

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 14 — Utilities

Register va-m26-7-ch12-t14

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 14 — Utilities.

1 verbatim provision(s). Each quote is a verified substring of the regulator-published source snapshot, not retyped.

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 14 — Utilities

14. Utilities Change Date March 28, 2019 • This chapter has been revised in its entirety. a. Electricity Each living unit must have electricity for lighting and for necessary equipment. b. Appraiser Not Conducting Operational Checks Since the appraiser does not perform any operational checks of mechanical systems or appliances, the utilities are not required to be turned on when the appraiser visits the property. c. Electrical Wires Any visible frayed or exposed electrical wires must be repaired. d. Utilities for Living Units Utility services must be independent for each living unit, except • units in a two to four-unit property may share water, sewer, gas, or electricity as long as there are separate service shut-offs for each unit, and • units under separate ownership may share connections from the main to the building line when those connections are protected by an easement and a maintenance agreement acceptable to VA. e. Access for Maintenance and Repair Individual utilities serving one living unit shall not pass over, under, or through another living unit unless there is a legal provision for a permanent right of access for maintenance and repair of the utilities without trespass on adjoining properties. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-20

Source: VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 14 — Utilities · snapshot 824171a914866a59