

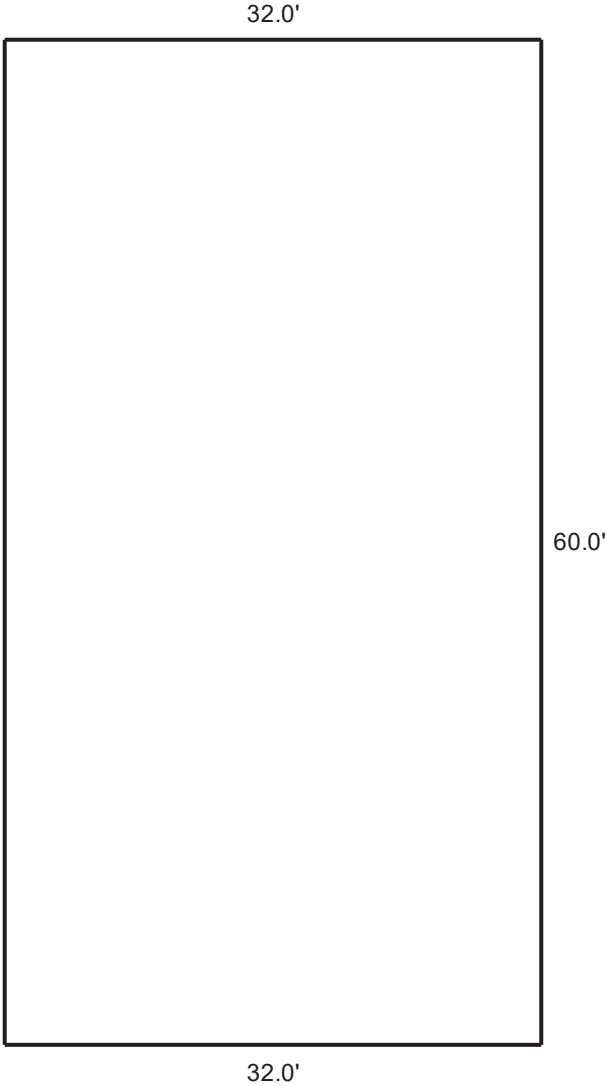
6 Sanderson St. Hayesville, NC 28904

Approximate Total Heated Living Area:
1920 Square Feet

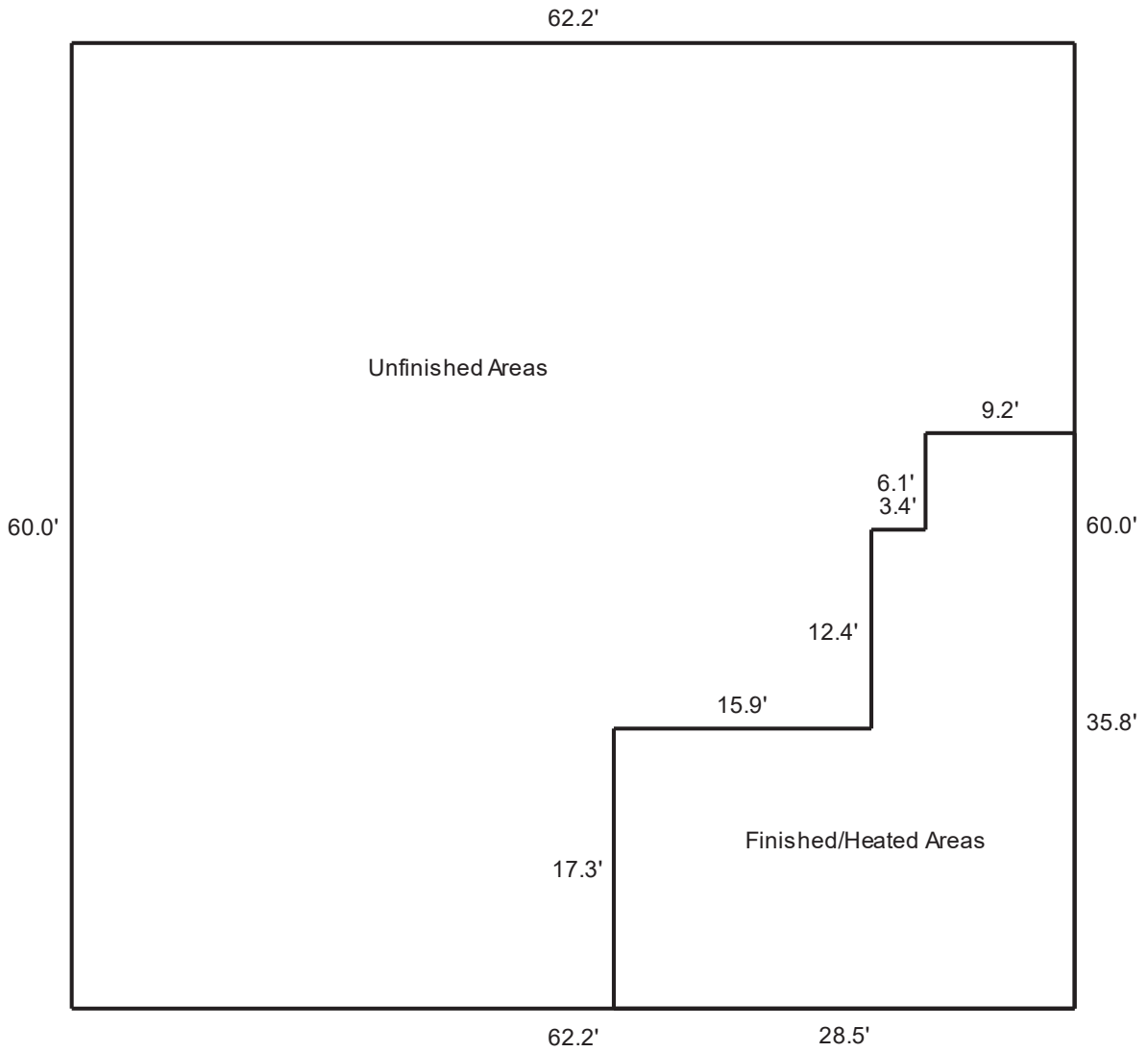
Total Area Measured:
5652 Square Feet

Prepared by Lauren Hyde of Precision Home Solutions
For Melissa Stillwell of Keller Williams Great Smokies

All measurements are rounded to the nearest .01 and are deemed reliable but not guaranteed.
Homes are measured and square footage is calculated in accordance with ANSI Standards and NCREC House Measuring Square Footage Guidelines.



UPPER RESIDENTIAL LEVEL
1920 Square Feet



LOWER COMMERCIAL LEVEL

3732 Square Feet

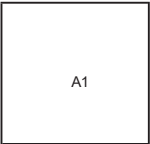


Approximate Heated/Finished Areas:

705 Square Feet

Unfinished Area: 3027 Square Feet

Notes Addendum for 6 Sanderson St.

- **Total Area Measured:** The total area measured makes up all areas of a home that are enclosed and under roof (with the exception of unfinished attics unless otherwise requested) including attached and detached car storage, enclosed porches, areas not meeting ceiling height requirements, areas which are inaccessible, and areas which are not floored such as half walls and bay windows. Outbuildings, sheds, outdoor areas like decks and porches, and again, unfinished attic spaces which are not required nor requested to measure are all omitted from this total. (Please note that in some instances, attic areas necessitate measurements in order to find the second