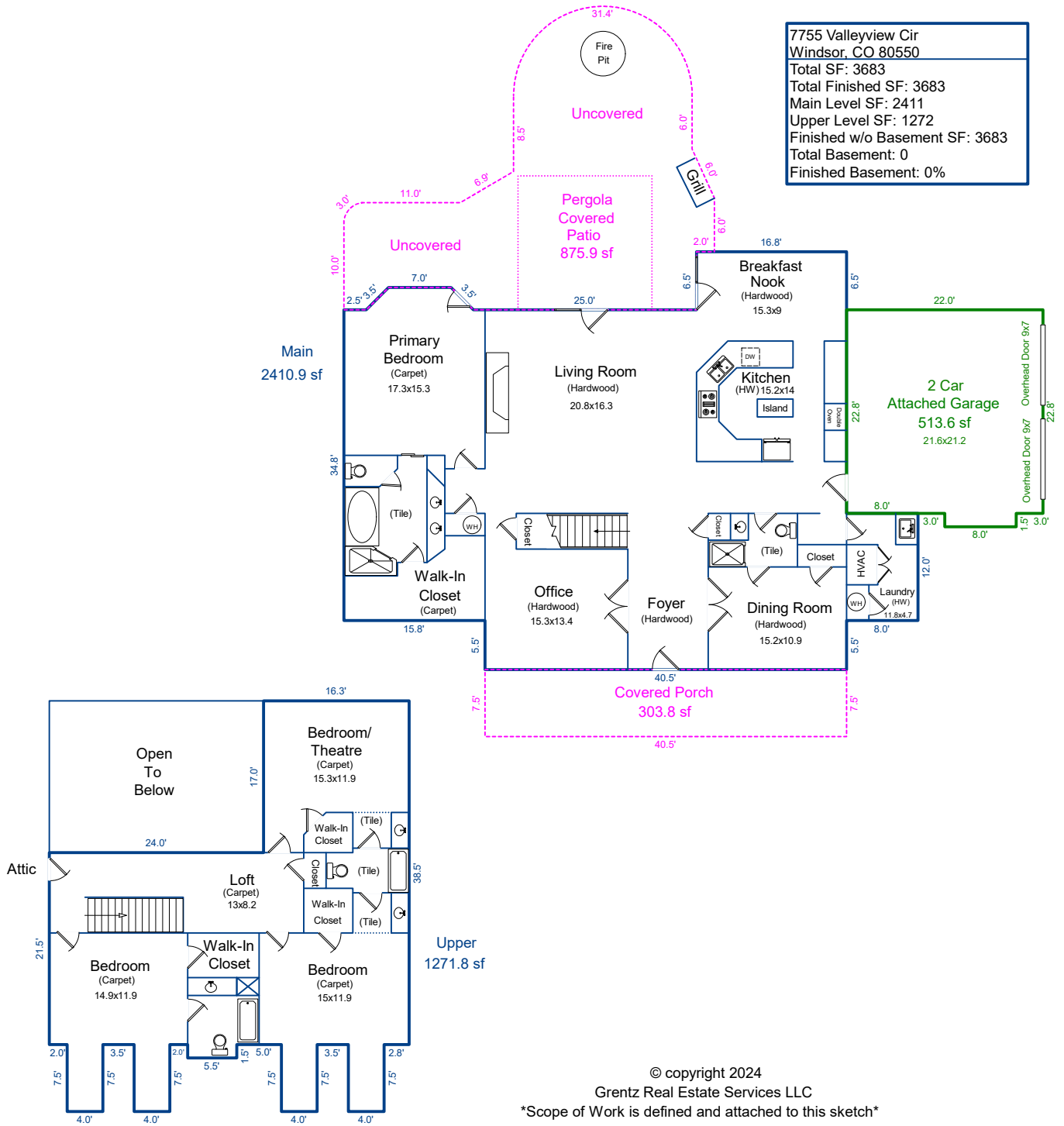


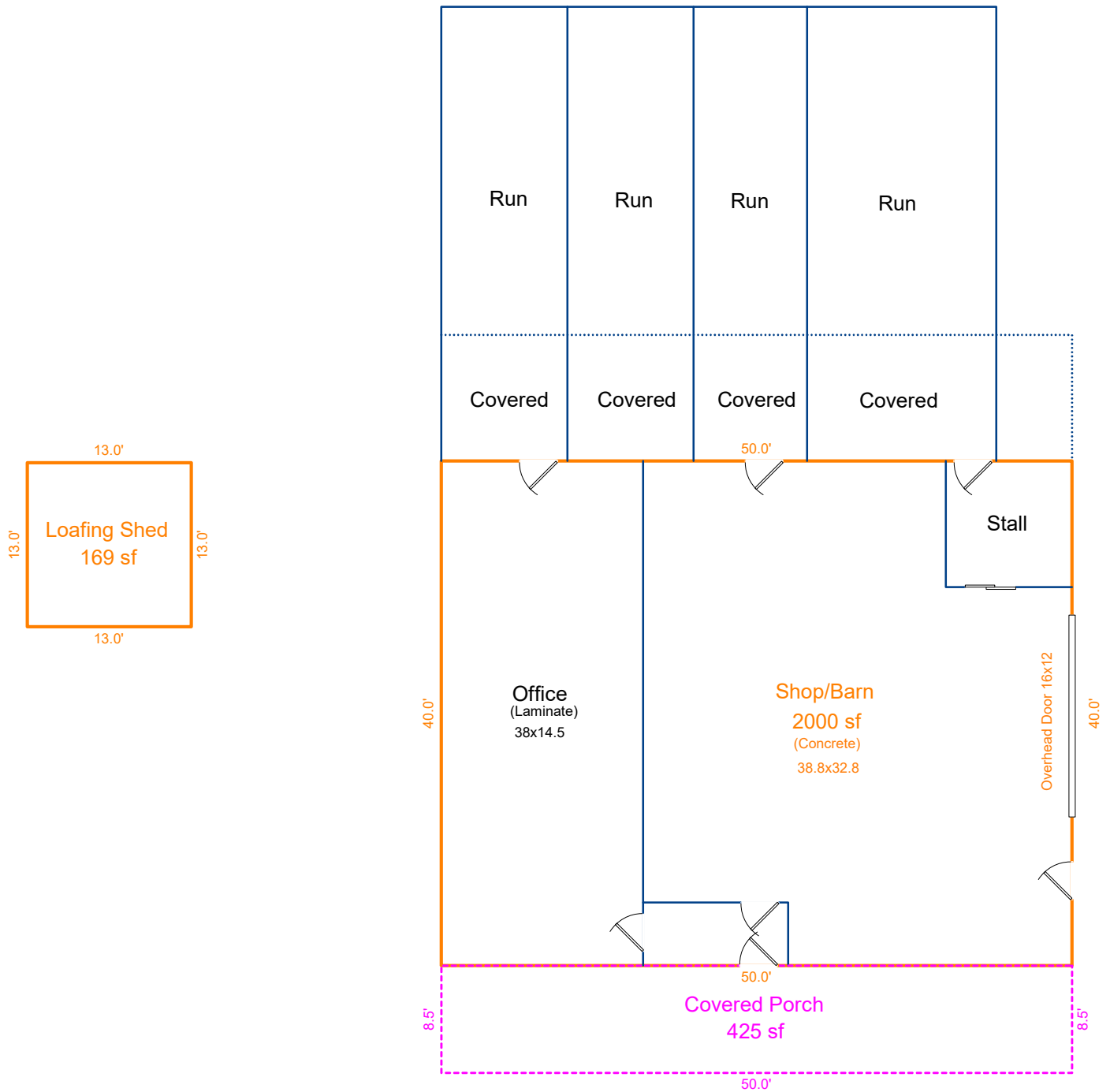
# BUILDING SKETCH

7755 Valleyview Cir Windsor, CO 80550
Total SF: 3683
Total Finished SF: 3683
Main Level SF: 2411
Upper Level SF: 1272
Finished w/o Basement SF: 3683
Total Basement: 0
Finished Basement: 0%



