



July 02, 2024

Dennis Runyan
dennis.runyan8@gmail.com

Via Email:

Subject: Square Footage (SF) calculation for 135 Winning Colors Austin, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2021

In my opinion, regarding the above referenced property, the square footages (SF), as calculated from outside corner to outside corner, are outlined below:

Main Dwelling:

1,816 SF - Main Dwelling, First Floor (Above Grade)
989 SF - Main Dwelling, Second Floor (Above Grade)
2,805 SF – TOTAL GLA MAIN DWELLING

3rd Floor Loft:

105 SF – Loft

Casita:

457 SF – Guest Casita

3 Car Attached Garage:

1,029 SF – Attached Garage

Outdoor Living:

466 SF – Covered Patio
284 SF – Covered Patio

Please contact me if you have any questions.

Sincerely,
Ashley Brooke Spruiell
Certified Residential Appraiser

NOTES:

- (1) Square footage calculations are in accordance with reference (a).
- (2) Covered entry and decks for illustration purposes and may not be drawn to scale.
- (3) **Ceiling Height Requirements - To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 ft.If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7 ft.; no portion of the finished area that has a height of less than 5 ft. may be included in finished square footage.**
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