

**PARK WATER-RISK CHECKLIST**

# ParkWaterBinder park water-risk checklist

Owner-side records to organize before audit, sale, refinance, or resident issues.

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## Water source

Identify how drinking water reaches the park today and how it is identified to regulators. The answers drive almost every other record question below.

- Record whether the park uses municipal water, wells, mixed sources, or an unknown source.
- Record PWS ID or state water-system identifier if known. If unknown, note that you still need to confirm classification with the state.
- Capture the date and source of the information so future reviewers can tell stale assumptions from current facts.

## Infrastructure ownership

Park ownership of wells, treatment, or distribution lines tends to drive most of the regulator-facing record obligations. Get the ownership boundary in writing.

- Note whether the park owns wells, treatment equipment, or distribution lines. If a third party owns a portion, capture who, where the boundary is, and the agreement that documents it.
- Record operator, lab, consultant, and regulator contacts. Include name, company, email, phone, and what they are responsible for.
- Note any vendor or service agreement renewal dates so reviews are not blocked by an expired contract.

## Evidence to gather

Pull recent records into one folder so a buyer, lender, insurer, attorney, or regulator can review the same set you did, instead of re-asking for documents.

- Lab reports and chain-of-custody forms. Keep the original PDFs, not just summary spreadsheets.
- Resident notices and posting or delivery proof. Photos of postings count; save the date and location with the photo.
- Regulator letters, emails, permits, or inspection notes. Include both the agency request and the park's response.
- Resident complaints and response actions. A short log of what was reported, when, and what was done is more useful than a single email thread.
- Repair invoices, photos, work orders, and follow-up testing. Tie each repair to the underlying issue so the binder reads as a story, not a pile.

## Review notes

The point of the checklist is not to make a compliance call. It is to surface what you have and what is missing so qualified professionals can do their job faster.

- List missing evidence without making legal, engineering, or regulatory conclusions.
- Bring park-specific questions to qualified professionals and regulators. Note who asked, who answered, and the date.
- Re-run the checklist at acquisition, before a sale, before refinance, after a resident complaint cluster, and at least once per year.

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ParkWaterBinder is not legal, engineering, or regulatory advice. Use it to organize records, identify missing evidence, and prepare questions for qualified professionals and regulators.

Source: <https://parkwaterbinder.com>. Questions: [support@parkwaterbinder.com](mailto:support@parkwaterbinder.com).