level's square footage.) The total area measured is used solely for the intent of determining the cost of this service and should not be used as a square footage total for MLS purposes. If you have any questions about any totals, do not hesitate to contact me.
- **HLA:** The upper level was measured to determine the HLA. The remaining areas were deemed commercial space but were still measured according to residential measuring guidelines at request of the client.
- **Exterior Measurements:** Measurements are taken from the lowest point of the exterior walls, except for when a slope below 5' or half wall is present, Per ANSI and NCREC. The commercial space was measured according to residential measuring guidelines at request of the client.
- **Stairs:** Per ANSI guidelines, stairs are counted as living area for the level which they descend from regardless of finish/heat or lack of, not exceeding the area of the opening in the floor. Additionally, the area under a stairwell, regardless of its finish and height (per ANSI and NCREC), is counted as square footage, and further, as heated living area when it is located in a heated and finished area.

SKETCH CALCULATIONS	Perimeter	Area
	A1 : 62.2 x 60.0 =	3732.0
	Commercial Space	3732.0
	A2 : 12.6 x 12.4 = A3 : 28.5 x 17.3 = A4 : 0.5 x 0.0x6.1 = A5 : 9.2 x 6.1 =	156.2 493.0 0.1 55.8
	Finished Commerical Area	705.1
	Total Misc. Area	3732.0
	A6 : 32.0 x 60.0 =	1920.0
	HLA Residential Area	1920.0
	Total Living Area	1920.0