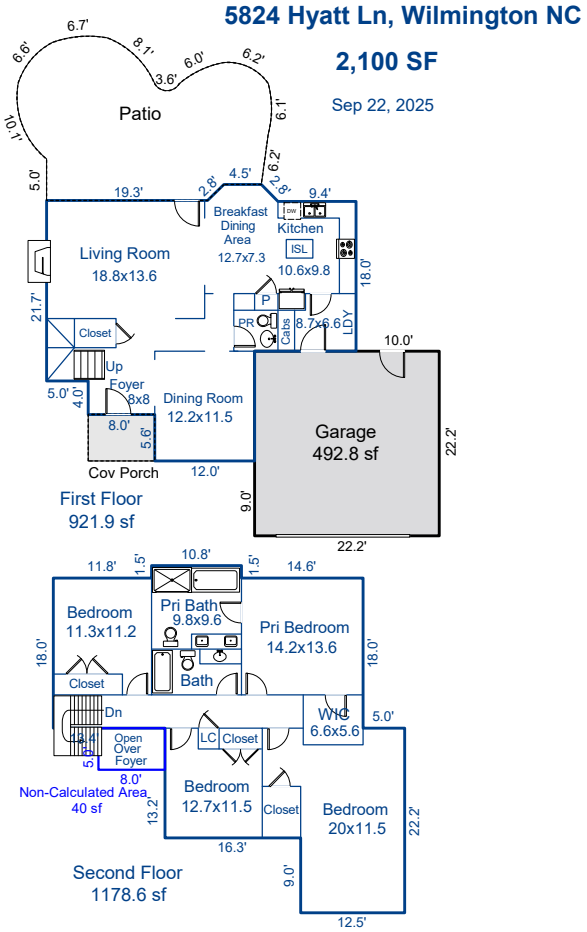
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.:
Property Address: 5824 Hyatt Ln
City: Wilmington County: New Hanover State: NC ZipCode: 28411
Owner:
Client: Redfin Client Address:
Verifier Name: Paul Hayden - Size Matters Inspection Date: 09/22/2025

SKETCH



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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	921.9	138.5	921.9
GLA2	Second Floor	1.0	1178.6	167.8	1178.6
GAR	Garage	1.0	492.8	88.8	492.8
P/P	Cov Porch	1.0	44.8	27.2	
	Patio	1.0	470.7	91.1	515.5
	Net LIVABLE	cnt	2	(rounded)	2,100

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			31.2	x	12.0	=	374.4
			25.6	x	8.0	=	204.8
			18.0	x	2.8	=	50.4
			21.6	x	5.0	=	108.0
	0.5	x	2.8	x	1.4	=	2.0
			6.5	x	0.1	=	0.6
	0.5	x	2.8	x	1.4	=	1.9
			4.5	x	1.9	=	8.6
			19.3	x	0.1	=	1.9
			18.0	x	9.4	=	169.2
Second Floor			10.8	x	1.5	=	16.2
			37.2	x	18.0	=	669.6
			28.8	x	13.2	=	380.3
			12.5	x	9.0	=	112.5
14 total items					(rounded)		2,100

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SKETCH

Garage (GAR)

	13.20	x	12.20	= 161.04
	12.20	x	9.00	= 109.80
	22.20	x	10.00	= 222.00
			Total area:	492.84

First Floor (GLA1)

	31.20	x	12.00	= 374.40
	25.60	x	8.00	= 204.80
	18.00	x	2.80	= 50.40
	21.60	x	5.00	= 108.00
0.5 x	2.83	x	1.41	= 2.00
	6.48	x	0.10	= 0.65
0.5 x	2.76	x	1.38	= 1.90
	4.50	x	1.92	= 8.64
	19.34	x	0.10	= 1.93
	18.00	x	9.40	= 169.20
			Total area:	921.92

Cov Porch (P/P)

	8.00	x	5.60	= 44.80
			Total area:	44.80

Patio (P/P)

0.5 x	6.35	x	3.41	= 10.82
0.5 x	3.20	x	0.22	= 0.36
0.5 x	6.33	x	3.17	= 10.02
	4.44	x	3.20	= 14.22
0.5 x	10.06	x	4.95	= 24.90
	12.99	x	9.06	= 117.73
0.5 x	9.69	x	3.20	= 15.50
	12.99	x	4.98	= 64.71
	14.04	x	6.35	= 89.15
0.5 x	1.54	x	0.88	= 0.68
0.5 x	5.86	x	2.93	= 8.59
0.5 x	1.87	x	0.94	= 0.88
	5.86	x	1.30	= 7.64
	7.21	x	1.54	= 11.10
0.5 x	7.21	x	3.13	= 11.26
0.5 x	3.96	x	1.98	= 3.92
	7.30	x	6.00	= 43.83
0.5 x	10.69	x	2.54	= 13.55
Curve	10.14	@	60°	= 8.50
Curve	6.63	@	45°	= 2.79
Curve	6.72	@	30°	= 1.95
Curve	8.08	@	45°	= 4.14
Curve	3.58	@	120°	= -1.80
Curve	6.00	@	30°	= 1.55
Curve	6.18	@	60°	= 3.16
Curve	6.07	@	30°	= 1.59
			Total area:	470.71

Second Floor (GLA2)

	10.80	x	1.50	= 16.20
	37.20	x	18.00	= 669.60
	28.81	x	13.20	= 380.27
	12.50	x	9.00	= 112.50
			Total area:	1178.57

Non-Calculated Area (NCA)

	8.00	x	5.00	= 40.00
			Total area:	40.00

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