

MEASUREMENT REPORT



LOCATED AT

1174 SMITH CREEK WAY
WAKE FOREST, NC 27587

FOR

JAYCEE GEORGIEV

AS OF

09/19/2023

BY

GLENN DAY
160 MEADOW GLEN DR
WAKE FOREST, NC 27587
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GLENNDAY@NC.RR.COM

MEASUREMENTS

FILE NUMBER: 23090101

PROPERTY ADDRESS: 1174 SMITH CREEK WAY

CITY: WAKE FOREST

COUNTY: GRANVILLE

STATE: NC

ZIP: 27587

CLIENT: JAYCEE GEORGIEV

TOTAL: 11 ROOMS / 4 BEDROOMS / 3 FULL BATHS / 1 HALF BATHS / 3544 HSF / 287 SF

TOTAL ABOVE GRADE: 9 ROOMS / 3 BEDROOMS / 2 FULL BATHS / 1 HALF BATHS / 2738 HSF

TOTAL BELOW GRADE: 2 ROOMS / 1 BEDROOMS / 1 FULL BATH / 0 HALF BATHS / 806 SF

FIRST FLOOR: 5 ROOMS / 1 BEDROOMS / 1 FULL BATHS / 1 HALF BATHS / 1457 HSF

FOYER: 7.8' X 5.4'

HALF BATH

FAMILY ROOM: 17.2' X 15.2' (HAS A FIREPLACE)

DINING ROOM: 12.0' X 11.4'

KITCHEN: 13.8' X 11.0'

DINING AREA: 11.2' X 8.3'

WASHER & DRYER IN A CLOSET

MAIN BEDROOM: 13.0' X 11.0'

MAIN BATH (HAS A WIC)

FRONT PORCH: 30.1' x 5.3'

SCREEN PORCH: 29.7' x 12.0'

DECK: 7.5' X 6.1'

2 CAR GARAGE: 22.2' X 21.8'

2 CAR DETACHED GARAGE: 26.2' X 20.2'

SECOND FLOOR: 4 ROOMS / 2 BEDROOMS / 1 FULL BATH / 0 HALF BATHS / 1281 HSF

BONUS ROOM: 21.7' x 16.3' (HAS A DORMER 5' X 4')

OFFICE/FIN. STOR: 22.7' X 11.2'

BEDROOM #2: 12.0' X 11.4' (HAS A WIC)

FULL BATH

BEDROOM #3: 11.9' X 10.1' (HAS A WIC)

BELOW GRADE TOTAL: 1093 SF FINISHED: 806 HSF UNFINISHED: 287 SF

BELOW GRADE: 2 ROOMS / 1 BEDROOM / 1 FULL BATH / 0 HALF BATHS / 806 HSF

BEDROOM #4: 12.3' x 10.9' (HAS A WIC)

MEDIA ROOM: 16.7' X 14.6'

FULL BATH

BSMT STORAGE: 12.0' x 10.6' (127 SF)

BSMT STORAGE: 30.1' X 5.3' (160 SF UNDER FRONT PORCH)

LOWER-LEVEL PATIO: 29.7' X 12.0' (UNDER SCREEN PORCH)

