



Provider Information

Company: Scout & Aerial, L.L.C.
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Measured by: Jonathan Montrose
Certification(s): HMS (Home Measurement Specialist)

Deliverables Included

- | | |
|--|--|
| ☒ Measurement report | ☒ 2x front exteriors |
| ☒ 2D floor plan | ☒ FEMA flood map |
| ☐ 3D floor plan | ☒ Deed |
| ☐ 3D floor plan - color | ☒ Tax card |
| ☐ Interactive Layout 360° | ☒ Utilities report |
| ☐ Photo set | ☒ Attic photos |
| ☐ Drone photos | ☐ Crawlspace photos |
| ☐ Drone video | |

Property & Report Details

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

Residential Measurements Summary

Area description	Finished Sq Ft	Unfinished 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)			
TOTAL ABOVE GRADE	2184	407	
Finished Below Grade (Basement)	0		
Unfinished Below Grade		0	
TOTAL BELOW GRADE	0	0	
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!