

*1254 Pisgah Dr. Canton, NC 28716*

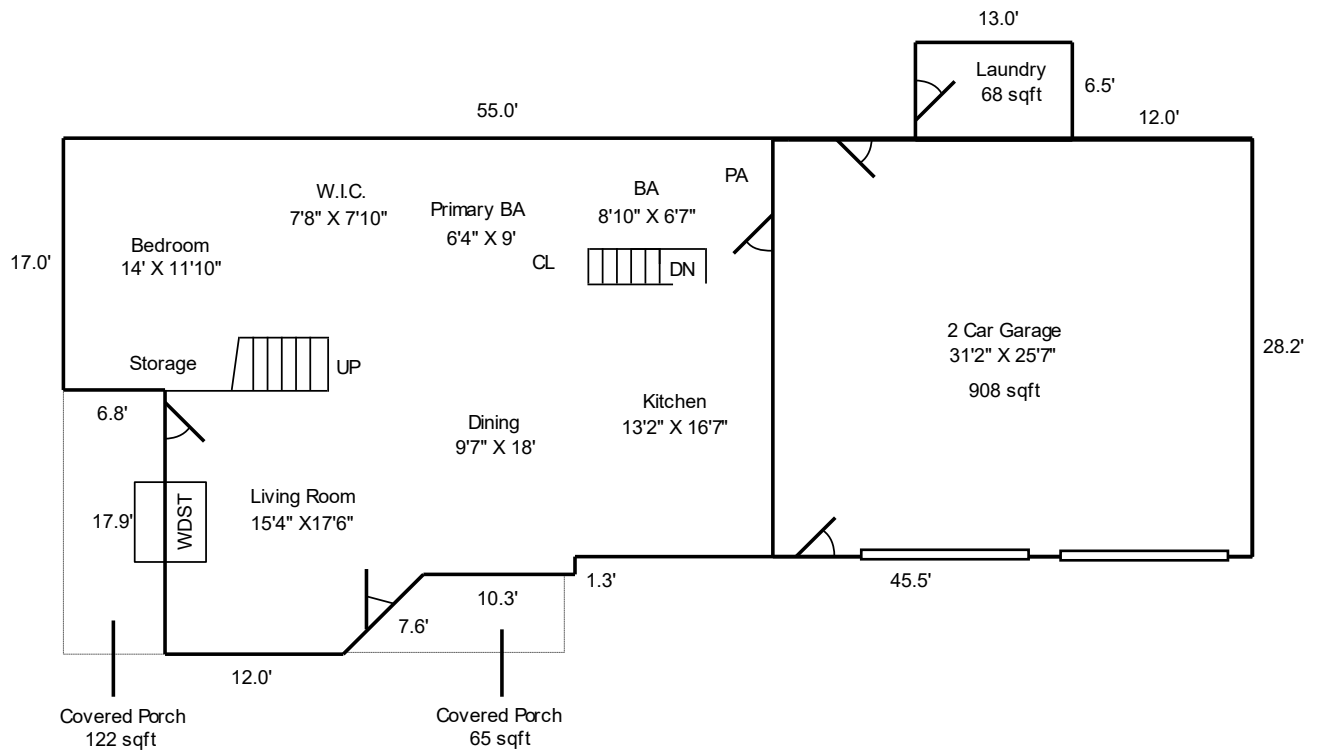
Approximate Total Heated Living Area:  
2525 Square Feet

First Floor: 1388 Square Feet  
Second Floor: 1137 Square Feet

Total Area Measured:  
5474 Square Feet

*Prepared by Lauren Hyde of Precision Home Solutions*  
For Katie Hermida and Catherine Proben of Howard Hanna Beverly-Hanks Realtors

