Measuring
Single Family Dwellings
Town homes
Condominium Units

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You have been taught your whole career that the three most important factors concerning real estate are location, location, location.

What other factors are involved?

A) What is it going to cost me
   1) HOA Fees
   2) Taxes
   3) Insurance

B) How big is it?
   1) How many square feet does it have?
   2) What is the amount of living area

According to LLR there are no laws, and/or regulations that require an agent to supply the square footage of properties. However it is recommended that when you do, you should use the “ANSI” standards or at least a similar standard.
Tools you will need
DON’T USE
• Heated living area or heated square footage or “gross living area” must be heated by conventional heating system (forced, radiant or solar) cannot be portable

• The amount of living area in a single family home (which has open spaces on all sides) is based on exterior measurements, make sure to look for any areas of wall that jut out or overhang on upper levels.

• When you cannot measure exterior walls (as with uneven second stories or FROG’s) measure the perimeter walls of the area from inside and add 6” for each exterior wall
• An area that is considered finished is an enclosed area that must have walls, floors, and ceilings which are covered with acceptable construction materials. The area must also be suitable for year round use. It must have a ceiling height of at least 7 feet (or 6’4” if under beams/ducts). Under stairs there is no specified height.

• Rooms with slanted ceilings may also be included if a portion of the room with a ceiling height of at least 5 feet if at least ½ of the finished area of the room has a ceiling height of at least 7 feet.
To be included in the “GLA” the area must also be accessible from other living areas. Finished areas that are not connected to the house by way of hallways or stairways cannot be included in the “GLA”

Areas that may or may not apply include—attic, basement, garage, bonus room, enclosed breezeway, chimney (if the base is inside the living area), closets, dormers, furnace/mechanical room, hallway, laundry room, stairs, storage room. Areas under raised beach houses with exterior entrances
• Stairs, Open foyer or any area with openings to the floor below would be included only in the square footage of the lower level. Interior balconies, lofts, stairs, etc on the upper level would be included in the square footage of the upper level.

• Pay special attention to any remodeling or additions that have been added to the structure, make sure the area meets heating requirements and is not heated by additional measures. Heating source for original structure may no longer be sufficient for additions to the dwelling.
• Above grade – space on any level of a dwelling which has living area and no earth adjacent to any exterior wall on that level

• Below grade – space on any level which has living area, is accessible by interior stairs, and has earth adjacent to any exterior wall on that level – if earth is adjacent to any portion of a wall the entire level is considered below grade, this also includes first floors considered below sea level
• Any additional rooms such as unfinished attics, unfinished basements, work shops, decks, porches, garages/carports should be included but are not included in the “GLA”– even if garage meets all criteria (heated, finished and accessible from other living areas) it is not included in “GLA”.

• Garage can never be included in heated square footage, protruding areas beyond the exterior finished surface of the outside wall such as chimneys and windows, (some bay windows) cannot be included in “GLA”. unless they have flooring on the same level and meet ceiling height requirements

• Porches, balconies, decks and similar areas that are not enclosed, or not suitable for year round occupancy cannot be included in GLA but may be listed separately
• Methods of measure in this standard are not intended to cover the dimensions of rooms within single family houses. Room dimensions are typically measured between interior finished surfaces rather than between exterior finished surfaces.
Ceiling Height

- Note that the amount of ceiling 7 feet or above
- Note the amount of ceiling 5 feet to 7 feet
- Note the amount of ceiling less than 5 feet
- Does the space conform to the standard?
- Yes—more than 50% is above 7 feet
Ceiling Height

• Minimum of 7 Feet or 2.13 meters
• Exceptions
  – Under beams, ducts, other obstructions
    • Minimum height 6 feet 4 inches or 1.93 meters
  – Under stairs-no specified height requirements
• Sloped ceilings
  – 50% of square footage must have a ceiling height of 7 feet or 2.13 meters
  – No portion may have a height of less than 5 feet or 1.52 meters
Convert inches into $10^{th}$s

$14 \times 12 = 168 + 11 = 179 / 12 = 14.9$

$18 \times 12 = 216 + 9 = 225 / 12 = 18.7$
• **REMEMBER** – if the dwelling has a vinyl exterior with a brick veneer “face”, the brick will *normally* extend past the side walls by an estimate 0.3 of a foot. You need to note, confirm and possibly deduct
Heated square footage
1) 57.0 x 27.8 = 1584.60
2) 18.7 x 14.9 = 278.63
3) (0.5 x 2.5) x 2.5 x 2 = 6.25
   5.3 x 2.5 = 13.25
1882.73 (GLA)
Area Calculations Summary

<table>
<thead>
<tr>
<th>Living Area</th>
<th>Calculation Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLA</td>
<td>0.5 × 2.5 × 2.5 = 3.125</td>
</tr>
<tr>
<td></td>
<td>0.5 × 2.5 × 2.5 = 3.125</td>
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<td></td>
<td>5.3 × 2.5 = 13.25</td>
</tr>
<tr>
<td></td>
<td>18.7 × 14.9 = 278.63</td>
</tr>
<tr>
<td></td>
<td>57 × 27.8 = 1584.6</td>
</tr>
</tbody>
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Total Living Area (Rounded): 1883 Sq ft
Square Foot Under Roof = 2,854

Total Square Foot = 2,954
Figure 5 presents the building section of a one-and-one-half-story house with a partially below-grade entry level. The area in the finished loft/attic counting toward the finished square footage of that level has a ceiling height of at least 5 feet (1.52 meters), and at least one-half of the finished square footage has a ceiling height of at least 7 feet (2.13 meters). The entire area of the entry level is considered below-grade finished square footage.
FIGURE 6.
Stairs

Figure 6 demonstrates two typical stair configurations. Viewed from above, the stair treads and the landing in the drawing on the left fill the entire opening through which they descend. By definition, the area of the stairs and landing (or, by interpretation, the area of the opening) is included in the square footage of the level above. In the drawing on the right, the stair treads and landing merely skirt the opening. Here, the area of the treads and landing must be calculated to be included in the upper-level square footage; the remaining area of the opening is not included.
• Measuring a townhouse and/or condo are very similar with the following exceptions.

• A townhouse is an attached unit with the “shared” or “common” walls. It does **include land**.

• You cannot measure the exterior of these “shared” walls. You measure from the exterior of the “unshared” wall to the center of the “shared” wall.

• A condo is a unit with **no land** attached. They are most often thought to be within “mid” rise or “high” rise buildings.

• However occasionally they could look like or appear to be “townhouses” or even detached homes. To measure the “GLA” of a condo it is measured on the interior, from paint to paint. You do **NOT** measure the center of the common walls.