



### Provider Information

**Company:** Scout & Aerial, L.L.C.  
**Website:** scoutandaerial.com  
**Email:** jonathan@scoutandaerial.com  
**Phone:** (336) 446-9269  
**Measured by:** Jonathan Montrose  
**Certification(s):** HMS (Home Measurement Specialist)

### Deliverables Included

- |                                                        |                                                        |
|--------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Measurement report | <input checked="" type="checkbox"/> 2x front exteriors |
| <input checked="" type="checkbox"/> 2D floor plan      | <input checked="" type="checkbox"/> FEMA flood map     |
| <input checked="" type="checkbox"/> 3D floor plan      | <input checked="" type="checkbox"/> Deed               |
| <input type="checkbox"/> 3D floor plan - color         | <input checked="" type="checkbox"/> Tax card           |
| <input type="checkbox"/> Interactive Layout 360°       | <input checked="" type="checkbox"/> Utilities report   |
| <input type="checkbox"/> Photo set                     | <input checked="" type="checkbox"/> Attic photos       |
| <input type="checkbox"/> Drone photos                  | <input type="checkbox"/> Crawlspace photos             |
| <input type="checkbox"/> Drone video                   |                                                        |

### Property & Report Details

|                         |                      |            |               |
|-------------------------|----------------------|------------|---------------|
| <b>Report date</b>      | <b>Date measured</b> |            |               |
| 00/00/0000              | 00/00/0000           |            |               |
| <b>Property address</b> |                      |            |               |
| 123 S Main St           |                      |            |               |
| <b>City / Town</b>      | <b>State</b>         | <b>ZIP</b> | <b>County</b> |
| Place                   | NC                   | 12345      | Ytnuoc        |
| <b>Property type</b>    | <b>Measured for</b>  |            |               |
| Residential             | Jon Jonington        |            |               |

### Residential Measurements Summary

| Area description                         | Finished<br>Sq Ft | Unfinished<br>Sq Ft | Notes |
|------------------------------------------|-------------------|---------------------|-------|
| 1st Floor (Above Grade)                  | 958               | 407                 |       |
| 2nd Floor (Above Grade)                  | 1226              | 0                   |       |
| 3rd Floor / Loft (Above Grade)           |                   |                     |       |
| Other Above Grade (e.g., finished attic) |                   |                     |       |
| <b>TOTAL ABOVE GRADE</b>                 | <b>2184</b>       | <b>407</b>          |       |
| Finished Below Grade (Basement)          | 0                 |                     |       |
| Unfinished Below Grade                   |                   | 0                   |       |
| <b>TOTAL BELOW GRADE</b>                 | <b>0</b>          | <b>0</b>            |       |
| Detached Finished Area (ADU / bonus)     |                   |                     |       |
| Detached Garage                          |                   |                     |       |
| Exterior Living Areas (porch/deck/patio) |                   |                     |       |
| Other Areas / Notes                      |                   |                     |       |



### Disclosure selections

#### NCREC (North Carolina Real Estate Commission) Guidance

☒ Measurements and reporting follow NCREC guidance.

#### ANSI Z765-2021 (American National Standards Institute)

- ☒ Required reporting split: above-grade and below-grade finished square footage are reported separately; totals rounded to the nearest whole square foot.
- ☐ Declaration 1 (no interior inspection): developed from measured dimensions without interior confirmation; results may include unverified unfinished areas or floor openings beyond stair openings.
- ☐ Declaration 2 (plans-based): based on plan dimensions and may differ from as-built conditions.
- ☐ Declaration 3 (other estimated methods): based on indirect sources; accuracy may be affected by unverified finishes or floor openings.

#### AMS 2023

- ☐ Statement of square footage (baseline): measured to exterior dimensions; measurements to nearest inch or tenth; totals rounded to nearest whole square foot; separates above-grade finished (GLA) from below-grade finished and unfinished areas.
- ☐ GLA definition: GLA refers to finished space above grade only; MLS/sold-data reporting should include a distinct above/below split and total.
- ☐ Plans-based caution: may differ from as-built conditions; on-site confirmation of the finished dwelling is recommended.
- ☐ Exterior-only / MLS caution: developed from an exterior-only inspection; may not reflect actual finished living area. No representation is made regarding interior condition, room counts, or finishes without interior verification.
- ☐ Below-grade rule: if earth is adjacent to any portion of any exterior wall on a level, the entire level is below grade for reporting purposes.

#### Measurement certification

These measurements and calculations are created according to the ANSI Z765 Measurement Standard and Method for Calculating Square Footage in Single-Family Homes. These measurements and calculations are certified to have been created in accordance with the ANSI® Residential Measurement Standard, and for those in North Carolina, they mirror the Residential Square Footage Guidelines, published by the N.C. Real Estate Commission.

#### Sign-off

I confirm the boxes checked above accurately describe the methods and disclosures for this assignment.

Signature: Sample Report

Date: 00/00/0000

### Notes & Disclosures (summary)

Notes for your benefit!