:22	N099013
Radiological Parameters	08/12/21 9:10	08/30/21 12:32	N099013

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.

Laboratory Manager or Designee

9/1/2021

Date

New Jersey Private Well Test Reporting Form

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ADDITIONAL INFORMATION:

I. Treatment Options

Listed below are the common treatments 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 the NJDEP Private Well Testing Act Hotline at **1-866-4PW-TEST** or visit the Private Well Testing Act webpage at www.state.nj.us/dep/pwta for links to other appropriate websites, such as National Sanitation Foundation www.nsf.org or USEPA's drinking water website www.epa.gov/safewater. 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" (WH-550A). 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. Water treatment companies may be found by consulting the yellow pages of your local area phone book.

Summary of Treatment Options for Homeowners

Treatment Type	Contaminants Treated
Activated Carbon Filtration	Some Organic Chemicals Taste Trihalomethanes Some Pesticides Odor
Air Stripping	Volatile Organic Compounds (higher concentrations) Iron (with filtration) Hydrogen Sulfide Radon Gas
Chlorinators	Bacteria (Coliform) Microbiological Contamination
Distillation	All Inorganic Chemicals (i.e., Nitrate, Sodium, Chloride) Some Organic Chemicals
Ion Exchange	Hard Water (Water Softening) Manganese Some Heavy Metals Calcium Iron
Reverse Osmosis	Certain Organic Chemicals Nitrates Dissolved Solids/Metals
Mechanical Filtration	Turbidity Dirt Sediment Particulates (Loose Scale)
Bottled Water	Temporary Solution to Aesthetic Problems & Emergency Situations
KDF-55 with pH Adjustment	Mercury
Ultraviolet Radiation	Bacteria (Coliform) Microbiological Contamination

Additional Resources for Specific Contaminants

Arsenic	Radionuclides
Arsenic Water Treatment for Residential Wells in New Jersey: https://www.nj.gov/dep/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 form 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_6_21_06.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>. The New Jersey Department of Health and Senior Services, in conjunction with NJDEP's Bureau of Water System Engineering and Office of Science, have developed a series of brochures for drinking water and health that 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 or 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/homeownership/owners/potable/>.



NELAC NJ11005
EPA NJ01186
PADEP 68-05417
NYDOH NY12046
CTDPH PH-0143



812 Silvia Street
Ewing, NJ 08628
609-737-3477 (p)
609-737-3052 (f)
www.njal.com

CERTIFICATE OF ANALYSIS

Project Name:	402 Washington Crossing Pennington Road	Workorder:	N099013
---------------	---	------------	---------

Gina Spanziano
Potable Analysis- PWTa 2021
402 Washington Crossing Pennington Road
Titusville, NJ 08560

Project Name and Number: **402 Washington Crossing Pennington Road**

September 01, 2021

Dear Gina Spanziano,

This report relates only to the sample(s) as received by the laboratory. Laboratory reports may not be reproduced, except in full, without the written approval of the laboratory.

The issuance of the final Certificate of Analysis takes precedence over any previous Preliminary Report. Caution is advised for the utilization of preliminary data included in reports labeled as "Preliminary Report" and should not be used for regulatory purposes. A laboratory signature is provided on final reports only.

If you have any questions in reference to this laboratory report, please contact your NJAL project coordinator or laboratory manager listed at the bottom of this report at (609) 737-3477.

Note: This coverage is included as part of the Analytical Report and must be retained as a permanent record thereof.

Chelsea Eagan, Project Coordinator

New Jersey Analytical Laboratories

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Chelsea Eagan, Project Coordinator



NELAC NJ11005
EPA NJ01186
PADEP 68-05417
NYDOH NY12046
CTDPH PH-0143



812 Silvia Street
Ewing, NJ 08628
609-737-3477 (p)
609-737-3052 (f)
www.njal.com

Gina Spanziano
402 Washington Crossing Pennington Rd.
Titusville, NJ 08560
Lot: 12
Block: 98.01
Municipality: Hopewell Twp.

NJAL received the samples associated with this batch in compliance with NJDEP guidelines. The requested analysis methods and results are detailed in the following data summary report. Any exception to method procedures are listed in the comments section below. Further information and QA/QC details will be provided in the NJDEP reduced deliverables package if required.

