

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 23 — Heating

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23. Heating Change Date March 28, 2019 • This chapter has been revised in its entirety. a. Requirement Heating must be permanently installed and maintain a temperature of at least 50 degrees Fahrenheit in areas with plumbing. b. Non-Vented Heater If the dwelling will have a permanently installed, non-electric, non-vented fireplace or other non-vented space heater: • the NOV must be conditioned to require the Veteran's written acknowledgement that the dwelling contains a non-vented fireplace or space heater which has not been inspected by VA, and • a licensed heating/air conditioning contractor must certify in writing that the non-vented appliance is equipped with an approved Oxygen Depletion Sensor and meets the local building authority requirements (if there are no local requirements, the installation must meet the manufacturer's recommendations). c. Mild Climate In areas with a mild climate, heating may not be required (see Topic 1, Subsection h of this Chapter). d. Air Conditioning Air conditioning is not required, but if installed, must be operational. If any needed repairs to the air conditioning equipment are apparent, the appraiser must prepare the appraisal subject to the repair of the air conditioning system by a licensed heating/air conditioning contractor. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-31

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