

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 15 — Water Supply and Sanitary Facilities

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15. Water Supply and Sanitary Facilities Change Date March 28, 2019 • This chapter has been revised in its entirety. a. Water and Sewer The property must have: • a continuous supply of safe and potable water for drinking, bathing, showering and sanitary uses, • hot water, • sanitary facilities, and • a safe method of sewage disposal. b. Safe Drinking Water Given the importance of safe drinking water, appraisers must ensure that accurate water supply information is reported in the appraisal and the Staff Appraisal Reviewer (SAR) must condition the NOV appropriately. If the appraiser is aware of any issues regarding the water supply, the appraiser must comment in the appraisal. c. Market Value Considerations Appraisers must comment and adjust for any market reaction discovered as a result of water contamination, as well as any environmental stigma. d. Filtration of Water Proper mitigation of lead contaminated water must include a central filtering system which filters all water that could serve the property's occupants. When public water must be filtered, the requirements for individual water filtering under Topic 17, Subsection d of this Chapter including a Veteran's acknowledgement, must be applied. Information about water filtration is available at <http://www.nsf.org/newsroom/consumer-guide-to-nsf-international-certified-lead-filtration-devices>. Continued on next page VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-21 15. Water Supply and Sanitary Facilities, continued e. Individual Water Supply If the property has an individual water supply see Topic 17 of this Chapter for additional requirements. f. Individual Sewer Supply If the property has an individual sewer supply see Topic 18 of this Chapter for additional requirements. g. Connection Mandated by a Local Authority If public water or sewer is available and the local authority mandates connection, the appraiser must prepare the appraisal "subject to" connection. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-22

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