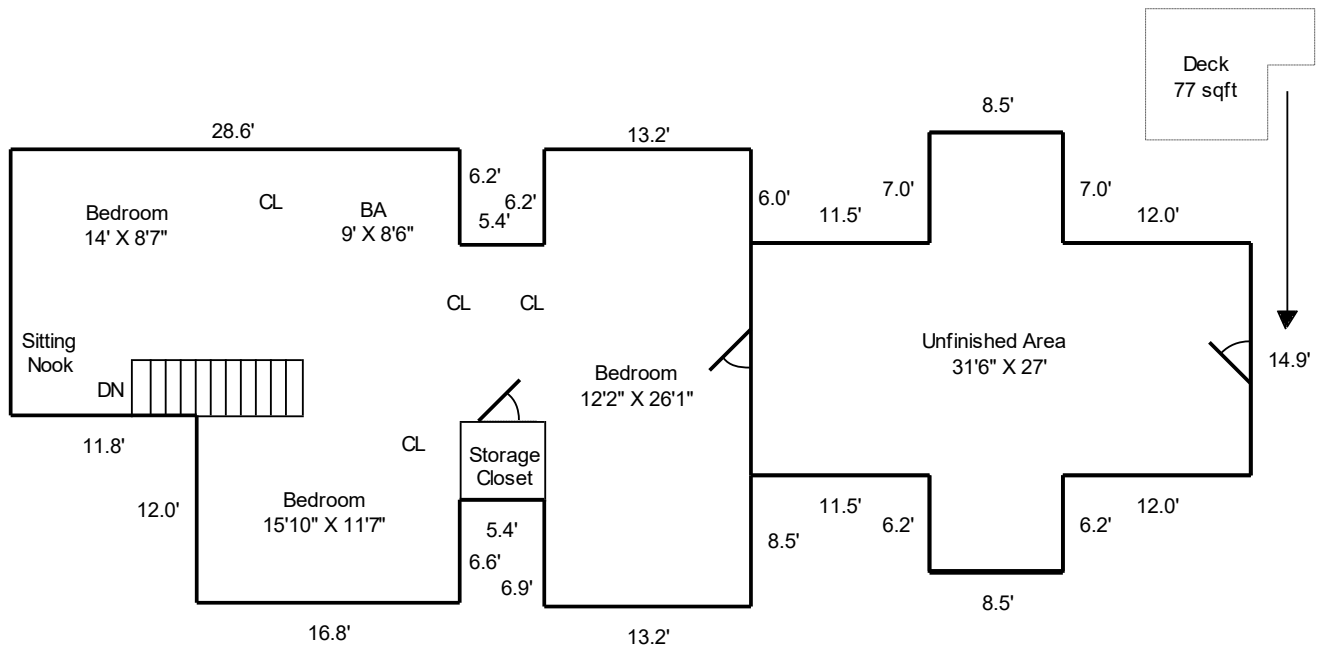
All measurements are rounded to the nearest .01 and are deemed reliable but not guaranteed.  
Homes are measured and square footage is calculated in accordance with ANSI Standards and NCREC House Measuring Square Footage Guidelines.



FIRST FLOOR  
1388 Square Feet

Approximate Total Heated Living Area:  
1388 Square Feet

\*Approximate 908 Square foot garage and 68 square foot non-contiguous laundry area are not included in the above total.

