

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 16 — Individual Water Supply

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16. Individual Water Supply Change Date March 28, 2019 • This chapter has been revised in its entirety. a. Health Authority Requirements Water quality for an individual water supply must meet the requirements of the health authority having jurisdiction. If the local authority does not have specific requirements, the guidelines established by the Environmental Protection Agency (EPA) will apply. Additional information is available at the following websites: <https://www.epa.gov/privatewells/private-drinking-water-well-programs-your-state> and <https://www.cdc.gov/healthywater/drinking/private/wells/testing.html>. b. Third Party Testing All testing must be performed by a disinterested third party. This includes collecting and transporting the water sample from the water supply source. The sample may be collected and tested by the local health authority, a commercial testing laboratory, a licensed sanitary engineer, or other party that is acceptable to the local health authority. At no time will the Veteran or other interested party collect and/or transport the sample. c. Conditions Requiring a Veteran's Signed Statement The appraiser must comment in the appraisal and the Veteran must acknowledge awareness in writing when the water to the property is: • supplied by dug wells, cisterns, or holding tanks used in conjunction with water purchased and hauled to the site, • provided with a mechanical chlorinator, • provided through springs, lakes, rivers, sand-point or artesian wells, or • supplied with a rainwater catchment system. d. Water Filtration System If the property has a water filtration system, the Veteran must acknowledge in writing that the water must be continuously treated as required by the local health authority to be considered safe for human consumption and for this to be effective, the system must be inspected and maintained to include filter replacements per the manufacturers' recommendations. Continued on next page VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-23 16. Individual Water Supply, continued e. Distance Requirements The appraiser must be familiar with the minimum distance requirements between private wells and sources of pollution. The appraiser is not required to sketch or note distances between the well, property lines, septic tanks, drain fields, or building structures. f. Testing Validity Period Water quality test results are valid for 90 days from the date certified by the local health authority unless the local authority indicates otherwise. g. Connection Mandated by a Local Authority If public water is available and the local authority mandates connection, connection is required (see Topic 16 of this Chapter). VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-24

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