



## Office of Real Property Utilization and Disposal

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Cape May US Coast Guard Housing  
Harriett Lane  
Palermo, Upper Township, Cape May, NJ 08230  
Sale / Lot / IFB Number: BOSTN-115-005-001

### Frequently Asked Questions

- 1) How old are the homes? Who used to live in the homes? When were they last inhabited? Why did they leave?
  - The Property was originally owned by US Air Force as part of the larger Palermo Air Force Station. The homes were built around 1958. The Property was transferred to US Coast Guard (USCG) in the early 1970s. USCG personnel and their families lived in the properties until the last family vacated in 2011. USCG Housing mission and policy changed whereby it was no longer required of them to live in USCG owned housing.
  
- 2) When was the last Terminex application?
  - 2012
  
- 3) When were the homes winterized?
  - Each home was winterized after it was vacated between 2008 – 2011. The winterization included draining the pipes at the source (water pump).
  
- 4) Is there public water?
  - Public water is not available at the Property. There is a private water system (2006) that consists of a well and 2500 gallon water tank (above ground contained in a cinder block building) with pipes that cross Harriett Lane and lead to each individual home.
  - Each home also has a Forever Pure water filtration unit located at the corner of the home by the electrical box.
  - A few of the Forever Pure systems had their piping removed by vandals in 2014.
  - In the mid-1990s, USCG moved all the pipes to the attics rather than above ground/on slabs.
  
- 5) Is there public sewer?
  - Public sewer is not available at the Property. There is a private septic system (NJPDES Active Permit # is: NJG0088561) that consists of the following: two (2) septic tanks and a large septic field. The system has capacity for 25 residents. NJDEP annually certified the system was in compliance while it was used by USCG.
  - The water and septic system were installed by Giberson Plumbing and Excavation.

- In 2012, USCG closed the system. That closure included pumping the 2 tanks, pressure washing the tanks and re-pumping them. NJDEP certified the closing.
- The government cannot comment on the Permitting process for future use. Bidders are encouraged to contact NJDEP and the local jurisdiction at Upper Township and/or Cape May County.

6) What public utilities are available?

- Electricity, gas, phone

7) Is Harriett Lane public?

- Harriett lane is a dedicated road. The Township is responsible for snow removal and waste/recycling service.

8) How old are the roofs?

- Two (2) roofs were replaced around 2009 (#2 and #12). The other seven (7) roofs are from the 1970s/80s.

9) Are there basements?

- No, the homes are built on 18" slab with no footings.

9) How old are the HVAC systems?

- In 2004, when public natural gas line was brought into the property, USCG replaced the furnaces and installed central air.
- All the vents were cleaned in 2003.
- Some water heaters were replaced and converted to natural gas as they needed it. But not all were replaced before the properties were vacated.

10) What was stolen from the homes?

- The exterior central AC units were removed for their copper piping, along with some piping at the Forever Pure water filtration systems by vandals in 2014. No one gained access to the interior of the homes.

NOTE: GSA provides the above answers based upon the best information available and are believed to be correct. Any error or omission, including but not limited to the omission of any information available from USCG and/or any other Federal agency, shall NOT constitute grounds or reason for nonperformance of the contract of sale, or claim by purchaser for allowance, refund, or deduction from the purchase price.