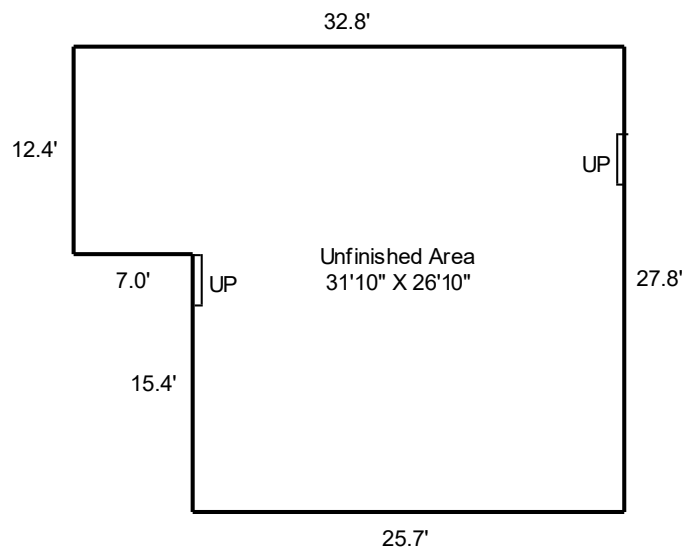


SECOND FLOOR  
1753 Square Feet

Approximate Heated Living Area: 1137 Square Feet

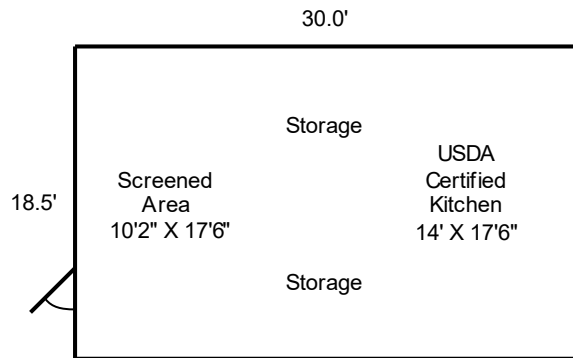
Unfinished Area: 589 Square Feet

Unheated/ Finished Storage Closet: 27 Square Feet



BELOW GRADE  
802 Square Feet

Unfinished Area: 802 Square Feet



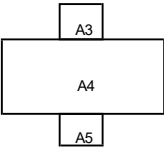

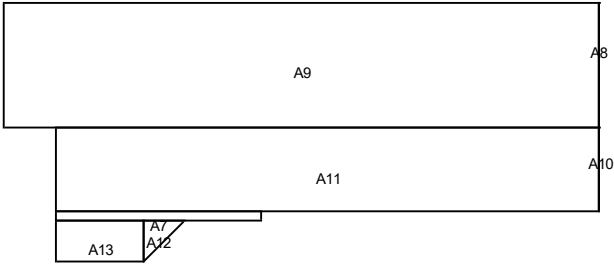
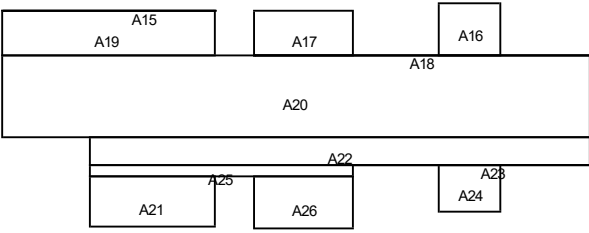
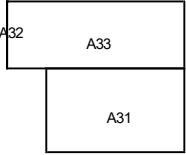


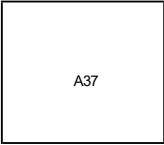
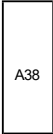


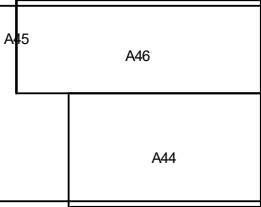
DETACHED BUILDING  
555 Square Feet

Total Area Measured:  
5474 Square Feet

### Notes Addendum for 1254 Pisgah Dr.

- **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 and powered/plumbed building, areas not meeting ceiling height requirements, areas which are inaccessible, and areas which are not floored such as half walls and bay windows. Simple 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.
- **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.
- **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.
- **Garage:** Garages are accounted for in the Total Measured Area calculation shown in the report, whether built-in, attached or detached to the home.
- **Fireplace:** The area of the chimney that juts out beyond the exterior wall is not accounted for in living area; however, the woodstove and hearth area within the walls of the home is counted as living area, in accordance with ANSI measuring guidelines.
- **Second Level Storage Closet:** Please understand that it was my professional opinion to omit the Storage Closet located on the second level due to the fact that it was open to the attic above. It was cold, and very obviously did not meet the qualifications of "heated" area.
- **Second Level:** At the time of the measurement, interior measurements were taken of the second level, and exterior measurements of .5' were added where applicable. Please note that wall widths are also added at .5' where necessary and unable to measure, and the lack of certainty may cause some discrepancies.
- **Measuring Complexities:** This property boasted unusual complexities, like exterior angled walls, varying ground levels, and excessive obstructions that made it difficult to get the actual measurements. Please know that in these cases, the interior measurements were checked against any estimations made; because of these complexities, you should know that this will cause variations in square footage calculations from one professional to another.
- **Dotted Line:** A fine, dotted line will denote countertops, vaults in the ceiling, railings around stairs or around an upper-level lofted area, and exterior spaces such as decks or porches.
- **Abbreviations:** The following abbreviations will be noted when applicable.
  - CL: Closet
  - W.I.C.: Walk-in closet
  - PA: Pantry
  - DN: Down
  - BA: Bathroom
  - WDST: Wood Stove

