

From: mcmunnfloorplans@gmail.com
Sent: Saturday, September 28, 2024 1:32 PM
To: Jeff Hovis; Sky Grainger
Subject: Sketch and invoice for 713 Chestnut Street
Attachments: 24-4898 713 Chestnut Street.docx; 713 Chestnut St sketch.pdf

Hi Jeff and Sky,

Attached is the sketch and invoice for 713 Chestnut Street. Please review and let me know if you would like any changes.

This was a more complex property to measure and sketch due to the ceiling height on the second level. The NC Measuring guidelines state that living area must have....”a ceiling height of at least seven feet, except under beams, ducts, etc. where the height must be at least six feet four inches [Note: In rooms with sloped ceilings (e.g., finished attics, bonus rooms, etc.) you may also include as living area the portion of the room with a ceiling height of at least five feet if at least one-half of the finished area of the room has a ceiling height of at least seven feet.].

The ceiling height on the second floor had less than 50% measuring 7 feet or more. I sketched the second floor according to how I interpret the guidelines and only counted the portion of the second floor with a ceiling height of 7 feet or more. Sorry that the 2nd floor sketch looks a little choppy. It’s the best I could do with the situation.

Also, I wanted to point out that the tax office seems to give no credit to a second floor on their website. This sometimes means the area has not been permitted. Please refer to my Scope of Work Statement at the bottom of this email.

After your review, just let me know if you need any changes. You may only want to count the first floor towards living area and call the second floor additional space.

Thanks,
Todd McMunn
910-367-7201
mcmunnfloorplans@gmail.com

Scope of Work Statement:

County records/permits were not researched to determine whether or not an area has or has not been permitted by the local governing building inspections department. No septic permits were researched to determine whether or not a home is approved for a specific number of bedrooms. The scope of work for measure assignments is measuring only, not legitimizing square footage that has not been permitted or space that is unknown whether permitting took place.