

SKETCH/AREA TABLE ADDENDUM

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

Date6/24/2026

File No26-439grandhighclere

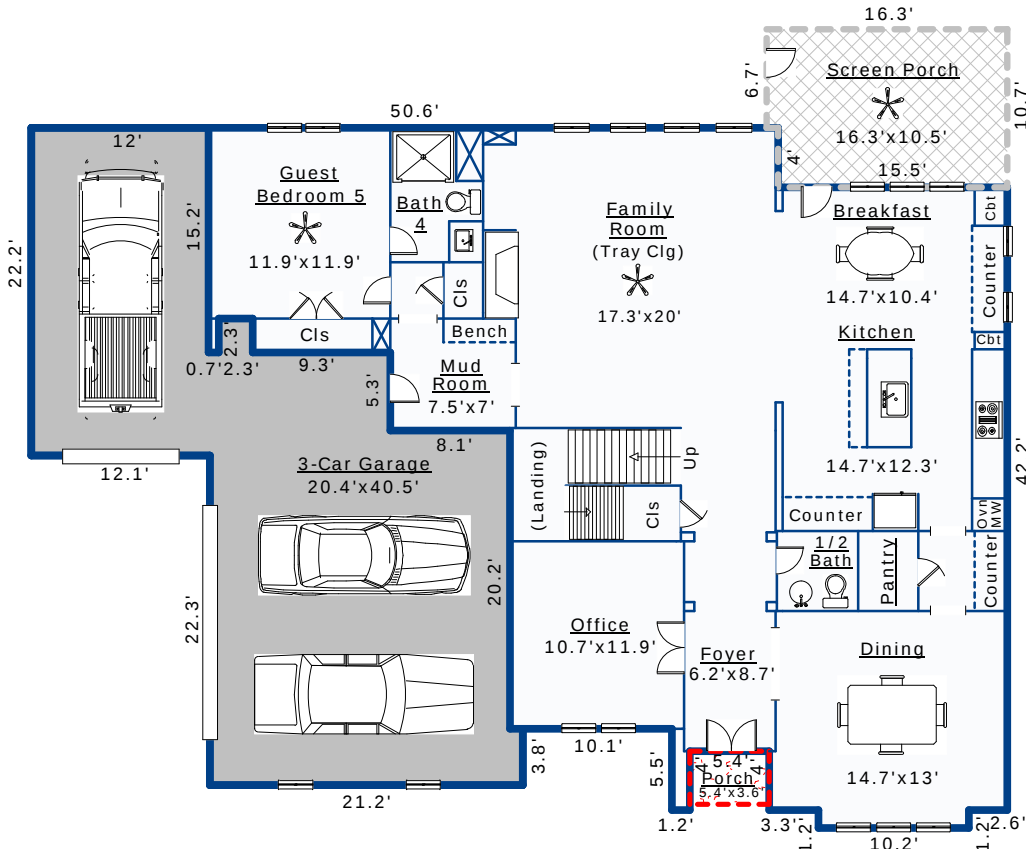
Property Address439 Grand Highclere Way

CityApexCountyWakeStateNCZip27523

Owner

ClientKelly Cook/HH/Allen Tate RealtClient Addresskelly.cook@allentate.com

Inspector NameDavid ThompsonInspector Addressimeasurehomes1979@gmail.com



Comments: Interior room dimensions based on wall space.

Scale: 1 = 13

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
LV 1	First Floor	1.00	2600.5	242.6	
	3-Car Garage	1.00	-827.7	160.2	1772.8
PPD 2	Front Porch	1.00	19.4	18.0	19.4
PPD 3	Screen Porch	1.00	171.2	54.0	171.2
Net LIVABLE Area (rounded)			1773		

Comment Table 1	
First Floor = 1,773 Square Feet	
Second Floor = 1,934 Square Feet	
Third Floor = 447 Square Feet	
Total Finished-GLA = 4,154 Square Feet	
3-Car Garage = 828 Square Feet/20.4' x 40.5'	
Front Porch = 19 Square Feet/3.6' x 5.4'	
Screen Porch = 171 Square Feet/16.3' x 10.5'	
Comment Table 2	Comment Table 3

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Property Address439 Grand Highclere Way

