mySquare²

# Home Measurement and Floor Plan Package

Thank you for Choosing mySquare²

**Forms of payment accepted are Cash, Check, Venmo (303-887-5833), PayPal(andy@mysquare2.com), and Credit Card (request link)**

This package includes measurements by a Certified Home Measurement Specialist who produces accurate square footage determinations utilizing the ANSI method of measuring homes, the methodology used in real estate appraisals. The floor plans are high-quality schematic 2D floor plans that clearly show the layout of the property including room dimensions. These can be provided in several formats including PDF, JPG (4000 x 3000px), PNG (6000 x 4500px) and SVG file formats. Garages are measured and will count towards square footage totals.

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# Square Footage Disclosure

File No. 10161

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | | | | | | | |
| Property Address | 14080 Crabapple Rd | | | | | | |
| City | Golden | County | | State | CO | Zip Code | 80401 |
| Lender/Client | | | | | | | |

Square Footage Disclosure (Residential)

Standard/Methodology/Manner:

**ANSI** X
Local Standard
Other -

Source of Square Footage Information:

Prior Appraisal
Building Plans
Assessor's Office
**Other - Certified Appraiser/Home Measurement Specialist** X

On-Site Measurements:

Above Grade Finished Area (ft²) - 4,448 sf

Below Grade Total Area (ft²) - 0

Below Grade Finished Area (ft²) - 0

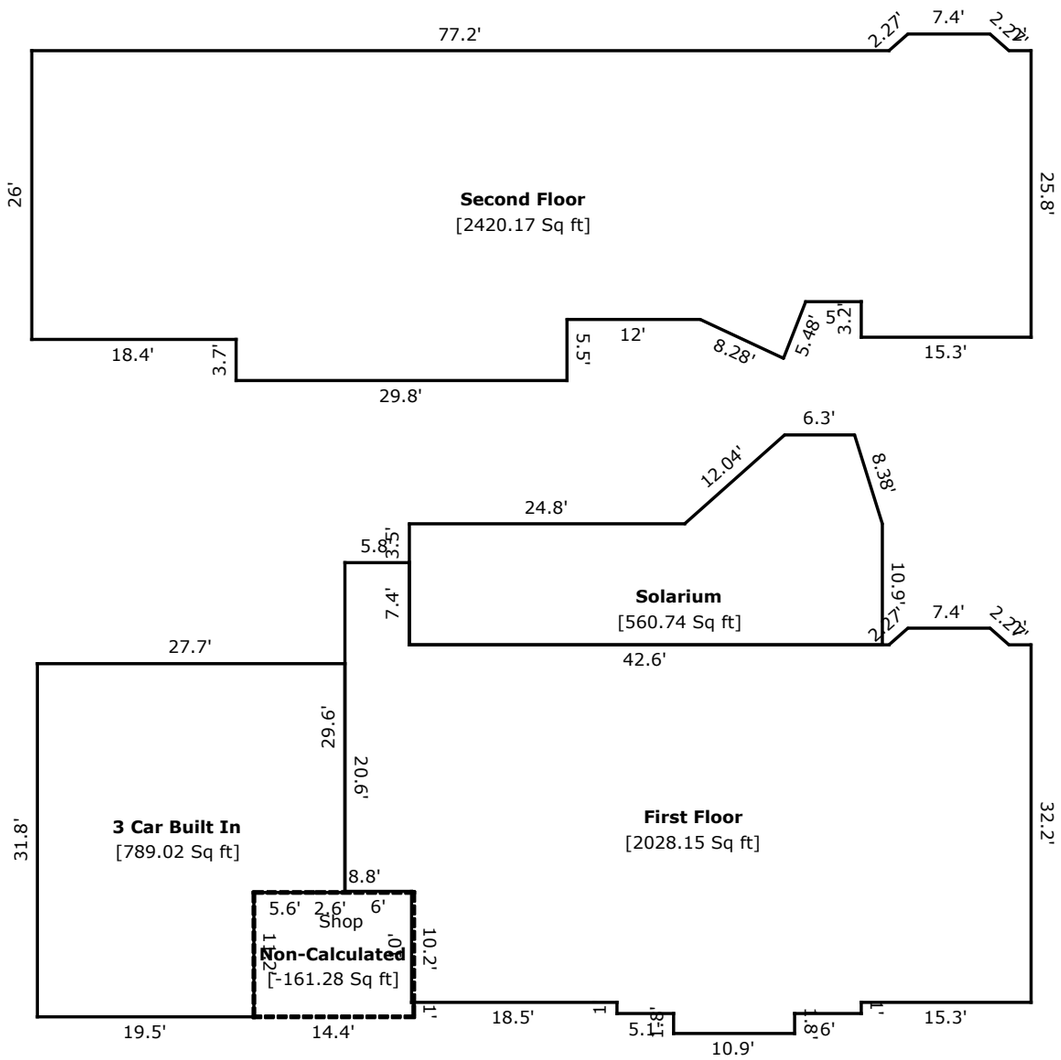
Garage Area (ft²) - 789 sf

Other (ft²) - Solarium 561 sf
Shop 161 sf

Notes:

# Building Sketch

| | | | | | |
|---|---|---|---|---|---|
| Borrower | | | | | |
| Property Address | 14080 Crabapple Rd | | | | |
| City | Golden | County | State | CO | Zip Code 80401 |
| Lender/Client | | | | | |




TOTAL Sketch by a la mode

**Area Calculations Summary**

| **Living Area** | | **Calculation Details** | | |
|---|---|---|---|---|
| First Floor | 2028.15 Sq ft | 0.5 × 1.7 × 1.5 | = | 1.27 |
| | | 0.5 × 1.5 × 1.7 | = | 1.27 |
| | | 7.4 × 1.5 | = | 11.1 |
| | | 10.9 × 1.8 | = | 19.62 |
| | | 22 × 1 | = | 22 |
| | | 5.8 × 7.4 | = | 42.92 |
| | | 32.2 × 55.8 | = | 1796.76 |
| | | 22.2 × 6 | = | 133.2 |
| Second Floor | 2420.18 Sq ft | 0.5 × 1.7 × 1.5 | = | 1.27 |
| | | 0.5 × 1.5 × 1.7 | = | 1.27 |
| | | 7.4 × 1.5 | = | 11.1 |
| | | 29.8 × 3.7 | = | 110.26 |
| | | 0.5 × 8.87 × 3.5 | = | 15.53 |
| | | 48.2 × 1.8 | = | 86.76 |
| | | 15.3 × 3.2 | = | 48.96 |
| | | 0.5 × 0.63 × 1.6 | = | 0.5 |
| | | 69.07 × 1.6 | = | 110.52 |
| | | 90 × 22.6 | = | 2034 |
| **Total Living Area (Rounded):** | **4448 Sq ft** | | | |
| **Non-living Area** | | | | |
| 3 Car Built In | 789.02 Sq ft | 27.7 × 20.6 | = | 570.62 |
| | | 19.5 × 11.2 | = | 218.4 |

## Scope of Work

mySquare2, LLC uses the American National Standards Institute (ANSI) when measuring property improvements. Fannie Mae is now requiring ANSI Measuring Standard for measuring, calculating, and reporting GLA and non-GLA area of subject properties for appraisals requiring interior and exterior inspections. They do allow deviations from ANSI if there is a reasonable explanation. Total square footage calculations are approximate. Measurements are rounded to a tenth of a foot and reported to the nearest whole square foot for above grade finished square footage, below grade square footage and the below grade finished square footage. Homes are measured using the exterior building dimensions per floor measured to the exterior finished surface of the outside walls to calculate the above-grade gross living area of a property. Only finished above-grade areas are used in calculating and reporting the square footage for the gross living area. Garages and basements are measured separately and do not count towards GLA. Circumstances may exist when direct measurement of a structure is not possible. We are often forced to make subjective assumptions and considerations due to landscaping and terrain obstacles that make areas inaccessible. Other obstacles may include the brick or stone facade and decorative pillars connected to the house. It often happens that second stories cannot be determined from the exterior due to the roof line. In these cases, we may arrive at the exterior dimension by taking the interior dimension and then adjust for the exterior walls. It is not unusual for two different measurers to arrive at slightly different totals. The ANSI standard makes no statement concerning differences between square footage calculations made by different parties for the same property. A sketch with exterior dimensions can be provided upon request. Sketches are for illustration purposes only.

1) Single Family Residence: Single Family homes are measured from the exterior finished surface. The exterior finished surface includes but is not limited to masonry, masonry veneer, wood, aluminum, or vinyl siding as well as gypsum board when used on the exterior wall common to an attached garage. In rooms with sloping ceilings, the area measured is from where the ceiling is at least five feet high. For a room with sloping ceilings to count in Gross Livable Area (GLA), the ceiling height must be at least five feet high for seven linear feet in one direction. 50% of the overall space must be above five feet. We do deviate from ANSI consistently when it comes to below grade finished areas. Per ANSI any level of a home that is below grade is considered a basement; however local custom dictates that we include the garden level in split-level homes in GLA. Locally a split-level home is a bi-level, tri-level or a multi-level with the lower level sometimes being a garden level, and anything below that level being called the basement. A Level is defined by the ANSI standard as areas of the house that are vertically within 2 feet of the same horizontal plane.
2) Townhomes and other Attached Dwellings with a Lot and Block legal description: Attached dwellings are measured from the centerline between units. Exterior walls are measured from the exterior if accessible. If these are not accessible, we use inside measurements and then adjust for the width of the exterior wall. All other rules referred to above for single family homes are the same.
3) Condos: The measurement of Condos is not covered under ANSI. Condos are measured from interior walls. All other rules referred to above for single family homes are the same.