



House Measurements & Floor Plan

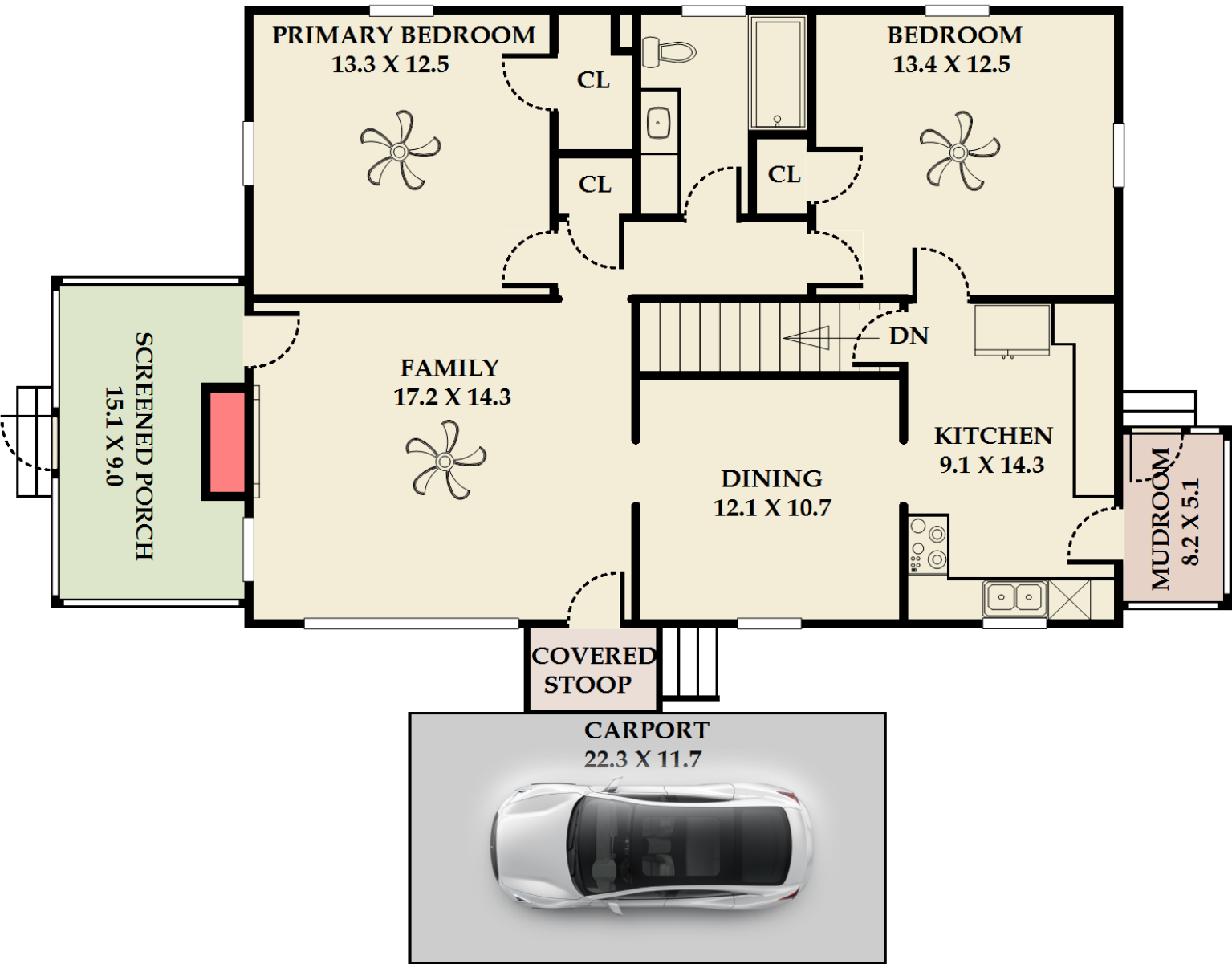
Property Address:
1542 Oakdale Cir, Henderson, NC 27536

