# SCOPE OF WORK

**Inspection**: We inspected the interior and exterior of the property on (date), accompanied by (Name). Our identification of the property also involved a review of mapping prepared by the local municipality, and our earlier files on the property. The photographs appended were taken (date).

**Type of Analysis** (The following example relates to an update assignment): The approaches as applied to our previous report of (date) were investigated as to their relevance to this assignment, including a review of market data necessary to properly apply these approaches. In this regard the (Direct Comparison, Income and/or Cost Approaches - as appropriate) have been applied and later reconciled to a final estimate of value.

**Data Research**: We received our instructions from (name), who provided information on the property and on changes to it since our (date) appraisal. Publications produced by the (local authority) provided information on applicable land use controls. Sources of market evidence included, as appropriate, the local real estate board, Land Title Office transactions – including those reported by Data Systems and local assessors, and real estate agents, vendors and purchasers active in the market. The (name) service provided information on the state of title.

**Audits and Technical Investigations**: We did not complete technical investigations such as:

• Detailed inspections or engineering review of the structure, roof or mechanical systems;

• An environmental review of the property;

• A site or building survey;

• Investigations into the bearing qualities of the soils; or

• Audits of financial and legal arrangements reported by (name) concerning the leases.

**Verification of Third Party Information**: The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct. The mandate for the appraisal did not require a report prepared to the standard appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein.