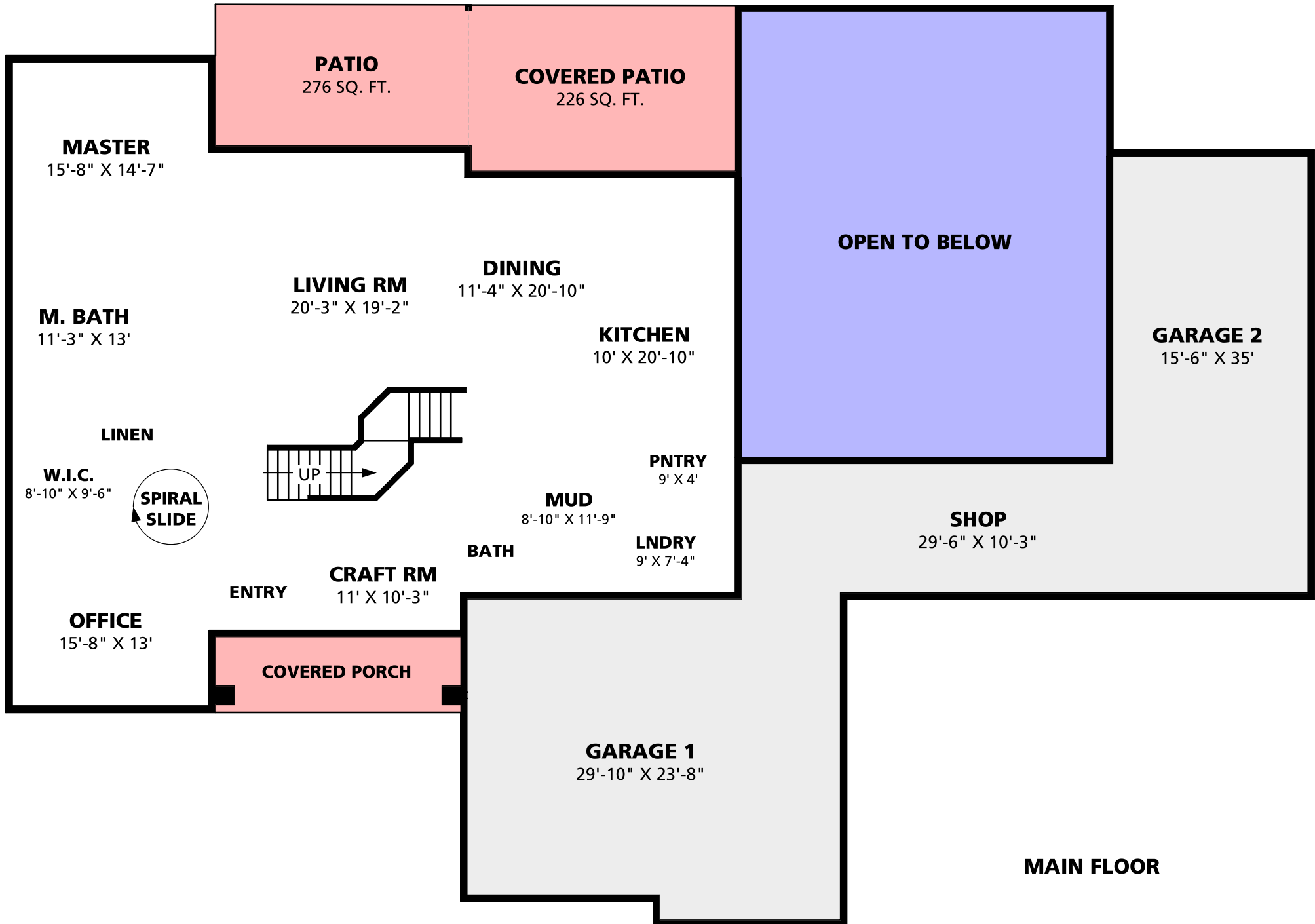


**BASEMENT**



**PATIO**  
276 SQ. FT.

**COVERED PATIO**  
226 SQ. FT.

**OPEN TO BELOW**

**GARAGE 2**  
15'-6" X 35'

**SHOP**  
29'-6" X 10'-3"

**GARAGE 1**  
29'-10" X 23'-8"

**MAIN FLOOR**

**MASTER**  
15'-8" X 14'-7"

**DINING**  
11'-4" X 20'-10"

**KITCHEN**  
10' X 20'-10"

**LIVING RM**  
20'-3" X 19'-2"

**PNTRY**  
9' X 4'

**MUD**  
8'-10" X 11'-9"

**LNDRY**  
9' X 7'-4"

**BATH**

**CRAFT RM**  
11' X 10'-3"

**ENTRY**

**M. BATH**  
11'-3" X 13'

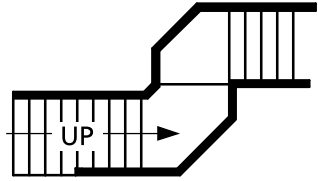
**W.I.C.**  
8'-10" X 9'-6"