Metals:

This sample meets the NJDEP MCL criteria for Lead.

Metals Comments:

None-CRE

Lab ID: N099013-02 **Date Collected:** 08/12/21 09:20 **Matrix:** Drinking Water
Sample ID: Bathroom Sink (Tx) **Date Received:** 08/12/21 17:00

Total Metals

<u>Analyte</u>	<u>Results</u>	<u>Flag</u>	<u>Units</u>	<u>MDL</u>	<u>RDL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>MCL</u>
Lead	1.7		ug/L	0.2	0.5	EPA 200.8	08/30/21 12:35	08/30/21 12:35	5

New Jersey Analytical Laboratories

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Chelsea Eagan, Project Coordinator



NELAC NJ11005
EPA NJ01186
PADEP 68-05417
NYDOH NY12046
CTDPH PH-0143



812 Silvia Street
Ewing, NJ 08628
609-737-3477 (p)
609-737-3052 (f)
www.njal.com

Notes and Definitions

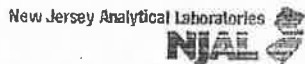
U	Compound not detected
U	Compound not detected
D	Sample required dilution due to matrix interference. Reporting limit elevated.
DET	Analyte DETECTED
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
<	Less than reporting limit
≤	Less than or equal to reporting limit
>	Greater than reporting limit
≥	Greater than or equal to reporting limit
MDL	Method Detection Limit
RDL	Reporting Detection Limit
MCL/AL	Maximum Contaminant Level/Action Level
mg/kg wet	Results reported as wet weight
TTLIC	Total Threshold Limit Concentration
STLC	Soluble Threshold Limit Concentration
TCLP	Toxicity Characteristic Leachate Procedure

All work performed by New Jersey Analytical Laboratories LLC, is subject to our terms and conditions of services viewable at our office and our website: <http://www.njal.com/About-NJAL/Terms-and-Conditions.aspx>

New Jersey Analytical Laboratories

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Chelsea Eagan, Project Coordinator



Residential PWT
Chain of Custody



Payment: Check #
Square
CC on W/D
Online
Cash
None

N099013

Property Address:	402 Washington Crossing Pennington Road	
Municipality:	Hopewell Twp	
Muni Code:	1106	
County:	Mercer	
Lot: 12	Block: 98.01	Year of Construction: 1959

Name:	Gina Spanziano		
Street:	402 Washington Crossing Pennington Road		
City:	Titusville	State:	NJ
Zip:	08560		
All Contact:			
Phone / Email:	(484) 213-0717	gina@layspaziano.com	

PAID
AUG 13 2021
By: *Authorized*

Sample Technician (Print/Sign): *DAVID HANSSON*

Field Measurements: Purge Time: 10 min Cl2 dup: mg/L Time: 9:46 pH dup: SU Time: 9:46 Temperature: 17.0 C
Location: WELLTANK SM4500 Cl G-11 Cl2= 0.00 mg/L Time: 9:46 pH (SM4500 H+B-11): 6.67 SU Time: 9:46 Temperature: 17.0 C
Tx Location: BATHROOM SINK SM4500 Cl G-11 Cl2= 0.00 mg/L Time: 9:00 pH (SM4500 H+B-11): 6.82 SU Time: 9:05 Temperature: 17.5 C

Sample Location	Date	Time	Matrix	Preservative	Containers	Volume (mL)	Analysis	pH Verified
WELLTANK (Rv)	8/12/21	9:10	DW	HCl	2	40	Volatile Organic Compounds (EPA 524.2)	N/A
		9:11	DW	Unp	1	120	Nitrate (EPA 300.0)	
		9:12	DW	Sterile	1	120	Total Coliform and E. Coli (SM 9223B)	N/A
		9:13	DW	Nitric Acid	2	250	Iron, Manganese, Arsenic, Lead, Uranium, Gross Alpha Other:	
		9:14	DW	Maleic Acid	2	40	Synthetic Organic Compounds (EPA 524.3)	N/A
BATHROOM SINK TX	8/12/21	9:20	DW	HNO ₃	1	250	Fe, Mn, As, Pb	

