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Measurement Report

PROPERTY 1234 Anywhere Street SW, Calgary

CLIENT	MEASUREMENT DATE	JOB #
John Smith (Sample Realty)	February 9, 2018	0011223

Area	Methodology	Value
Total Floor Area Above Grade (RMS Value)	RMS	2,417.3 ft ²
Floor Area Main Level	RMS	606.8 ft ²
Floor Area Below Grade (Including Basement)	Finished Area	1,197.1 ft ²
Other Non-RMS Areas (e.g. Separate Structures)	Finished Area	N/A or Not Measured
Finished Area Measured	RMS + Finished Area	3,614.4 ft ²

Room Dimensions

Room	Dimensions	Level	Room	Dimensions	Level
Kitchen	17'9" × 16'7"	Main	Bathroom 4P	6'3" × 6'2"	Upper 3
Dining	13'11" × 9'5"	Main	Living	17'10" × 15'10"	Lower 1
Foyer/Lobby	8'11" × 6'4"	Main	Games Room	18'11" × 22'5"	Below Grade 1
Mudroom	8'10" × 4'0"	Main	Bathroom 3P	10'1" × 6'3"	Basement
Bathroom 2P	7'5" × 8'7"	Main	Mechanical Room	8'7" × 7'8"	Basement
Den/Office	13'10" × 10'1"	Upper 1	Laundry	9'0" × 9'11"	Basement
Master Bedroom	13'5" × 17'11"	Upper 2	Rec Room	14'11" × 16'2"	Basement
Ensuite 5P	10'2" × 8'9"	Upper 2	Family	14'9" × 16'11"	Basement
Bedroom	13'11" × 12'2"	Upper 3			
Bedroom	11'11" × 12'11"	Upper 3			
Ensuite 5P	9'8" × 8'11"	Upper 3	Detached Garage	27'2" × 21'0"	

Bathrooms

1-Pc Bath	2-Pc Bath	3-Pc Bath	4-Pc Bath	5-Pc Bath	6-Pc Bath
	1	1	1		
1-Pc Ensuite	2-Pc Ensuite	3-Pc Ensuite	4-Pc Ensuite	5-Pc Ensuite	6-Pc Ensuite
				2	

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed above and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. All measurements are verified and insured. Area measurements are based on RECA RMS and derived from perimeter measurements (not individual room dimensions). Areas not allowed under the RMS. When part of the order, these areas are measured with finished and unfinished space identified according to the ANSI Z765-2013 standard. For more information on the RMS please visit: https://www.reca.ca

MEASUREMENT DETAILS

Detached/Attached	Exterior Wall Thickness	
Detached	6.5 "	

RMS Areas

Level	Total Area	Exclusions	Total Exclusions	RMS Area
Main	699.7 ft ²	Vaulted - 92.9 ft ²	92.9 ft ²	606.8 ft ²
Upper 1	351.0 ft ²			351.0 ft ²
Upper 2	530.6 ft ²			530.6 ft ²
Upper 3	658.6 ft ²	Vaulted - 80.7 ft ²	80.7 ft ²	577.9 ft ²
Lower 1	351.0 ft ²			351.0 ft ²
TOTAL				2,417.3 ft ²

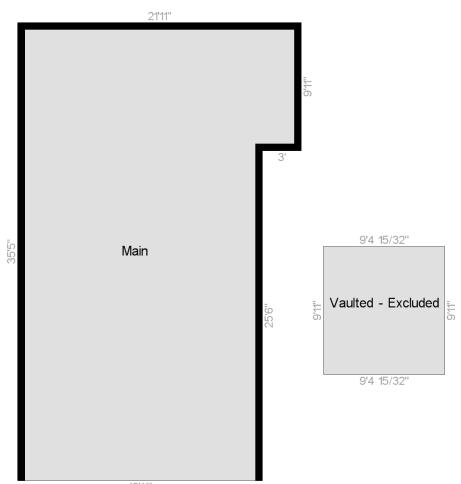
Non-RMS Areas

Level/Space	Total Area	Unfinished Areas	Total Unfinished	Finished Area
Below Grade 1	282.4 ft ²			282.4 ft ²
Basement	1,013.0 ft ²	Mechanical - 98.3 ft ²	98.3 ft ²	914.7 ft ²
TOTAL			98.3 ft ²	1,197.1 ft ²

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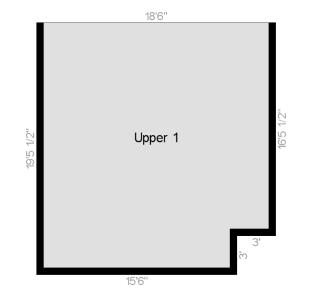
Main



18'11''

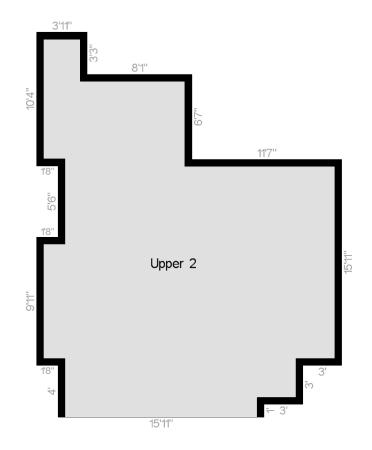


Upper 1



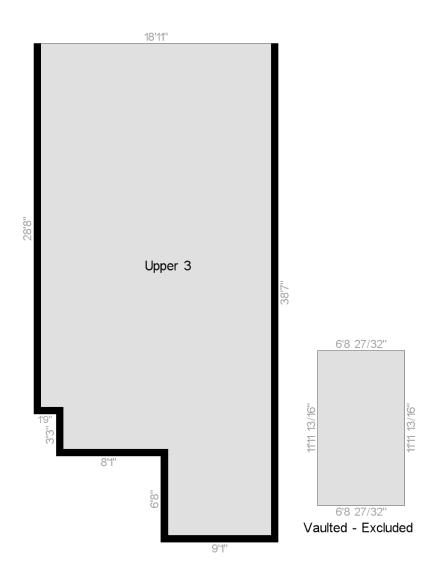


Upper 2



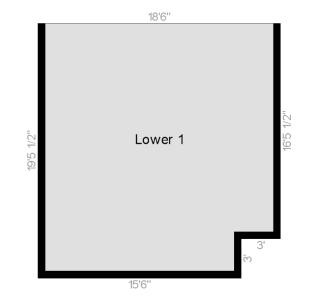


Upper 3



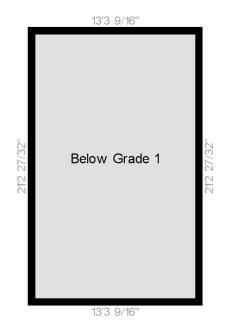


Lower 1





Below Grade 1





Basement

