VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 21 — Defective Conditions

Register va-m26-7-ch12-t21

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> 21. Defective Conditions Change Date October 18, 2019 • This chapter has been revised in its entirety. a. Definition Conditions which impair the safety, sanitation, or structural soundness of the dwelling will cause the property to be unacceptable until the defects or conditions have been remedied and the probability of further damage eliminated. The integrity of the envelope of the structure must not be compromised. b. Appraisals “Subject to” Repair of Defective Conditions Appraisals must be prepared “subject to” the repair of any defective conditions with the contributory value of the completed repair included in value. c. Examples Examples of defective conditions include: • defective construction, • poor workmanship, • evidence of continuing settlement, • excessive dampness, • leakage, • decay, and • termites. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-29

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