

SKETCH/AREA TABLE ADDENDUM

Case No **EadesC**

File No **RAL-VALLEY MIST-CT-5805**

SUBJECT

Property Address **5805 Valley Mist Court**

City **Raleigh**

County **Wake**

State **NC**

Zip **27613**

Borrower

Lender/Client **Claudia Eades**

Appraiser Name

IMPROVEMENTS SKETCH



- Total Living Area includes Below Grade Finished Square Footage as per MLS guidelines. Not for Appraisal Purposes -
 - Appliance Symbols on Sketch Indicate Location of Current Appliances or Apparent Connections for Appliances Only. Inclusion on Sketch Does Not Necessarily Indicate Functionality or Conveyance -
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- Measured 2/26/2026 -

- All measurements are approximate.

Scale: **1 = 20**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	Above Grade-1st	1399.86	
	Above Grade-2nd	1496.00	2895.86
GLA2	Below Grade-Finished	930.18	930.18
GAR	Garage	459.72	459.72
P/P	Porch	104.61	
	Deck	205.23	
	Balcony	14.26	
	Patio	205.89	530.00
OTH	Below Grade-Unfin.	162.04	
	Below Grade-Unfin.	216.65	
	Unfinished Attic	797.16	1175.86
Net LIVABLE Area (rounded)			3826

LIVING AREA BREAKDOWN

Breakdown			Subtotals
Above Grade-1st			
0.5 x	2.02 x	2.13	2.15
0.5 x	1.50 x	1.50	1.13
	0.52 x	32.30	16.64
	4.10 x	32.82	134.54
	11.23 x	30.80	346.03
0.5 x	2.02 x	2.02	2.03
	2.50 x	13.53	33.83
	2.10 x	18.93	39.75
0.5 x	3.25 x	3.04	4.94
	40.83 x	19.10	779.85
0.5 x	0.52 x	0.52	0.13
	5.10 x	2.02	10.28
	7.10 x	3.04	21.58
0.5 x	2.02 x	2.02	2.03
0.5 x	3.04 x	3.25	4.94
Above Grade-2nd			
	17.60 x	26.31	462.97
0.5 x	0.00 x	0.90	0.00
0.5 x	0.02 x	17.60	0.21
	4.10 x	54.87	224.99
26 Items Not Listed			1738.02
45 Items (rounded)			3826

SKETCH/AREA TABLE ADDENDUM

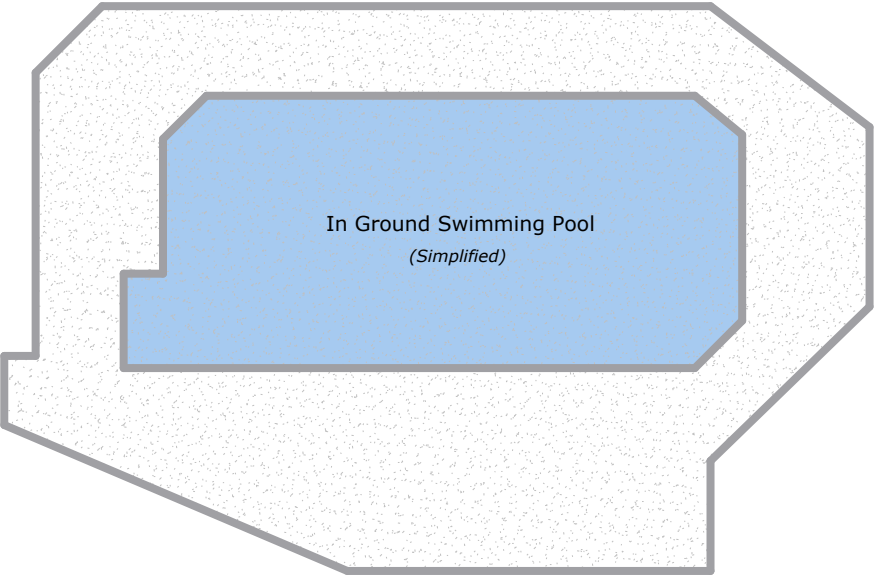
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		State	NC
		Zip	27613
Borrower			
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IMPROVEMENTS SKETCH



Scale: 1 = 12

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
UND	Concrete Decking	1660.89	
	Swimming Pool	-639.62	1021.27

AREA BREAKDOWN	
Breakdown	Subtotals