SKETCH CALCULATIONS	Perimeter	Area
	$A1 : 10.5 \times 6.5 =$  Laundry Area	68.2  68.2
	$A2 : 30.0 \times 18.5 =$  Detached Kitchen Area	555.0  555.0
	$A3 : 8.5 \times 7.0 =$ $A4 : 32.0 \times 14.9 =$ $A5 : 8.5 \times 6.2 =$  Unfinished area	59.5 476.8 52.7  589.0
	$A6 : 5.4 \times 5.0 =$  Unheated Storage Closet	27.0  27.0
	<b>Total Misc. Area</b>	<b>1239.2</b>
	$A7 : 27.7 \times 1.3 =$ $A8 : 0.5 \times 0.0 \times 17.0 =$ $A9 : 80.0 \times 17.0 =$ $A10 : 0.5 \times 0.0 \times 11.2 =$ $A11 : 73.2 \times 11.2 =$ $A12 : 0.5 \times 5.4 \times 5.4 =$ $A13 : 12.0 \times 5.4 =$ Attached Garage	36.0 0.1 1359.7 0.1 821.5 14.4 64.5 -908.0
	First Floor	1388.3
	$A15 : 0.5 \times 28.6 \times 0.1 =$ $A16 : 8.5 \times 7.0 =$ $A17 : 13.2 \times 6.0 =$ $A18 : 45.2 \times 0.2 =$ $A19 : 28.6 \times 6.1 =$ $A20 : 79.2 \times 10.9 =$ $A21 : 16.8 \times 6.6 =$ $A22 : 67.4 \times 3.8 =$ $A23 : 0.5(32.0 + 20.5) \times 0.0 =$ $A24 : 8.5 \times 6.2 =$ $A25 : 35.4 \times 1.6 =$ $A26 : 13.2 \times 6.9 =$ Unfinished area Unheated Storage Closet	1.1 59.5 79.5 9.0 175.6 860.1 110.9 256.1 1.0 52.7 56.6 91.1 -589.0 -27.0
	Second Floor	1137.2
	$A31 : 25.7 \times 15.4 =$ $A32 : 0.5 \times 0.1 \times 12.4 =$ $A33 : 32.7 \times 12.4 =$ Unfinished Area  Basement	395.8 0.6 405.5 -801.9  0.0
	<b>Total Living Area</b>	<b>2525.5</b>

SKETCH CALCULATIONS		Perimeter	Area
	A37 : $32.2 \times 28.2 =$		908.0
	Attached Garage		908.0
	<b>Total Garage Area</b>		<b>908.0</b>
	A38 : $6.8 \times 17.9 =$		121.7
	Covered Porch		121.7
	A39 : $0.5 \times 5.3 \times 5.3 =$		14.0
	A40 : $9.6 \times 5.3 =$		50.6
	Porch		64.6
	<b>Total Porch Area</b>		<b>186.3</b>
	A41 : $7.9 \times 4.7 =$		37.1
	A42 : $0.5 \times 0.1 \times 3.7 =$		0.2
	A43 : $10.8 \times 3.7 =$		40.0
	Deck		77.3
	<b>Total Patio/Deck Area</b>		<b>77.3</b>
	A44 : $25.7 \times 15.4 =$		395.8
	A45 : $0.5 \times 0.1 \times 12.4 =$		0.6
	A46 : $32.7 \times 12.4 =$		405.5
	Unfinished Area		801.9
	<b>Total Basement Area</b>		<b>801.9</b>