

# Can an Underground Oil Tank Affect Your Property Value in NJ

For many homeowners, discovering an **underground oil tank removal NJ** on their property can raise important questions. One of the most common concerns is whether the tank can affect the property's marketability, desirability, and overall value.

## Understanding the Property Value Impact of Oil Tanks

The property value impact of oil tanks often depends on several factors, including the tank's condition, age, location, and whether it has caused any environmental issues.

Real estate professionals often recommend investigating underground tanks before listing a property. A documented inspection or removal can provide confidence and reduce concerns during negotiations.



# Signs Your Property May Have an Underground Oil Tank

Older homes are more likely to contain underground heating oil tanks, particularly those built before natural gas became widely available. Common indicators include:

- Unexplained pipes emerging from the ground
- Fill or vent pipes near exterior walls
- Previous homeowner disclosures
- Historical records showing oil heating systems

## Why Homebuyers Are Concerned About Buried Oil Tanks

### Tar and chip deals:

- Potential leaks
- Future cleanup obligations
- Environmental regulations
- Insurance limitations

These concerns can influence buyer interest and negotiation discussions throughout a transaction.



# Environmental Contamination Risks Associated with Underground Oil Tanks

One of the biggest concerns surrounding underground oil tanks is environmental contamination. As tanks age, corrosion can develop. Over time, structural deterioration may allow heating oil to escape into surrounding soil. Even small leaks can create significant environmental concerns if they remain undetected for years.

## Why Oil Tank Excavation May Be Necessary



In some situations, oil tank excavation becomes necessary to properly assess or remove an underground tank. Excavation allows professionals to:

- Access the tank safely
- Evaluate its condition
- Inspect surrounding soil
- Identify potential leaks
- Document findings for future buyers

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