SKETCH/AREA TABLE ADDENDUM

File No 23090101

SUBJECT

Property Address 1174 SMITH CREEK WAY

City WAKE FOREST

County GRANVILLE

State NC

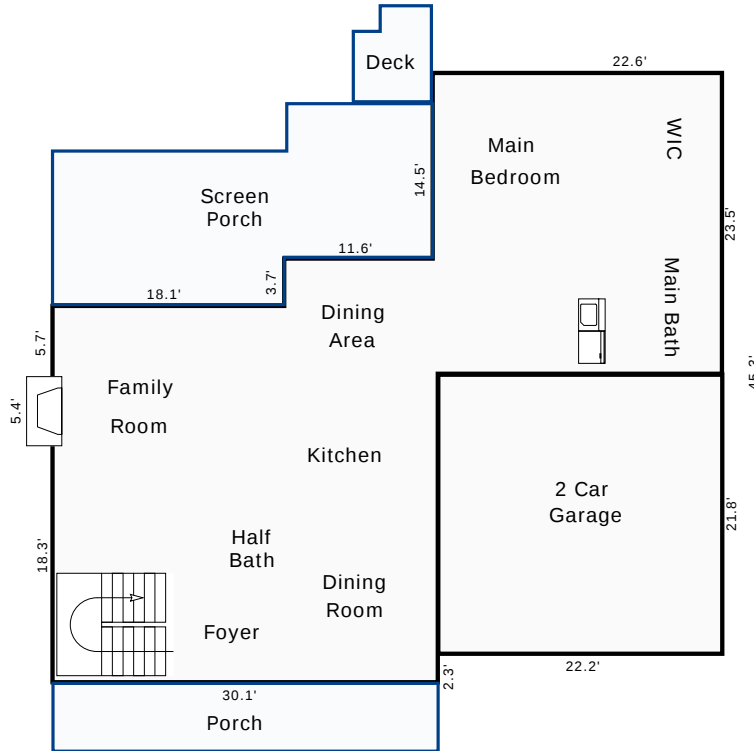
Zip 27587

Borrower

Lender/Client JAYCEE GEORGIEV

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1456.84	1456.84
GAR	Garage	483.96	483.96
P/P	Screen Porch	355.66	
	Porch	159.53	
	Deck	41.55	556.74
Net LIVABLE Area (rounded)			1457

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
52.3	x	5.3	277.19
24.1	x	30.1	725.41
3.7	x	34.2	126.54
14.5	x	22.6	327.70
4 Items		(rounded)	1457

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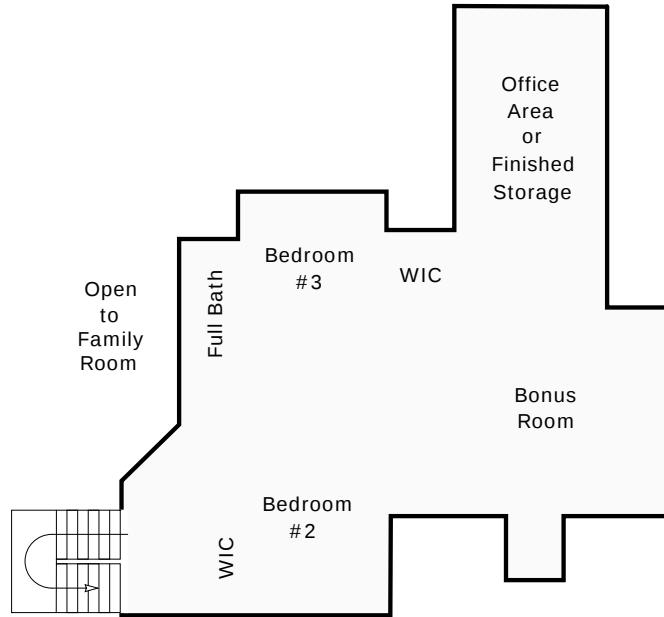
Zip 27587

Borrower

Lender/Client JAYCEE GEORGIEV

Appraiser Name

IMPROVEMENTS SKETCH



Second Floor

Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA2	Second Floor	1281.60	1281.60
Net LIVABLE Area		(rounded)	1282

LIVING AREA BREAKDOWN

Breakdown			Subtotals
Second Floor			
0.5 x	0.0 x	11.9	0.28
	17.5 x	11.9	208.38
	38.7 x	13.6	525.06
	5.3 x	33.4	178.77
	3.0 x	11.6	34.80
	0.7 x	28.8	20.19
	5.0 x	4.5	22.50
0.5 x	0.0 x	7.8	0.15
	2.7 x	43.2	118.75
	21.0 x	7.8	162.83
0.5 x	4.5 x	4.4	9.90
11 Items			(rounded)
			1282

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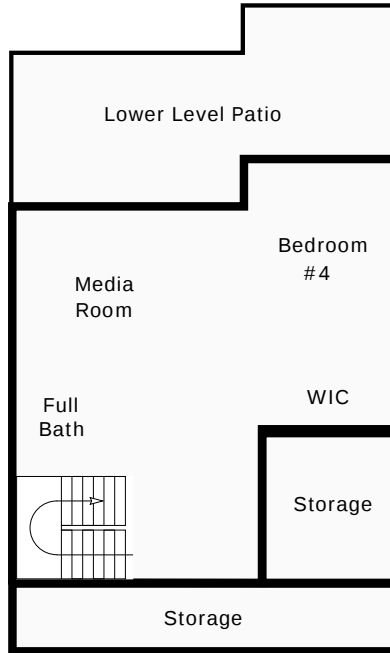
Zip 27587

Borrower

Lender/Client JAYCEE GEORGIEV

Appraiser Name

IMPROVEMENTS SKETCH



Basement

Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	Patio	361.20	361.20
BSMT	Finished Basement	806.30	
	Storage	159.53	
	Unfinished Basement	127.20	1093.03
Net BUILDING Area (rounded)			361

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
Patio			
3.7	x	18.1	66.97
3.7	x	12.0	44.40
8.3	x	30.1	249.83
3 Items (rounded)			361