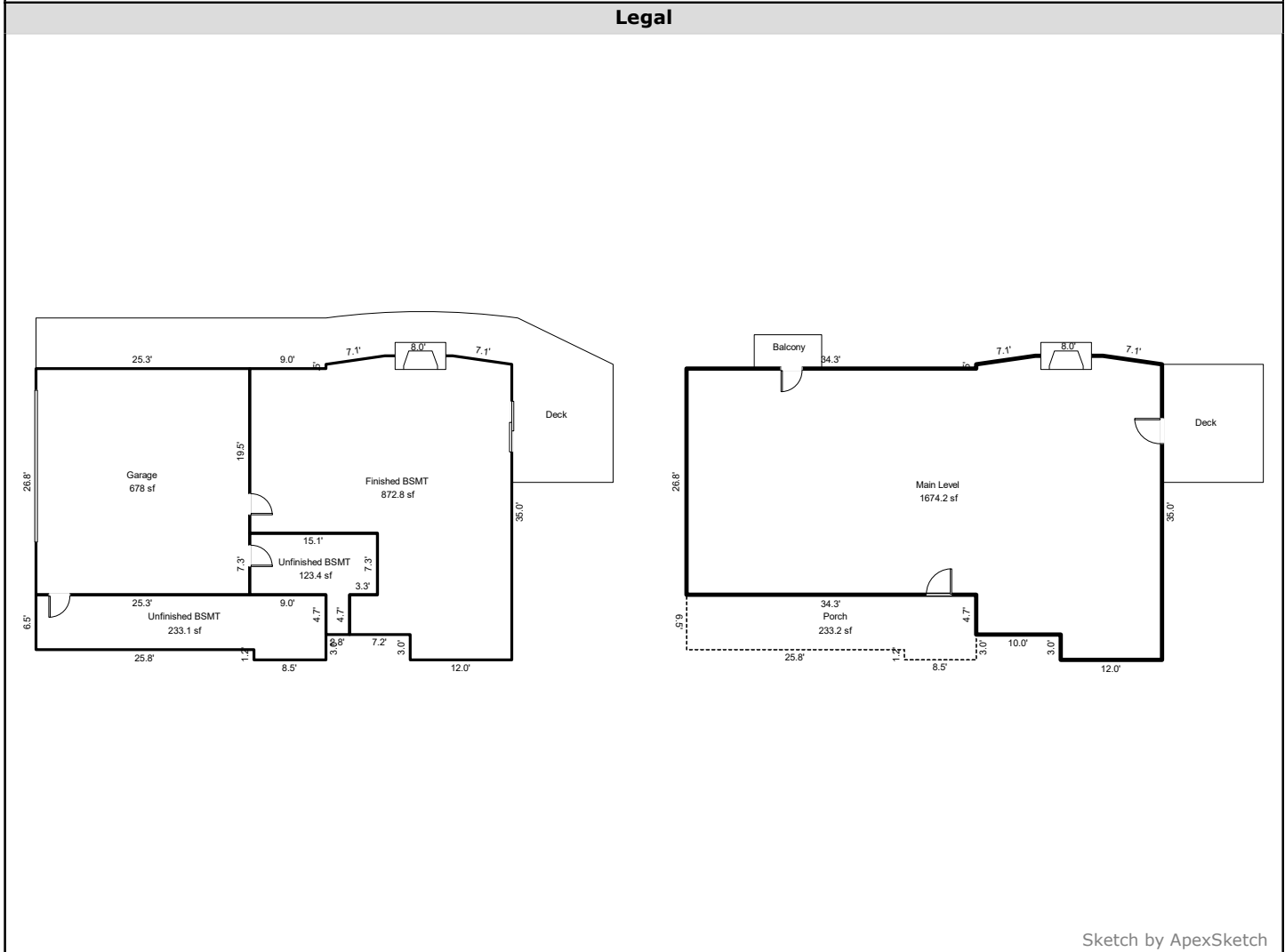


Property Measurements

Parcel			
Legal:	Parcel No.:		
Property Address: 240 Petty Rd			
City: Gastonia	County: Gaston	State: NC	ZipCode: 28056
Owner:			
:	:		
Measurer: Square Up Measuring		Inspection Date: 09/11/2025	



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	For a more accurate measurement, measurements are based on the Official ANSI Z765-2021 Handbook and 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 single-family dwellings, townhouses and condos for both North and South Carolina. Measurements for marketing and informational purposes. - Doors, stairs and fireplace locations are approximate. - Room locations are approximate. - All measurements are rounded to the nearest tenth of an inch. 	
GLA1	Main Level	1.0	1674.2	182.7	1674.2		
BSMT	Finished BSMT	1.0	872.8	138.7			
	Unfinished BSMT	1.0	123.4	54.2			
	Unfinished BSMT	1.0	233.2	84.0	1229.4		
GAR	Garage	1.0	678.0	104.2	678.0		
P/P	Porch	1.0	233.2	84.0	233.2		
Total Living Area: 2547sf (Main + Finished Basement)						COMMENT TABLE 2	COMMENT TABLE 3

Property Measurements

Parcel			
Legal:	Parcel No.:		
Property Address: 240 Petty Rd			
City: Gastonia	County: Gaston	State: NC	ZipCode: 28056
Owner:			
:			
Measurer: Square Up Measuring		Inspection Date: 09/11/2025	
Legal			
Main Level (GLA1)			
34.30	x	26.80	= 919.24
35.00	x	12.00	= 420.00
32.00	x	10.00	= 320.00
8.00	x	1.00	= 8.00
0.5	x	7.07	x 0.99 = 3.50
0.5	x	7.07	x 0.99 = 3.50
Total area:			1674.24
Finished BSMT (BSMT)			
31.50	x	15.90	= 500.85
19.50	x	15.10	= 294.45
4.70	x	3.30	= 15.51
22.00	x	0.50	= 11.00
12.00	x	3.00	= 36.00
8.00	x	1.00	= 8.00
0.5	x	7.07	x 0.99 = 3.50
0.5	x	7.07	x 0.99 = 3.50
Total area:			872.81
Unfinished BSMT (BSMT)			
4.70	x	2.80	= 13.16
15.10	x	7.30	= 110.23
Total area:			123.39
Garage (GAR)			
25.30	x	19.50	= 493.35
25.30	x	7.30	= 184.69
Total area:			678.04
Unfinished BSMT (BSMT)			
8.50	x	3.00	= 25.50
25.80	x	1.80	= 46.44
34.30	x	4.70	= 161.21
Total area:			233.15
Porch (P/P)			
34.30	x	4.70	= 161.21
8.50	x	3.00	= 25.50
25.80	x	1.80	= 46.44
Total area:			233.15