

## Course Description Environmental Hazards Impact on Value

Everyone agrees environmental hazards can have a negative impact on value, but figuring out that impact can be tricky; potentially leaving even an experienced appraiser open to liability. Is it cost to cure or is there diminution from stigma? What do USPAP, HUD and the Secondary Mortgage Market require?

This seminar explores appraiser environmental due diligence reporting; when, why, and how. We will first review the most common environmental hazards (ie: mold, VOC vapor intrusion & asbestos) and how they impact both residential and commercial property values, then share with you the quickest and easiest methods for obtaining environmental reports and documenting your work. Last, but not least, we share our courtroom proven methodology for calculating diminution created from stigma.