GPS Location (circle): Well Head/Front Door/Collection Point/Other

Treatment System(s) (circle): None, Carbon, Air Stripper, Calcite Filter, Chlorinators, Ion Exchange/Softner, Mercury Treatment (KDF-55), R/O, UV, Granular Ferric Oxide, Unknown

Relinquished By: <i>D. Han</i>	Date and Time: 8/12/21 5:PM	GPS Raw Data: RC 71509A	Corrected GPS Data: X: Y:
New Jersey Analytical Laboratories 812 Silvia St. Ewing, NJ 08618	(p) 609-737-3477 (f) 609-737-3052	Received By: <i>Aditya</i>	8-1 700

The Water Cleaner

56 S Main St Suite 403
Yardley, PA 19067 US
+1 2158044463
thewatercleaner@gmail.com

Estimate

ADDRESS
Gina Spaziano
1113 General Washington Blvd.
Washington Crossing, PA 18977

ESTIMATE 10536
DATE 10/15/2021

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	U.V. disinfection system 8 gpm			746.00T
	Services	Installation 3/4" pex and all necessary fittings adaptors and valves			189.00T
		Chlorinate home plumbing system included with install of system			0.00
SUBTOTAL					935.00
TAX					56.10
TOTAL					\$991.10

Accepted By

Accepted Date

Theo Ex Plumbing & Heating LLC

2 Mark Twain Dr.

Hamilton, NJ 08690

Lic# 12594

Tel. 609-851-2401

PLUMBING

Work Order/Invoice

DATE OF ORDER 10/20/21	HOME TEL.
ORDER TAKEN BY	WORK TEL.
☒ DAYWORK ☐ CONTRACT ☐ EXTRA ☐ OVERTIME ☐ OTHER	
LANDLORD NAME:	
LANDLORD ADDRESS:	

TO:

Full Residence
163 Lambertville Hopewell Rd.
Hopewell, NJ

Terms: Due upon receipt. A 18% service charge will be added to all accounts 30 days past due.

DESCRIPTION OF WORK

Opened up septic to look at missing baffle, returning to repairs 2nd tank lid isn't secure due to wear + tear and will be replaced at time of baffle repair. Used camera to look at D-Box. Water level is at correct place + box is in tact. Concrete box has normal signs of wear + tear but isn't leaking and is in

LABOR				QTY.	MATERIAL	UNIT	AMOUNT
PLUMBER	HRS.	RATE	AMOUNT	good working order.			
Theo	3	125	375.00				
Dan	3	75	225.00				

I hereby acknowledge the satisfactory completion of the above described work.

Thank You!

Signature

Date

The customer whose name appears above acknowledges that he/she has authority to authorize the work request on the owners behalf or is the Owner. The customer agrees to payment in full of all charges upon job completion. In the event of any collection procedure made necessary by the customers failure to pay, the customer agrees to pay all charges for collection, including attorney fees.

For information about Contractors and the Contractors' Registration Act, contact the New Jersey Department of Law and Public Safety, Division of Consumer Affairs at 1-888-656-6225

NEW JERSEY
**Septic Management
Group**

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

www.nj-septic.com



Karine Truchon

Date: October 13, 2021

Septic Inspection Summary Letter: 163 Lambertville Hopewell Road, Hopewell, NJ;
Otherwise known as Hopewell Township, Block: 22, Lot: 7.

As requested, representatives from New Jersey Septic Management Group (NJSMG) visited the property referenced above, on October 13, 2021, to conduct an inspection of the septic system for the potential buyer. The existing home is 46 years old, and it has 4 bedrooms. It is vacant. The septic system is not original to the home. It was replaced in 2009 and is 12 years old. It is described as a conventional, gravity-flow system, consisting of a septic tank with a delivery pipe that connects to a distribution box (D-box), which distributes wastewater between lateral pipes that spread wastewater throughout a disposal bed. 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: Satisfactory

- There was a clean-out which allowed insertion of the in-line camera. There was no blockage or standing liquid.

