

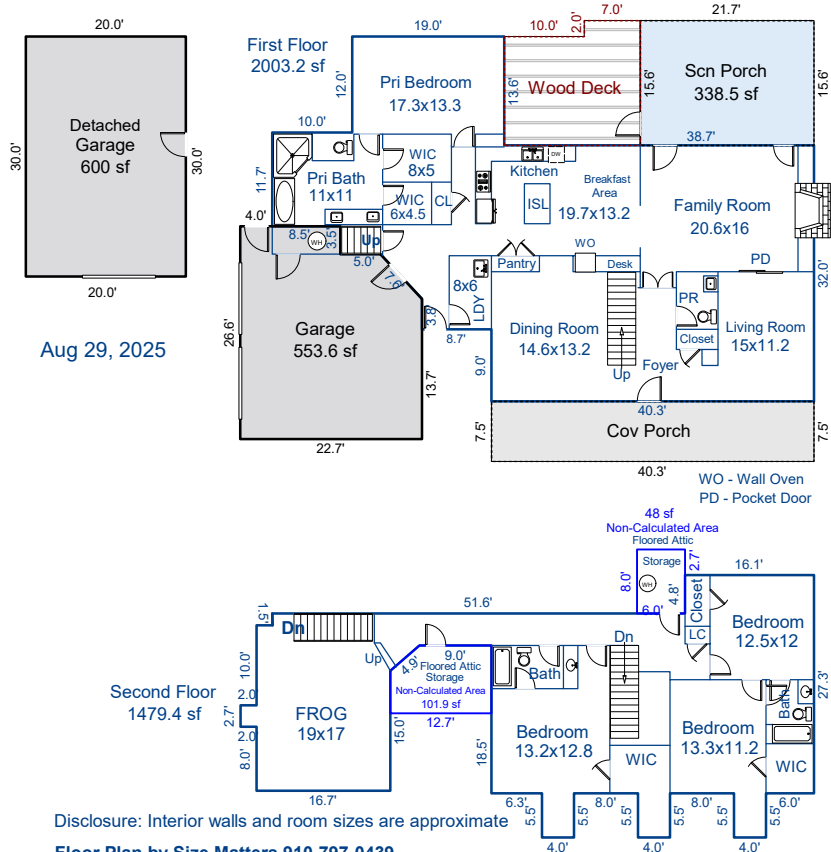
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: Parcel No.:  
 Property Address: 5405 Aventuras Dr  
 City: Wilmington County: New Hanover State: NC ZipCode: 28409  
 Owner:  
 Client: Redfin Client Address:  
 Verifier Name: Paul Hayden - Size Matters Inspection Date: 08/29/2025

## SKETCH

### 5405 Aventuras Dr, Wilmington NC 3,483 SF



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	2003.2	223.4	2003.2	First Floor		20.8 x	10.3 =	214.2
GLA2	Second Floor	1.0	1479.4	265.3	1479.4		0.5 x	7.6 x	3.8 =	14.6
GAR	Garage	1.0	553.6	95.4				15.2 x	10.2 =	155.0
	Garage	1.0	600.0	100.0	1153.6			11.7 x	8.5 =	99.4
P/P	Cov Porch	1.0	302.3	95.6				10.3 x	3.8 =	39.1
	Scn Porch	1.0	338.5	74.6				19.0 x	12.0 =	228.0
	Wood Deck	1.0	245.2	65.2	886.0			9.0 x	1.6 =	14.4
								38.7 x	32.0 =	1238.4
						Second Floor		2.7 x	2.0 =	5.4
								5.5 x	4.0 =	22.0
								5.5 x	4.0 =	22.0
								5.5 x	4.0 =	22.0
								20.7 x	2.0 =	41.4
								18.4 x	4.0 =	73.5
							0.5 x	4.9 x	2.4 =	5.8
								18.2 x	14.7 =	267.2
	Net LIVABLE	cnt	2 (rounded)		3,483	4 addl items				
						20 total items			(rounded)	3,483

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## SKETCH

### First Floor (GLA1)

20.80 x 10.30 =	214.24
0.5 x 7.64 x 3.81 =	14.56
15.20 x 10.20 =	155.04
11.70 x 8.50 =	99.45
10.30 x 3.80 =	39.14
19.00 x 12.00 =	228.00
9.00 x 1.60 =	14.40
38.70 x 32.00 =	1238.40
Total area: 2003.23	

### Garage (GAR)

0.5 x 7.64 x 3.81 =	14.56
13.50 x 5.60 =	75.60
8.50 x 3.50 =	29.75
18.70 x 3.80 =	71.06
12.90 x 4.00 =	51.60
22.70 x 13.70 =	310.99
Total area: 553.56	

### Cov Porch (P/P)

40.30 x 7.50 =	302.25
Total area: 302.25	

### Scn Porch (P/P)

21.70 x 15.60 =	338.52
Total area: 338.52	

### Wood Deck (P/P)

17.00 x 13.60 =	231.20
7.00 x 2.00 =	14.00
Total area: 245.20	

### Second Floor (GLA2)

2.70 x 2.00 =	5.40
5.50 x 4.00 =	22.00
5.50 x 4.00 =	22.00
5.50 x 4.00 =	22.00
20.70 x 2.00 =	41.40
18.38 x 4.00 =	73.51
0.5 x 4.86 x 2.40 =	5.84
18.18 x 14.70 =	267.20
49.30 x 4.00 =	197.20
0.5 x 1.48 x 0.02 =	0.02
40.30 x 18.50 =	745.55
16.10 x 4.80 =	77.28
Total area: 1479.40	

### Non-Calculated Area (NCA)

0.5 x 4.86 x 2.40 =	5.84
5.32 x 3.68 =	19.57
9.00 x 8.50 =	76.50
Total area: 101.91	

### Non-Calculated Area (NCA)

6.00 x 2.70 =	16.20
6.00 x 5.30 =	31.80
Total area: 48.00	

### Garage (GAR)

30.00 x 20.00 =	600.00
Total area: 600.00	