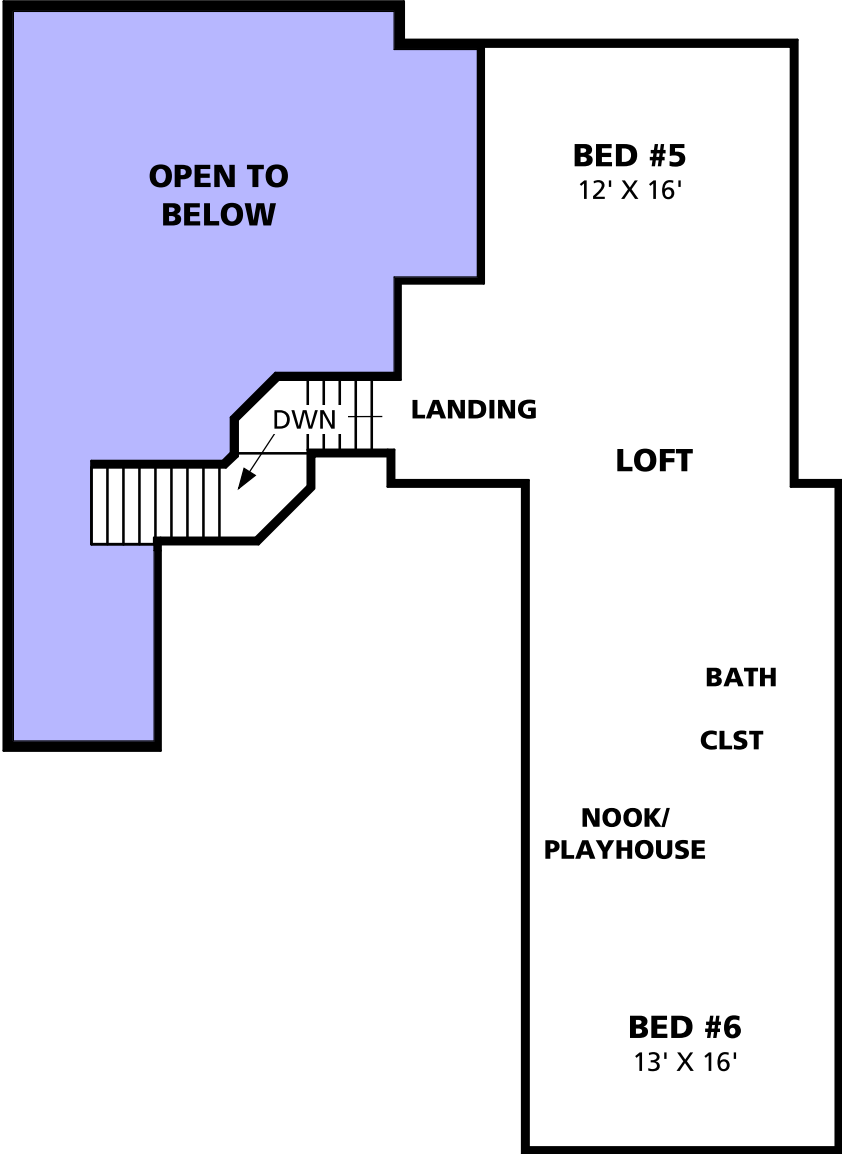
**SPIRAL SLIDE**

**OFFICE**  
15'-8" X 13'

**COVERED PORCH**

**LINEN**





**2ND FLOOR**

# Area Calculations

## Area Calculations Summary

**Basement** - 3512

**First Floor** - 2392

**Upper Floor** - 1015

**Total Heated Space** - 6919

**Garage**- 1653

**Scale for the included documents -  
1" = 10' when printed at 8.5 x 11**

## Special Assumptions used in measuring sq. ft. of this property

1) The main floor is where the stair area both leading up to the second floor and downstairs to the basement is included in sq. ft. measurements.

Property Footprints uses the ANSI standard. These are the same standards used by appraisers - **GUIDELINES ANSI Z765-2013**

### American National Standard for Single Family Residential Buildings

#### Detached Single-Family Finished Square Footage

For detached single-family houses, the finished square footage of each level is the sum of finished areas on that level measured at floor level to the exterior finished surface of the outside walls.

#### Finished Areas Adjacent to Unfinished Areas

Where finished and unfinished areas are adjacent on the same level, the finished square footage is calculated by measuring to the exterior edge or unfinished surface of any interior partition between the areas.

#### ANSI Standards for Measurement reports

Openings to the floor below cannot be included in the square footage calculation. However, the area of both stair treads and landings proceeding to the floor below is included in the finished area of the floor from which the stairs descend, not to exceed the area of the opening in the floor.

#### Above and Below-Grade Finished Area

The above-grade finished square footage of a house is the sum of finished areas on levels that are entirely above grade. The below-grade finished square footage of a house is the sum of finished areas on levels that are wholly or partly below grade.

#### Ceiling Height Requirements

To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 feet (2.13 meters) except under beams, ducts, and other obstructions where the height may be 6 feet 4 inches (1.93 meters); under stairs where there is no specified height requirement; or where the ceiling is sloped. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7 feet (2.13 meters); no portion of the finished area that has a height of less than 5 feet (1.52 meters) may be included in finished square footage.

#### Finished Areas Connected to the House

Finished areas that are connected to the main body of the house by other finished areas such as hallways or stairways are included in the finished square footage of the floor that is at the same level. Finished areas that are not connected to the house in such a manner cannot be included in the finished square footage of any level.

#### Garages, Unfinished Areas, and Protrusions

Garages and unfinished areas cannot be included in the calculation of finished square footage. Chimneys, windows, and other finished areas that protrude beyond the exterior finished surface of the outside walls and do not have a floor on the same level cannot be included in the calculation of square footage.