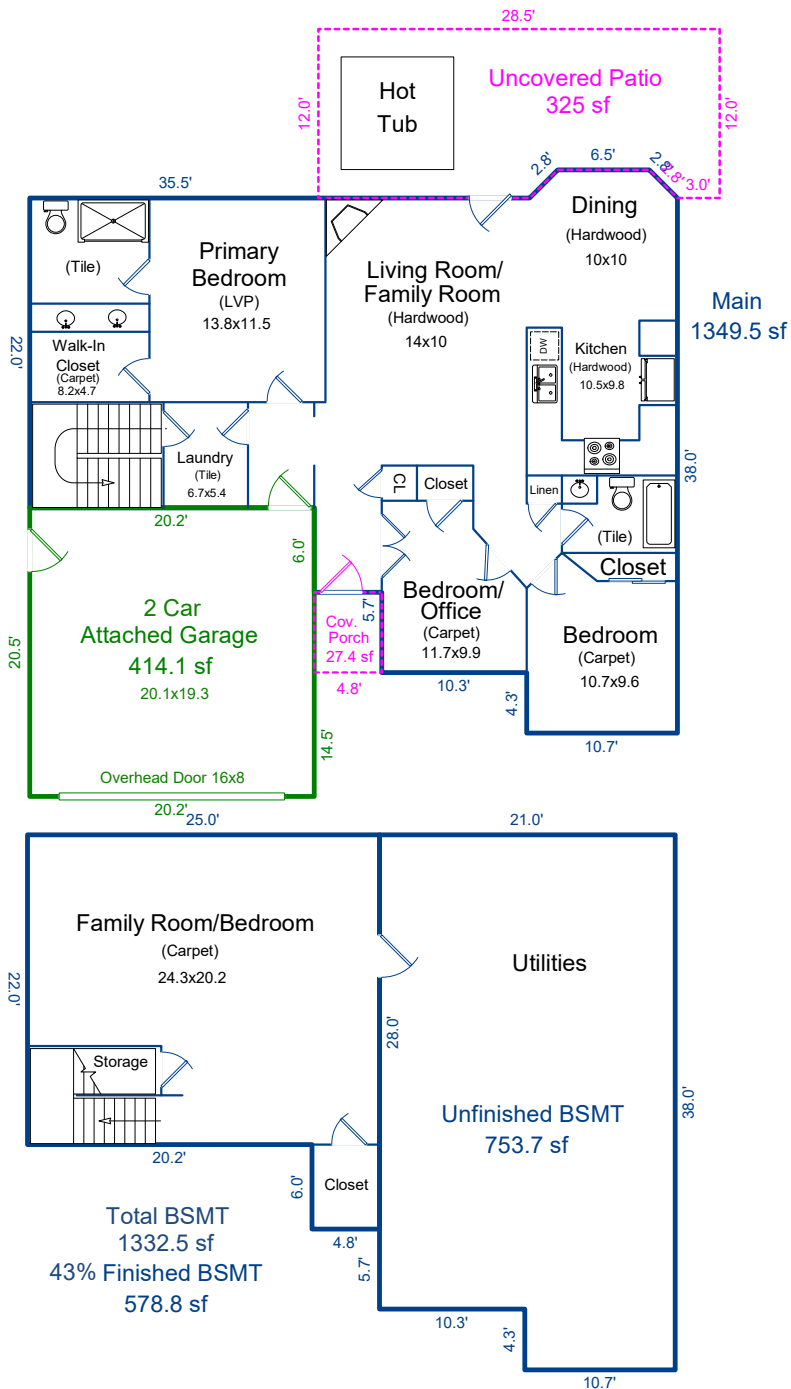


# BUILDING SKETCH

3994 Mount Flora St  
Wellington, CO 80549  
Total SF: 2682  
Total Finished SF: 1928  
Main Level SF: 1350  
Finished w/o Basement SF: 1350  
Total Basement: 1333  
Finished Basement: 43%



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Grentz Real Estate Services LLC

\*Scope of Work is defined and attached to this sketch. \*

## BUILDING SKETCH

November 29, 2022

Catherine Rogers  
C3 Real Estate Solutions

File Number: FP2022-127

In accordance with your request, I have measured the following home and provided a sketch of the floorplan and included room dimensions. Square footage is taken from outside measurements per ANSI (American National Standards Institute) guidelines, which are the guidelines to which HUD refers. Homes where outside measurements are inaccessible, inside measurements are used and an addition .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high with 50% or more of that area being at least 7' high. In rooms that are not square or rectangular, measurements are taken from the longest points in most cases. (cont. below)

3994 Mount Flora St  
Wellington, CO 80549

(cont.) Room sizes may be rounded to the nearest .5'. Bedrooms are measured excluding closets. Kitchens are measured wall-to-wall and include the nook, if applicable. 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. 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 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. The square footage totals on the attached floorplan are estimations and should not be relied upon for any purpose other than marketing the property stated above. All measurements are believed to be accurate, but it is not uncommon for two different professionals to come up with different figures. The attached floorplan is meant to show a general layout of the home and does not account for the thickness of walls or some other architectural features.

Outdoor area's: Pen's, Run's, Arena's are measured to the best of our ability. This is not a survey and these area's are estimated.

Jason Greutz  
Greutz Real Estate Services LLC  
Jason.Greutz@gmail.com  
970-699-0238

SCOPE OF WORK IS STATED IN BODY OF ABOVE LETTER.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: FP2022-127 :  
Property Address: 3994 Mount Flora St  
City: Wellington County: Larimer State: CO ZipCode: 80549  
:  
:  
Licensee Name: Jason Grentz Inspection Date: 11/29/2022

## SKETCH

### Main (GLA1)

28.00	x	25.80	=	722.40
21.00	x	5.70	=	119.70
22.00	x	20.20	=	444.40
10.70	x	4.30	=	46.01
6.50	x	2.00	=	13.00
0.5	x	2.83	x	1.41 = 2.00
0.5	x	2.83	x	1.41 = 2.00
Total area:				1349.51

### Attached Garage (GAR)

20.20	x	6.00	=	121.20
20.20	x	14.50	=	292.90
Total area:				414.10

### Porch (P/P)

5.70	x	4.80	=	27.36
Total area:				27.36

### Uncovered Patio (P/P)

12.00	x	3.00	=	36.00
0.5	x	2.83	x	1.41 = 2.00
0.5	x	2.83	x	1.41 = 2.00
10.50	x	10.00	=	105.00
15.00	x	12.00	=	180.00
Total area:				325.00

### Finished BSMT (BSMT)

28.00	x	4.80	=	134.40
22.00	x	20.20	=	444.40
Total area:				578.80

### Unfinished BSMT (BSMT)

21.00	x	5.70	=	119.70
10.70	x	4.30	=	46.01
28.00	x	21.00	=	588.00
Total area:				753.71