Septic Tank: Unsatisfactory

- The septic tank is a concrete, double compartment, 1,500 gallon tank.
- The main access lids are cast iron and they are too badly rusted to be properly bolted shut.
- Upon opening the lids, the liquid level was at a normal operating level.
- After pumping there were no signs of cracks or leaks.
- The inlet baffle is missing, and the outlet baffle is intact.
- There is an existing 4" effluent filter inside the outlet baffle. It appears to be properly maintained.

Delivery System: Unsatisfactory

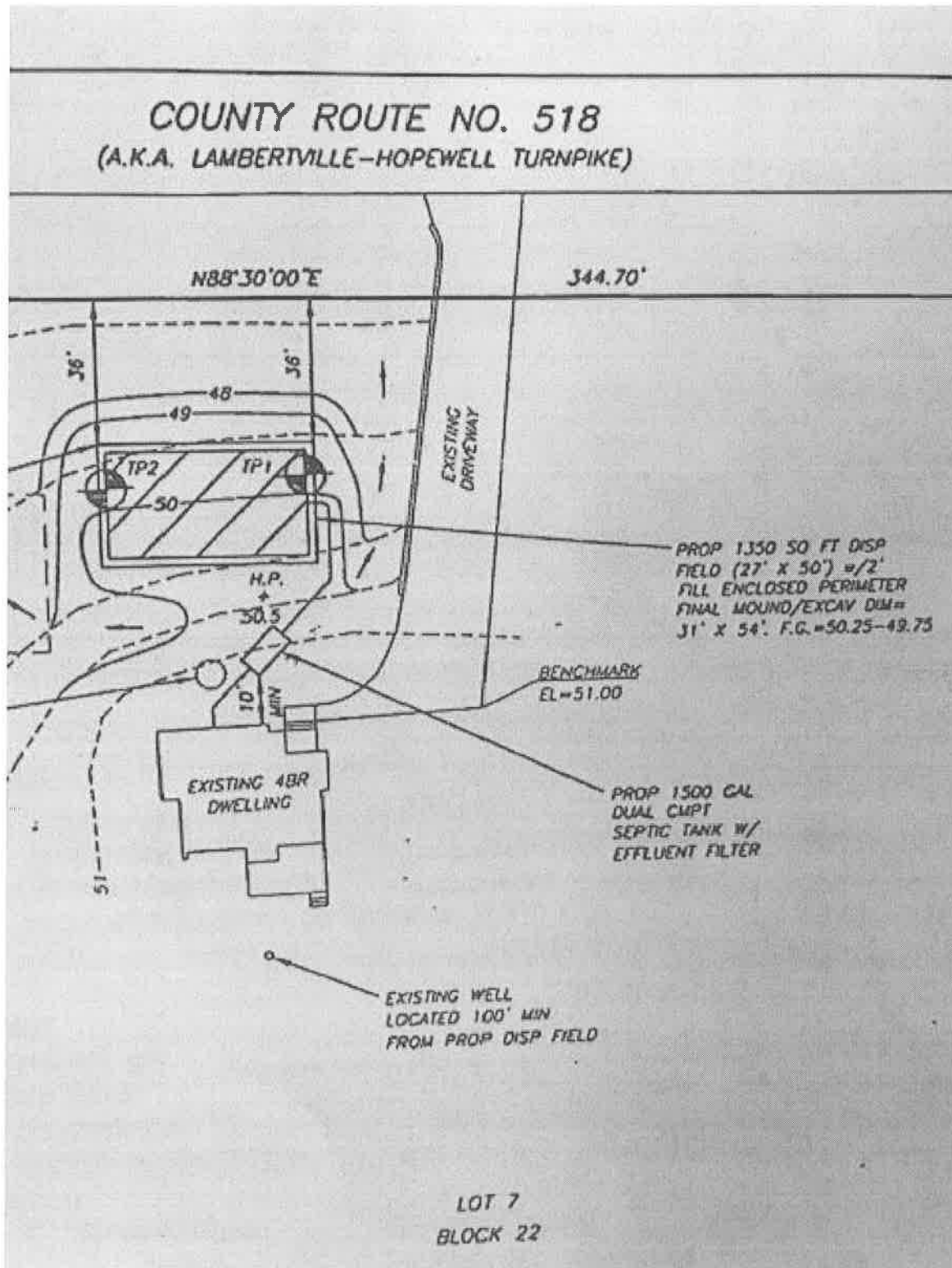
An in-line camera was inserted into the outlet pipe, from inside the tank, and it was pushed through the length of the delivery pipe.

