**MANDATORY CLAUSES – LIMITED USES AND LIMITED DETRIMENTAL CONDITIONS ADDENDUM**

**ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY**

1. The Limited Uses and Limited Detrimental Conditions Addendum (the “Addendum”) is provided for informational purposes only. Where uses or detrimental conditions, as defined in the Addendum, are indicated, the determination is based on visual observations only. The determination of the status of any of the uses or detrimental conditions as listed in the Addendum is beyond the expertise of the appraiser. Liability is expressly denied as to the actual existence or non-existence of a use or detrimental condition. It is unreasonable to rely on the appraiser’s visual observations as to the actual existence or non-existence of a use or detrimental condition. The client or authorized user(s) of the report must consult the expertise of an engineer, surveyor, plumber, electrician, HVAC technician, health inspector, home or building inspector, municipal official, or other appropriately qualified professionals for a definitive determination of the actual existence or non-existence of any uses or detrimental conditions as listed in the Addendum.
2. Not all uses or detrimental conditions may be observed on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the property, etc. A use or detrimental condition that was observed on any date prior to the inspection date may not be observed on the inspection date. Without dismantling the house or its systems, there are limitations to the inspection. Liability is expressly denied as to any hidden, unapparent or unknown uses or detrimental conditions including soils, structure, environmental issues, hazardous materials or any uses or detrimental condition beyond the scope, expertise and/or qualifications of the appraiser and reliance on the appraiser’s visual observations is unreasonable. Other appropriately qualified professionals must be retained to determine the actual existence or non-existence of any hidden, unapparent or unknown uses or detrimental conditions. The appraiser is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.
3. The Limited Uses and Limited Detrimental Conditions Addendum is subject to the assumptions and limiting conditions set out elsewhere in this report.