

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

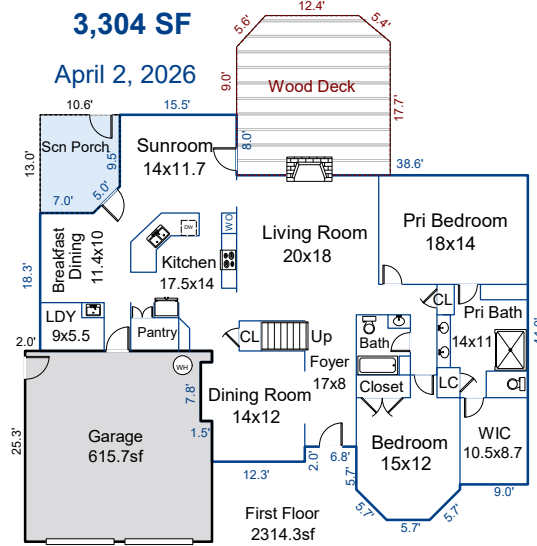
File No.: Parcel No.:
 Property Address: 1547 Grandiflora Dr
 City: Leland County: New Hanover State: NC ZipCode: 28451
 Owner:
 Client: Marcia McKenzie Client Address:
 Verifier Name: Size Matters - Paul Hayden 910-797-0439 Inspection Date: 04/02/2026

SKETCH

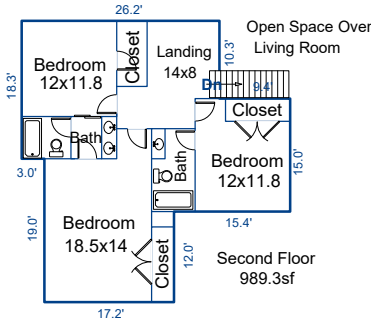
1547 Grandiflora Dr, Leland NC

3,304 SF

April 2, 2026



Disclosure: Interior walls and room sizes are approximate



Floor Plan by Size Matters 910-797-0439
NC Real Estate License 249188

Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | AREA CALCULATIONS BREAKDOWN | | | | |
|---------------------------|--------------|--------|-------------|-----------|------------|-----------------------------|--------|----------|-----------|--------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | Name | Base x | Height x | Width = | Area |
| GLA1 | First Floor | 1.0 | 2314.3 | 237.0 | 2314.3 | First Floor | | 7.8 x | 1.5 = | 11.7 |
| GLA2 | Second Floor | 1.0 | 989.3 | 145.8 | 989.3 | | | 21.8 x | 15.5 = | 337.9 |
| GAR | Garage | 1.0 | 615.7 | 103.2 | 615.7 | | 0.5 x | 5.0 x | 2.5 = | 6.3 |
| P/P | Wood Deck | 1.0 | 414.9 | 78.4 | | | | 18.3 x | 10.6 = | 192.9 |
| | Scn Porch | 1.0 | 131.4 | 45.1 | 546.3 | | | 15.5 x | 9.5 = | 147.3 |
| | | | | | | | | 12.7 x | 3.3 = | 41.4 |
| | | | | | | | | 38.6 x | 36.0 = | 1389.6 |
| | | | | | | | | 22.8 x | 5.0 = | 113.8 |
| | | | | | | | | 13.8 x | 0.7 = | 9.6 |
| | | | | | | | | 5.7 x | 4.0 = | 23.0 |
| | | | | | | | 0.5 x | 5.7 x | 2.9 = | 8.1 |
| | | | | | | | 0.5 x | 5.7 x | 2.9 = | 8.1 |
| | | | | | | Second Floor | | 12.3 x | 2.0 = | 24.6 |
| | | | | | | | | 32.6 x | 15.0 = | 489.0 |
| | | | | | | | | 17.2 x | 12.0 = | 206.4 |
| | | | | | | | | 23.2 x | 10.3 = | 239.0 |
| | Net LIVABLE | cnt | 2 (rounded) | | 3,304 | 1 addl items | | | | |
| | | | | | | 17 total items | | | (rounded) | 3,304 |

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|--|---------------------|-----------------------------|----------------|
| File No.: | Parcel No.: | | |
| Property Address: 1547 Grandiflora Dr | | | |
| City: Leland | County: New Hanover | State: NC | ZipCode: 28451 |
| Owner: | | | |
| Client: Marcia McKenzie | | Client Address: | |
| Verifier Name: Size Matters - Paul Hayden 910-797-0439 | | Inspection Date: 04/02/2026 | |

SKETCH

First Floor (GLA1)

| |
|--------------------------|
| 7.80 x 1.50 = 11.70 |
| 21.80 x 15.50 = 337.90 |
| 0.5 x 5.00 x 2.50 = 6.25 |
| 18.26 x 10.56 = 192.89 |
| 15.50 x 9.50 = 147.25 |
| 12.70 x 3.26 = 41.41 |
| 38.60 x 36.00 = 1389.60 |
| 22.76 x 5.00 = 113.81 |
| 13.76 x 0.70 = 9.63 |
| 5.70 x 4.03 = 22.97 |
| 0.5 x 5.70 x 2.85 = 8.12 |
| 0.5 x 5.70 x 2.85 = 8.12 |
| 12.30 x 2.00 = 24.60 |
| Total area: 2314.26 |

Garage (GAR)

| |
|------------------------|
| 22.80 x 1.50 = 34.20 |
| 23.80 x 21.30 = 506.94 |
| 25.30 x 2.00 = 50.60 |
| 16.00 x 1.50 = 24.00 |
| Total area: 615.74 |

Wood Deck (P/P)

| |
|--------------------------|
| 0.5 x 5.62 x 2.80 = 7.87 |
| 9.00 x 3.80 = 34.16 |
| 13.15 x 12.40 = 163.00 |
| 16.20 x 8.00 = 129.57 |
| 0.5 x 5.39 x 2.66 = 7.16 |
| 17.68 x 4.14 = 73.12 |
| Total area: 414.88 |

Scn Porch (P/P)

| |
|--------------------------|
| 10.56 x 9.50 = 100.33 |
| 0.5 x 5.00 x 2.50 = 6.25 |
| 7.03 x 3.54 = 24.84 |
| Total area: 131.42 |

Second Floor (GLA2)

| |
|------------------------|
| 32.60 x 15.00 = 489.00 |
| 17.20 x 12.00 = 206.40 |
| 23.20 x 10.30 = 238.96 |
| 18.30 x 3.00 = 54.90 |
| Total area: 989.26 |