- The outlet pipe shows no signs of blockage and is in satisfactory condition.
- The distribution box is showing signs of its age with slight deterioration and/or small cracks, but it is intact and holding water as designed.

Absorption System (Infiltrator Chambers): Satisfactory

Observation Ports: The four (4) corner ports were 41" deep and they were all dry. One of these ports is missing its PVC cap, which should be replaced. There is a single Deep Port, which measured 193" deep and it showed 42" of standing liquid (well into the bottom of the excavation). 1

SEPTIC SYSTEM DIAGRAM, for information purposes only.



NEW JERSEY Septic Management Group

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

www.nj-septic.com

NJDEP SEPTIC INSPECTION FIELD NOTES

CLIENT INFO

Client Name: Karine Truchon

Different from owner? ☒ yes ☐ no

Client Address:

Contact Methods : Cell # :

Home tel. : (520) 444-6233

Work / Fax :

E-mail : ktruchon@gmail.com

INSPECTION LOCATION

Inspector Name: Michael Colangelo

Date: 10-13-21

Inspection Address : 163 Lambertville Hopewell Road
Hopewell NJ 08525

Township : Hopewell

Was GPS used? ☐ yes ☒ no **Block :** 22 **Lot :** 7

Preliminary Information:

Weather: Cloudy 65 Degrees

Last precipitation: 5 day(s) before inspection Rain

Age of system 12 years

Type of dwelling:

☒ Residential Number of Bedrooms: 4

Non residential Describe:

How many systems are being inspected?

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?

	Yes	No
Is there a site plan or septic map available?	☒	☐
Is the dwelling currently being occupied?	☐	☒
If so, how many occupants?		
If no, date last occupied? Unknown		
If there is a washing machine, is it connected to a separate gray water disposal system?	☐	☒
Is the dwelling free of additional gray water systems?	☒	☐
Is the dwelling free of garbage disposal systems?	☒	☐
Is the dwelling free of sump pump discharges to the system?	☒	☐
If there is a water softener system, does its back-wash discharge into the system?	☐	☒
Is the dwelling free of any historical sewage back-ups into the household plumbing.	☒	☐
Does all sewage enter the septic system and no type of sewage bypass exists?	☒	☐
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					Yes	No
☒ Septic tank	☐ Cesspool			Main tank lid(s) opened for inspection?	☒	☐	
☐ Gray water	☒ Multi-compartment - 2 x 3			Liquid level below the tank's inlet invert(s)?	☒	☐	
What material is the tank made of?				Liquid level below the tank's outlet invert(s)?	☐	☒	
☒ Concrete	☐ Block			Treatment tank(s) pumped for this inspection?	☒	☐	
☐ Steel	☐ Poly /Fiberglass			Are all portions of the tank(s) clear of structures like a deck or a driveway?	☒	☐	
Approximate Treatment Tank Volume: gallons: 1500				Is the area clear of evidence that sewage has surfaced above the treatment tank(s)?	☒	☐	
Evaluate the conditions of tank below:				Does effluent flow unimpeded from the Tank(s)?	☒	☐	
	Satisfactory	Unsatisfactory	N/A	Is an effluent filter a part of the system?	☒	☐	
Top(s) and Lids	☐	☒	☐	If yes, does it appear properly maintained?	☒	☐	
Inlet baffle(s)	☐	☒	☐	Are there any other types of accessory units present?	☐	☒	
Outlet baffle(s)	☒	☐	☐	Depth to top of tank(s); 15"			
Cracks or Leaks	☒	☐	☐	Type Depth to top of tank access(es):			
Flow from the home	☒	☐	☐	At grade ☒ buried Depth:			
Distribution system:							
Type of delivery pipe being inspected?							
☒ PVC	Is PVC schedule 40? ☒ yes ☐ no			Is delivery pipe in satisfactory condition?	☒ yes	☐ no	☐ N/A
☐ Orangeburg	☐ terra-cotta			If present, was the d-box(es) located?	☒ yes	☐ no	☐ N/A
☐ cast iron	☐ other _____			If present, was the d-box(es) uncovered?	☒ yes	☐ no	☐ N/A
Type of waste-water delivery?	☒ gravity flow ☐ pressure dosed			If not uncovered, explain below			
	☐ gravity dosed			Was the d-box(es) covered by a walkway, deck or driveway (in part or whole) ?	☐ yes	☒ no	☐ N/A
D-box(es) present ☒	☐ No d-box is present			Was the d-box(es) in satisfactory condition?	☐ yes	☒ no	☐ N/A
How many: 1	☐ Unable to determine			Was liquid at normal operating level?	☒ yes	☐ no	☐ N/A
Dosing or Pump Tank:				Yes	No	N/A	
Does the system have a pump tank?				☐	☒	☐	
Is the pump operating?				☐	☐	☒	
Does the alarm for the pump work?				☐	☐	☒	
Is the pump elevated above the tank floor?				☐	☐	☒	
Is the lid in satisfactory condition?				☐	☐	☒	
Is the tank in satisfactory condition?				☐	☐	☒	
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: 9			☐ seepage pits(s)	☒ chambers: 9		
Are inspection ports present?				☒ yes	☐ no	If yes, how many? 5	
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:

