

SKETCH/AREA TABLE ADDENDUM

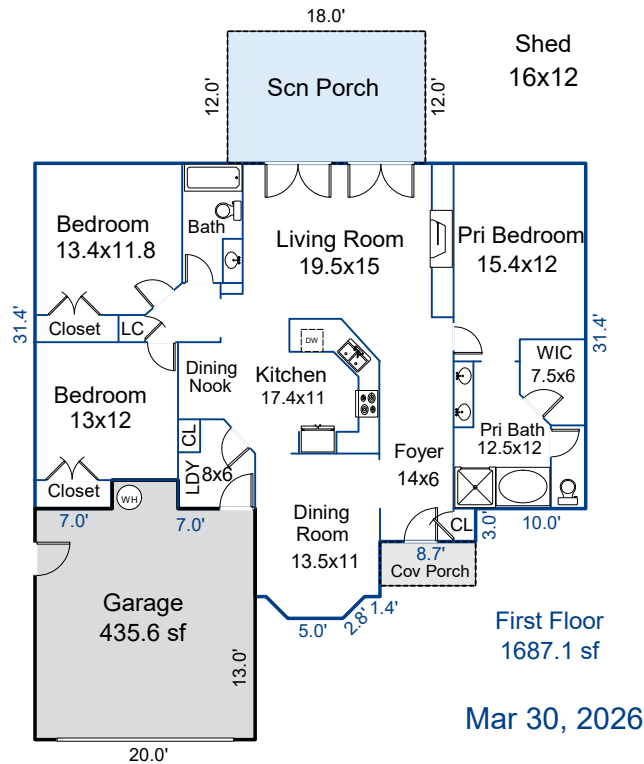
SUBJECT INFO

File No.:	Parcel No.:			
Property Address: 5003 Blue Grass Ct				
City: Wilmington	County: New Hanover	State: NC	ZipCode: 28409	
Owner:				
Client: Brittany Roseberry		Client Address:		
Verifier Name: Size Matters - Paul Hayden 910-797-0439		Inspection Date: 03/30/2026		

SKETCH

5003 Blue Grass Ct, Wilmington NC

1,687 SF



Mar 30, 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	1687.1	185.8	1687.1	First Floor		10.4 x	1.0 =	10.4
GAR	Garage	1.0	435.6	87.2	435.6			5.0 x	2.0 =	9.9
P/P	Scn Porch	1.0	216.0	60.0			0.5 x	2.8 x	1.4 =	2.0
	Cov Porch	1.0	34.8	25.4	250.8		0.5 x	2.8 x	1.4 =	2.0
								10.4 x	7.0 =	72.5
								8.0 x	1.0 =	8.0
								8.7 x	3.0 =	26.1
								50.1 x	28.8 =	1441.7
								37.1 x	2.6 =	96.4
								7.0 x	2.6 =	18.2
	Net LIVABLE	cnt	1 (rounded)		1,687	10 total items			(rounded)	1,687

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SKETCH

First Floor (GLA1)

10.36 x	1.00 =	10.36
5.00 x	1.98 =	9.90
0.5 x 2.80 x	1.40 =	1.96
0.5 x 2.80 x	1.40 =	1.96
10.36 x	7.00 =	72.52
8.00 x	1.00 =	8.00
8.70 x	3.00 =	26.10
50.06 x	28.80 =	1441.72
37.06 x	2.60 =	96.36
7.00 x	2.60 =	18.20
Total area:		1687.08

Garage (GAR)

6.00 x	2.60 =	15.60
21.00 x	20.00 =	420.00
Total area:		435.60

Scn Porch (P/P)

18.00 x	12.00 =	216.00
Total area:		216.00

Cov Porch (P/P)

8.70 x	4.00 =	34.80
Total area:		34.80