

# THINKING ABOUT BUYING A HOME?

**Did you know that the home inspection does not cover the heating oil tank?**

## **Be Aware Before You Buy**

- **Questions you should ask:** How old is the heating oil tank? How large is the tank? Is it a manufacturer's tank? What material are the lines? What is the groundwater table like in the area? A high groundwater table could cause a tank to fail faster. Check the position of the tank; both the tank and lines should be protected from any snow or debris that could slide off the roof.
- **If possible, get a copy of the property's fuel records for prior years.** Fuel consumption should be lower in summer and higher in winter. Seasonal usage should be consistent from year-to-year.
- **A few warning signs:** Is the vegetation around the heating oil tank dead? Are there fuel stains around the boiler or on the heating oil tank? Do you smell fuel in the house, basement, or crawlspace (information about vapor intrusion can be found at <http://dec.alaska.gov/spar/csp/faq/vapor-intrusion/>)? These could all be signs of a larger problem.
- **It will be up to you to inspect the heating oil tank.** The Alaska Department of Environmental Conservation (ADEC) has information on how you can inspect both an *aboveground* and *belowground* heating oil tank at <https://dec.alaska.gov/spar/ppr/prevention-preparedness/hho-tanks/>
- **Is the home you want to purchase a contaminated site?** Is there a contaminated site next door? The ADEC Contaminated Sites Program has a webmap of all of the contaminated sites in the state at <http://arcg.is/18XrTRE>
- **Was there ever a spill at the property?** This has to be disclosed on Form AS 3470 State of Alaska Disclosure (page 5).

**Questions? Please contact our office at 1-800-478-9300**



**Alaska Department of  
Environmental Conservation**