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## New Jersey Internet Sex Offender Registry Law

The New Jersey Internet Sex Offender Registry Law (N.J.S.A. 2C: 7-12 to 19) authorizes the Division of State Police to make available to the public information about certain sex offenders required to register under Megan's Law. The Registry provides access to information that will enable the public to take precautions necessary to protect themselves and their children from potential harm.

The Registry is available on the New Jersey State Police website at [http://www.njsp.org/info/reg\\_sexoffend.html](http://www.njsp.org/info/reg_sexoffend.html) and contains information including name, offense(s), address, race, age, license plate number/description of vehicle, modus operandi, distinguishing characteristics, risk level and a photograph. The information on the website is continually verified and updated.

Visit The Registry on the NJ State Police website at [http://www.njsp.org/info/reg\\_sexoffend.html](http://www.njsp.org/info/reg_sexoffend.html)

The registration and notification requirements of Megan's Law are designed to increase awareness and safety by providing information about convicted sex offenders to law enforcement agencies and, in some cases, to community organizations and the public. Individual members of the public receive notification from police of high risk sex offenders living in their neighborhoods, but are not permitted to share the information with persons outside their household. The Internet Registry is not a complete listing of every sex offender living in New Jersey, but it is a valuable source of information that enables the public to take steps to protect themselves.

Recently, the U.S. Department of Justice activated the National Sex Offender Public Registry at <http://www.nsopr.gov/>. It provides online access to existing state sex offender registries and allows a user to search for sex offender information nationwide.



# Counsellor

*Timely News and Information from Mason, Griffin & Pierson, P.C.*

## THE INSPECTION PHASE OF A RESIDENTIAL REAL ESTATE TRANSACTION

by Allison S. Zangrilli, Esq.

The inspection phase of a residential real estate transaction begins when the contract of sale is finalized. Even when property is located in a municipality that requires a municipal inspection, most buyers contract with a private inspection company to perform various inspections. Professional home inspections help buyers make informed decisions by providing important information about the condition of the home, potential health and safety hazards, mechanical and structural defects, and costly repair and maintenance issues.

The contract is usually contingent upon the buyer obtaining inspections. Depending upon the contract terms, the inspections usually must be completed and reports furnished to the seller within ten to fifteen days from the end of attorney review. In order to avoid disputes and confusion, the contract should clearly set forth the scope

of the inspections. It is essential that the parties understand the impact of the inspection provisions on their rights and obligations and the importance of meeting inspection deadlines.

The following are the most common inspections with regard to residential real estate and are usually paid for by the buyer:

- Termite: A clear termite/wood-destroying insect certification is usually required by the lender.
- Structural: This inspection includes the major systems, including roof and basement.
- Radon: The contract should specify the maximum level that will be deemed acceptable.
- Septic: If there is a septic system, it is imperative that the buyer have it tested by a qualified inspector.

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## Reflections of the Firm's 50<sup>th</sup>



Gordon Griffin (L) and Kester Pierson.

"Reflecting on the firm's 50th anniversary, I felt proud at being the surviving founder. Further reflection on the firm's accomplishments in the hands of able partners, associates and staff made me see it right: my pride is in the contributions of others. This, I think, is the highest and truest meaning of pride."

— Gordon D. Griffin, Esq.

## The Inspection Phase *continued from front*

- Flood: The contract should provide the buyer an opportunity to cancel if it is determined that the property is located within a flood hazard area.

The following inspections may also be applicable and are usually paid for by the buyer:

- Lead paint
- Above and underground storage tanks and surrounding soil
- Mold

The following inspections are required by state or local law:

- Private Well: If the property is serviced by a private well, the well must be tested in accordance with the Private Well Testing Act, N.J.S.A. 58:12A-26. At closing of title, both parties must certify that they have received the test results. The law does not specify who must pay for the test; that is a matter negotiated during the contract phase.
- Carbon Monoxide Detector and Smoke Detector: State law requires a seller to obtain a Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance (CSDCMAC). In some cases, carbon monoxide compliance is not applicable.
- Certificate of Occupancy: Some municipalities require a municipal inspection and issuance of a Certificate of Occupancy (CO) on resales. The seller usually obtains and pays for the inspection, although the parties are free to negotiate otherwise, such as by placing a monetary limit on the seller's obligation to make the repairs.
- Fire Extinguisher: Recent legislation has been adopted which will require that property be equipped with at least one portable fire extinguisher.

As when hiring any professional, it is advisable to obtain a recommendation when choosing a home inspector. The buyer should make the inspector aware of time deadlines under the contract, provide a copy of the seller's disclosure statement, and accompany the inspector on the day of inspection.

Due diligence on the part of the buyer during this phase of the real estate transaction is essential in order for the buyer to avoid

becoming the owner of a house with significant structural, environmental and mechanical defects. Most importantly, the inspections may reveal potential health and safety risks associated with the property, bring potentially costly repairs and violations of Code standards to light, and significantly improve the buyer's ability to make informed decisions regarding the purchase of a home. From a seller's perspective, even if the contract is eventually cancelled, inspections make the seller aware of defects or conditions the seller may have to address when negotiating with another potential buyer.



*Allison S. Zangrilli, Esq. is an associate at Mason, Griffin & Pierson, P.C. She is a graduate of Rutgers Law School, Camden and is admitted to practice law in New Jersey, Pennsylvania and New York. She is a member of the Mercer County Bar Association. Ms. Zangrilli is a member of the firm's Real Estate and Land Use Practice Group and can be reached at 609-436-1214.*

## New Associate



*J. Christopher Rogers, Esq. recently joined the firm as an associate. Mr. Rogers is a graduate of Purdue University and received his law degree from Syracuse University College of Law (cum laude), where he was the Associate Editor of the Syracuse Law and Technology Journal. He was Law Clerk to the Honorable F. Lee Forrester, J.S.C. Mr. Rogers is admitted to practice law in New Jersey and New York and is a member of the firm's Governmental Affairs and Litigation Practice Groups. Mr. Rogers can be reached at 609-436-1210.*

## Practice Groups

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