None of the conditions described above were found during this inspection.

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.

NJSMG Signature: Thomas M. Cahill

Printed Name:

Thomas M. Cahill

Thomas M. Cahill, Registered Environmental Health Specialist
Septic System Inspections Supervisor

Date: 10-13-21

Peter Enea

From: Tom Cahill <tom@nj-septic.com>
Sent: Tuesday, October 26, 2021 5:23 PM
To: ktruchon@gmail.com
Cc: healthofficer
Subject: [EXTERNAL] revised Septic Inspection Field Notes & Summary Report
Attachments: NJDEP Septic Inspection Field Notes.pdf; Septic System Inspection Summary Letter.pdf

To Whom It May Concern,

Our company had conducted an inspection of the septic system at 163 Lambertville Hopewell Rd., Hopewell, NJ
(Otherwise known as Block: 22, Lot: 7), on October 13, 2021.

It was pointed out afterward that our NJDEP Field Notes were checked off that the D-box is leaking, which is not correct.

I corrected both forms of our report and am re-sending them, for your records.

Please note the added photos to explain / show the deterioration inside the D-box.

As always, feel free to call our office to discuss any issues or concerns.

Tom Cahill

Thomas Cahill, REHS
Inspections Supervisor



Depth of Drainage Gravel: This absorption area utilizes newer Infiltrator Chambers. There are designed to sit on top of a bed require a layer of drainage gravel, as other conventional systems

Probing was done, down through the drainage sand and everything is draining as it should. There was no standing water found. However, it should be pointed out that this home is vacant, and there has not been regular water use in 2 to 3 months.

Supplemental testing is recommended

In such a situation, the NJDEP recommends conducting a 2-day hydraulic loading test, as a supplement to the initial test, to see how the system would function under normal occupancy.

Required Repairs:

- Both 24" cast iron lids are no longer locking and must be replaced with proper locking lids.
- The inlet baffle in the first compartment of the septic tank is missing and must be replaced.
- The 4" schedule 40 PVC port cap is broken and must be replaced.

NOTE: The existing 12-hole concrete distribution box is showing surface deterioration, which will progressively worsen until replacement is needed, in the next few years. (D-boxes are typically replaced when they reach between 16 and 20 years old.)

PHOTOS: Deterioration under the lid Deterioration around side walls



Recommended Upgrades:

There is an existing effluent filter in the outlet baffle of the septic tank and it appears to be properly maintained. The filter will clog and cause a sewage back-up if the maintenance schedule is not kept up. It is therefore important to contact a professional service provider.

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 over-all system operation, at the time of inspection, with the limitations then present (vacancy, lack of water, etc.). 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.

Thomas Cahill, REHS
Inspections Supervisor

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