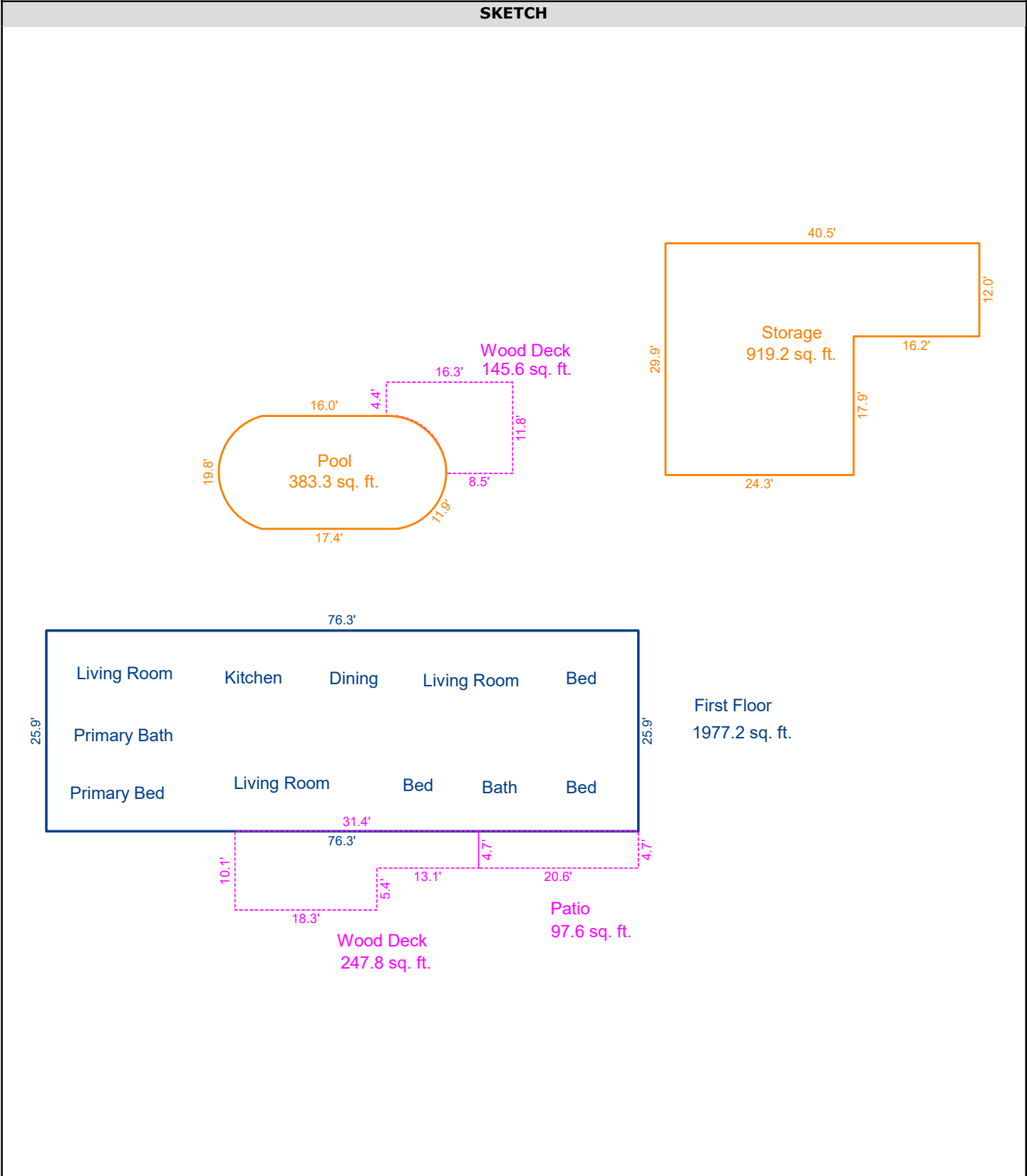# SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Parcel. No.: 163902   Legal.: SOUTHBROOK L 75 12 100 003 03 000
Property Address: 5212 TIMBER CREEK COURT
City: KINGS MOUNTAIN   County: Gaston County   State: NC   ZipCode: 28086
Owner: HELMS TINNA R \ HELMS ROGER D
Client: Client Address:
Measurement Specialist: InFocusrmp LLC   Inspection Date: 06/23/2025

SKETCH

Storage
919.2 sq. ft.
40.5'
12.0'
29.9'
16.2'
17.9'
24.3'

Wood Deck
145.6 sq. ft.
16.3'
4.4'
11.8'
8.5'

Pool
383.3 sq. ft.
16.0'
19.8'
17.9'
17.4'

First Floor
1977.2 sq. ft.

76.3'
25.9'
25.9'
31.4'

Living Room	Kitchen	Dining	Living Room	Bed
Primary Bath				
Primary Bed	Living Room	Bed	Bath	Bed

Wood Deck
247.8 sq. ft.
76.3'
10.1'
18.3'
5.4'
13.1'
20.6'
4.7'
4.7'

Patio
97.6 sq. ft.

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1977.2	204.5	1977.2
OTH	Storage	1.0	919.2	140.7	
	Pool	1.0	383.3	75.5	1302.5
P/P	Wood Deck	1.0	247.8	83.1	
	Patio	1.0	97.6	50.7	
	Wood Deck	1.0	145.6	53.0	491.0

Total HLA : 1,977
Total Measured : 3,770

| Net LIVABLE | cnt | 1 | (rounded) | 1,977 |

For a more accurate measurement we use the current North Carolina Residential Square Footage Guideline approved by the American National Standards Institute (ANSI) and recognized by the North Carolina Real Estate Commission for a single family dwellings and town homes.

Measurements are for marketing and informational purposes. Doors, stairs, and fireplace locations are approximate. Room locations are approximate.

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SKETCH

Floor plan rooms:
- PRIMARY BATH 14'1" x 12'5"
- LAUNDRY 6'5" x 12'5"
- KITCHEN 10'10" x 12'5"
- DINING AREA 9'10" x 12'5"
- FAMILY ROOM 20'7" x 12'5"
- BEDROOM 12'10" x 12'5"
- PRIMARY BEDROOM 20'4" x 12'7"
- W.I.C. 3'10" x 8'9"
- LIVING ROOM 20'10" x 12'7"
- HALL 4'7" x 3'1"
- BEDROOM 14'6" x 12'7"
- BATH 4'7" x 9'1"
- BEDROOM 13'11" x 12'7"
- PORCH 28'10" x 9'4"

AREA CALCULATIONS SUMMARY

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