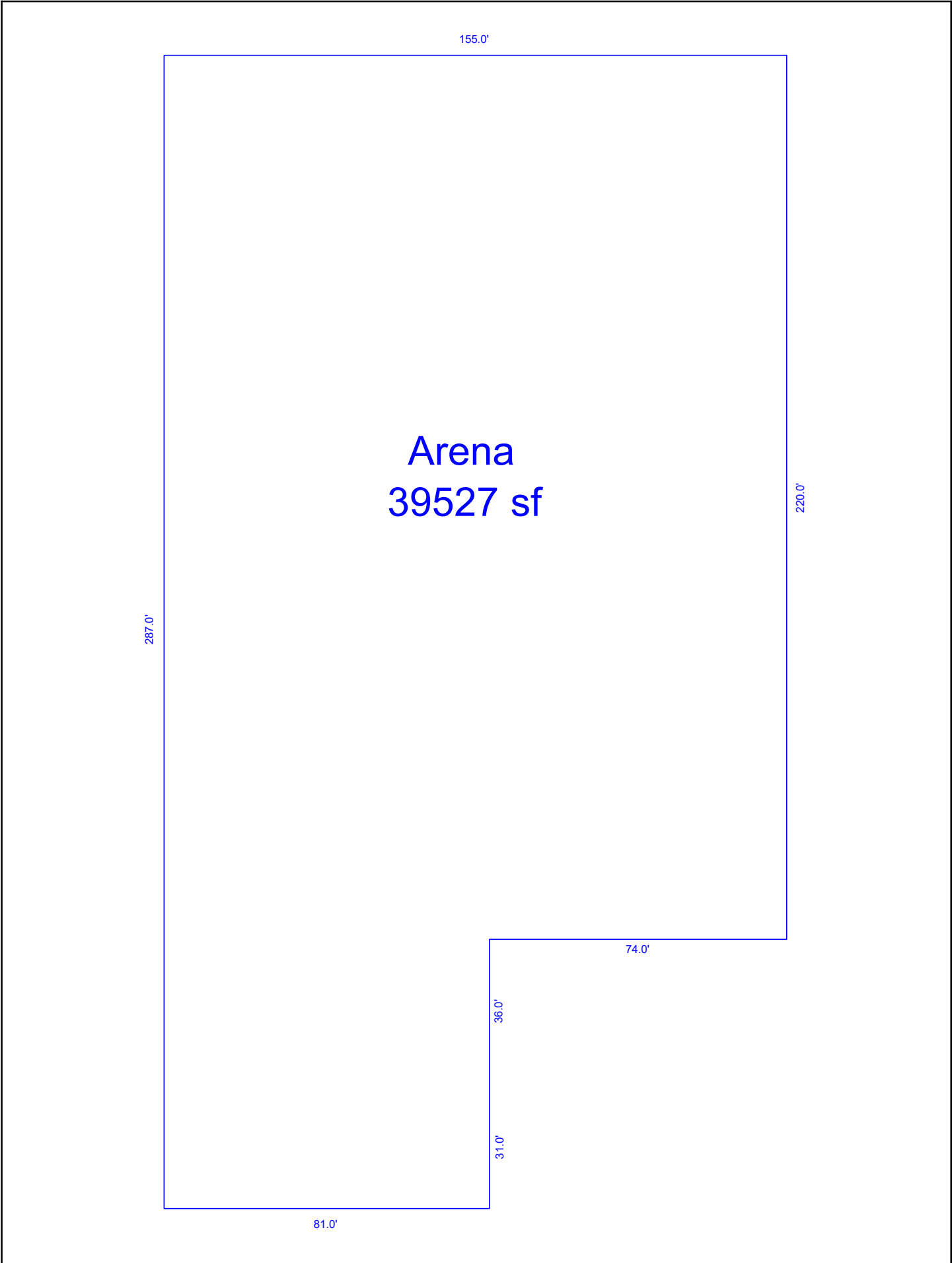
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 Greutz Real Estate Services LLC  
 \*Scope of Work is defined and attached to this sketch\*

# BUILDING SKETCH



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\*Scope of Work is defined and attached to this sketch\*

BUILDING SKETCH



## BUILDING SKETCH

September 10, 2024

File #: FP2024-101

John Simmons & John Feeney

C3 Real Estate Solutions

In accordance with your request, I have measured the following home and provided a sketch of the floorplan and included room dimensions. Square footage is taken from outside measurements per ANSI (American National Standards Institute) guidelines, which are the guidelines to which HUD refers. Basements are defined as any level with any amount below grade, anything below grade labels the entire level basement. Finished rooms must be to the same level of finish as the rest of the home, be accessible through a continuous finished area, and on the same heating and/or cooling system. Homes where outside measurements are inaccessible, inside measurements are used and an addition .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high with 50% or more of that area being at least 7' high. In rooms that are not square or rectangular, measurements are taken from the longest points in most cases. (cont. below)