Prepared for:
Jaki Dysart
Howard Perry & Walston
August 1, 2025



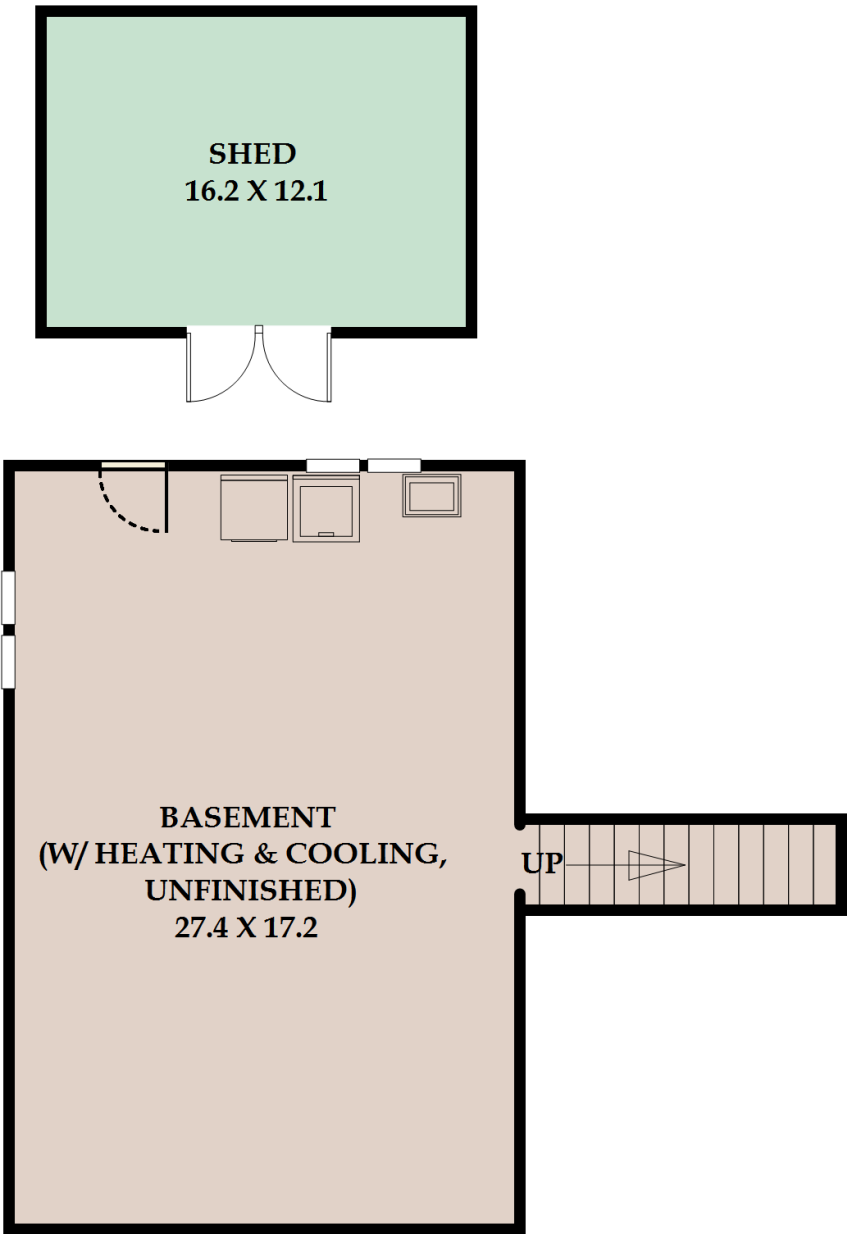
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FLOOR PLAN & INTERIOR DIMENSIONS



This floor plan is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources. It is assumed that all workmanship in the existing property has been done according to local industry standards and permits duly obtained.

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AREA CALCULATION DETAILS

Living Area		Calculation Details
First Floor	1170.96 Sq ft	$28.7 \times 40.8 = 1170.96$
Total Living Area (Rounded):		1171 Sq ft
Non-living Area		
Covered Stoop	26.04 Sq ft	$6.2 \times 4.2 = 26.04$
Carport	260.91 Sq ft	$11.7 \times 22.3 = 260.91$
Screened Porch	136.65 Sq ft	$9.05 \times 15.1 = 136.66$
Utility Room	41.82 Sq ft	$8.2 \times 5.1 = 41.82$
Unfinished Basement	592.18 Sq ft	$28.7 \times 19.2 = 551.04$
		$3.4 \times 12.1 = 41.14$
Shed	196.02 Sq ft	$16.2 \times 12.1 = 196.02$

AREA SUMMARY

TOTAL LIVING AREA:	1,171 sq ft
Basement Area: (Below Grade, w/ Heating & Cooling, Unfinished)	592 sq ft
Screened Porch Area:	137 sq ft
Mudroom Area:	42 sq ft
Covered Stoop Area:	26 sq ft
Shed Area:	196 sq ft
Carport Area:	261 sq ft

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Total living area calculated based on onsite measurements. Residential Square Footage Guidelines and Square Footage – Method For Calculating: ANSI Z765-2021 were applied for the calculations unless otherwise specified.