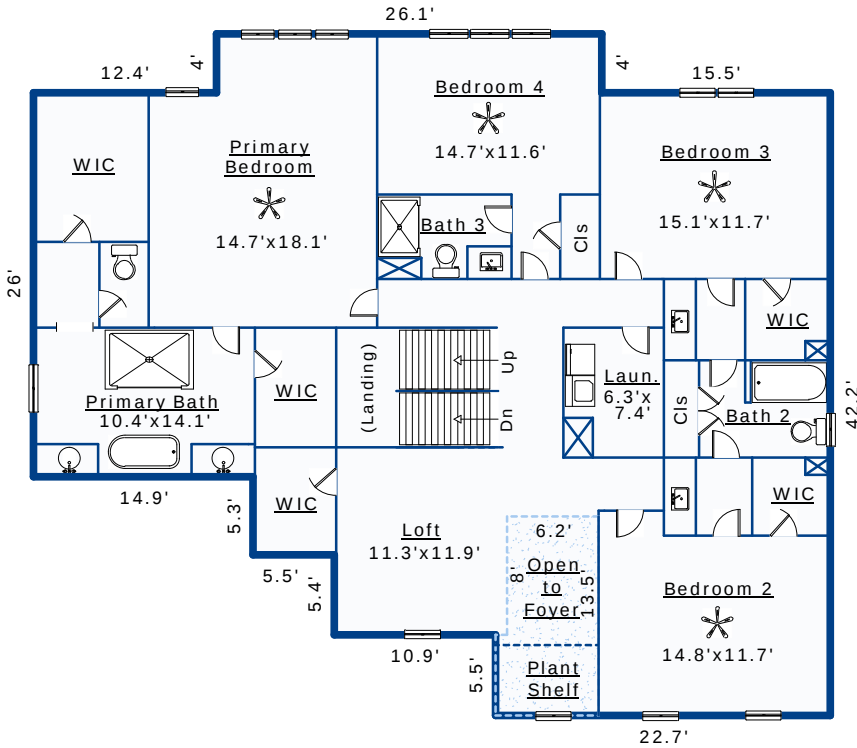
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IMPROVEMENTS SKETCH



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AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
LV 2	Second Floor	1.00	2021.9	200.4	1933.8
	Open to Foyer	1.00	-88.1	41.0	
Net LIVABLE Area (rounded)					1934

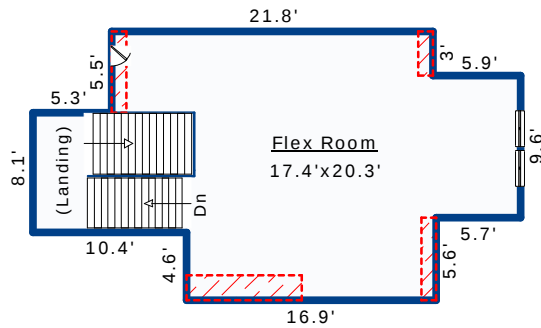
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First Floor = 1,773 Square Feet Second Floor = 1,934 Square Feet Third Floor = 447 Square Feet Total Finished-GLA = 4,154 Square Feet 3-Car Garage = 828 Square Feet/20.4' x 40.5' Front Porch = 19 Square Feet/3.6' x 5.4' Screen Porch = 171 Square Feet/16.3' x 10.5'	
Comment Table 2	Comment Table 3

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Date **6/24/2026**

File No 26-439grandhighclere

SUBJECT	<i>Property Address</i> 439 Grand Highclere Way						
	<i>City</i> Apex		<i>County</i> Wake		<i>State</i> NC		<i>Zip</i> 27523
	<i>Owner</i>						
	<i>Client</i> Kelly Cook/HH/Allen Tate Realt				<i>Client Address</i> kelly.cook@allentate.com		
	<i>Inspector Name</i> David Thompson				<i>Inspector Address</i> imeasurehomes1979@gmail.com		



Comments: Interior room dimensions based on wall space.

Scale: 1 = 13

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
LV 3	Third Floor	1.00	474.0	102.4	446.6
	Low Clg-5 Ft.	1.00	-5.5	13.0	
	Low Clg-5 Ft.	1.00	-3.0	8.0	
	Low Clg-5 Ft.	1.00	-5.6	13.2	
	Low Clg-5 Ft.	1.00	-13.3	19.0	
Net LIVABLE Area (rounded)					447

Comment Table 1	
<i>First Floor = 1,773 Square Feet</i> <i>Second Floor = 1,934 Square Feet</i> <i>Third Floor = 447 Square Feet</i> <i>Total Finished-GLA = 4,154 Square Feet</i> <i>3-Car Garage = 828 Square Feet/20.4' x 40.5'</i> <i>Front Porch = 19 Square Feet/3.6' x 5.4'</i> <i>Screen Porch = 171 Square Feet/16.3' x 10.5'</i>	
Comment Table 2	Comment Table 3