7755 Valleyview Cir

Windsor, CO 80550

(cont.) Room sizes may be rounded to the nearest .5'. Bedrooms are measured excluding closets. Kitchens are measured wall-to-wall and include the nook, if applicable. Condos: The measurement of Condos is not covered under ANSI. Condos are measured from interior walls. All other rules referred to above for single family homes are the same. Townhomes and other Attached Dwellings with a Lot and Block legal description: Attached dwellings are measured from the centerline between units. Exterior walls are measured from the exterior if accessible. If not accessible we use inside measurements and then adjust for the width of the exterior wall. All other rules referred to above for single family homes are the same. The square footage totals on the attached floorplan are estimations and should not be relied upon for any purpose other than marketing the property stated above. All measurements are believed to be accurate, but it is not uncommon for two different professionals to come up with different figures. The attached floorplan is meant to show a general layout of the home and does not account for the thickness of walls or some other architectural features.

Outdoor area's: Pen's, Run's, Arena's are measured to the best of our ability. This is not a survey and these area's are estimated.

Jason Grentz

Grentz Real Estate Services LLC

Jason.Grentz@gmail.com

970-699-0238

SCOPE OF WORK IS STATED IN BODY OF ABOVE LETTER.

# SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
File No.: FP2024-101		Parcel No.:		
Property Address: 7755 Valleyview Cir				
City: Windsor	County: Weld	State: CO	ZipCode: 80550	
Owner:				
Client: John Simmons & John Feeney		Client Address: C3 Real Estate Solutions		
Appraiser Name: Jason Grentz		Inspection Date: 9/10/2024		
SKETCH				
Patio (P/P)				Total area: 39527.00
0.5 x	6.95 x	3.02 =	10.50	
0.5 x	3.54 x	1.77 =	3.13	
0.5 x	2.83 x	1.41 =	2.00	
	10.00 x	2.00 =	20.00	
0.5 x	3.54 x	1.77 =	3.13	
	12.00 x	9.50 =	114.00	
	12.00 x	0.50 =	6.00	
	12.00 x	4.50 =	54.00	
	20.00 x	11.50 =	230.00	
0.5 x	6.04 x	2.28 =	6.88	
	6.00 x	2.50 =	15.00	
	20.00 x	6.00 =	120.00	
	20.50 x	6.50 =	133.25	
Curve	31.42 @	180° =	157.08	
Curve	3.04 @	75° =	0.93	
	Total area:		875.88	
Attached Garage (GAR)				
	8.00 x	1.50 =	12.00	
	22.80 x	14.00 =	319.20	
	22.80 x	8.00 =	182.40	
	Total area:		513.60	
Covered Porch (P/P)				
	40.50 x	7.50 =	303.75	
	Total area:		303.75	
Main (GLA1)				
	16.80 x	6.50 =	109.20	
	12.00 x	8.00 =	96.00	
	34.80 x	12.00 =	417.60	
	7.00 x	2.50 =	17.50	
0.5 x	3.54 x	1.77 =	3.13	
0.5 x	3.54 x	1.77 =	3.13	
	34.80 x	2.50 =	87.00	
	41.80 x	34.80 =	1454.64	
	40.50 x	5.50 =	222.75	
	Total area:		2410.94	
Upper (GLA3)				
	7.50 x	4.00 =	30.00	
	7.50 x	4.00 =	30.00	
	5.50 x	1.50 =	8.25	
	7.50 x	4.00 =	30.00	
	7.50 x	4.00 =	30.00	
	38.50 x	16.30 =	627.55	
	24.00 x	21.50 =	516.00	
	Total area:		1271.80	
Shop/Barn (OTH)				
	50.00 x	40.00 =	2000.00	
	Total area:		2000.00	
Covered Porch (P/P)				
	50.00 x	8.50 =	425.00	
	Total area:		425.00	
Loafing Shed (OTH)				
	13.00 x	13.00 =	169.00	
	Total area:		169.00	
Arena (NCA)				
	256.00 x	81.00 =	20736.00	
	81.00 x	31.00 =	2511.00	
	220.00 x	74.00 =	16280.00	