

Building Sketch (Page - 2)

Client	Yang Zhou			
Property Address	22711 Bay Hollow Dr			
City	Katy	County Fort Bend	State TX	Zip Code 77450
Appraiser	Corey Wendling			

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	2312.4 Sq ft	
		$11.3 \times 2.6 = 29.4$ $18 \times 3.4 = 61.2$ $16 \times 10.2 = 163.2$ $47.5 \times 9.8 = 465.6$ $17.5 \times 0.4 = 7$ $1.9 \times 4.9 = 9.2$ $0.5 \times 4.9 \times 4.9 = 11.9$ $6.8 \times 5.7 = 38.6$ $12.6 \times 4.8 = 60.5$ $0.5 \times 4.8 \times 4.8 = 11.6$ $17.4 \times 6.5 = 113$ $17.4 \times 8.9 = 154.9$ $0.5 \times 8.9 \times 8.9 = 39.7$ $18.2 \times 8.3 = 150.6$ $0.5 \times 8.3 \times 8.3 = 34.2$ $24.5 \times 4.8 = 117.9$ $0.5 \times 4.8 \times 4.8 = 11.6$ $29.3 \times 6.6 = 193.6$ $24.8 \times 4.5 = 111.7$ $0.5 \times 4.5 \times 4.5 = 10.1$ $22.1 \times 17.5 = 386.8$ $7.3 \times 9.2 = 67.1$ $0.5 \times 1.4 \times 1.4 = 1$ $4.8 \times 12.9 = 62.1$ $0.5 \times 4.8 \times 0 = 0.1$
Second Floor	2948.9 Sq ft	
		$18 \times 3.3 = 59.4$ $33.1 \times 6 = 198.6$ $11.3 \times 2.5 = 28.2$ $5.8 \times 2.5 = 14.5$ $7.4 \times 4.6 = 34$ $22.1 \times 10.1 = 223.2$ $4.8 \times 4.5 = 21.6$ $40.5 \times 22.5 = 911.2$ $11.7 \times 4.9 = 57.1$ $0.5 \times 4.9 \times 4.9 = 11.9$ $16.6 \times 5.7 = 94.5$ $4.8 \times 1.1 = 5.3$ $0.5 \times 1.5 \times 1.1 = 0.8$ $22.4 \times 4.8 = 107.6$ $0.5 \times 4.8 \times 4.8 = 11.6$ $27.2 \times 6.5 = 176.7$ $27.2 \times 8.9 = 242.2$ $0.5 \times 8.9 \times 8.9 = 39.7$ $7 \times 2.4 = 16.8$ $0.5 \times 3.2 \times 2.4 = 3.9$ $15.9 \times 40.2 = 639.4$ $0.3 \times 4.5 = 1.4$ $0.5 \times 4.5 \times 4.5 = 10.1$ $4.8 \times 6.6 = 31.7$ $0.5 \times 4.8 \times 4.8 = 11.6$ $Negative Arc = 4$
Total Living Area (Rounded):	5261 Sq ft	
Non-living Area		
Covered Porch	59.9 Sq ft	$11.3 \times 5.3 = 59.9$
Covered Patio	449.5 Sq ft	$4.9 \times 10.4 = 50.7$ $0.5 \times 4.9 \times 4.9 = 11.9$ $0.5 \times 4.9 \times 4.9 = 11.9$ $5.7 \times 5.8 = 33.1$ $5.7 \times 4.8 = 27.4$ $0.5 \times 4.8 \times 4.8 = 11.6$ $4.7 \times 10.8 = 50.5$ $0.5 \times 10.8 \times 10.8 = 58.5$ $6.2 \times 8.9 = 55.1$ $0.5 \times 8.9 \times 8.9 = 39.7$ $15.1 \times 6.5 = 98.1$ $0 \times 15.1 = 0.6$ $0.5 \times 0 \times 15.1 = 0.3$ $0.5 \times 0 \times 0 = 0$
3 Car Built-In	787.7 Sq ft	$11.3 \times 2.5 = 28.2$ $6.4 \times 4.8 = 31$ $28.3 \times 17.9 = 507.1$ $5.4 \times 2.5 = 13.5$ $9.8 \times 17.5 = 171$ $0.5 \times 8.3 \times 8.3 = 34.2$ $1.4 \times 1.1 = 1.6$ $0.5 \times 1.4 \times 1.4 = 1$
Uncovered Patio	425.9 Sq ft	$12.1 \times 35.2 = 425.9$

Building Sketch (Page - 3)

Client	Yang Zhou						
Property Address	22711 Bay Hollow Dr						
City	Katy	County	Fort Bend	State	TX	Zip Code	77450
Appraiser	Corey Wendling						

TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area		
Balcony	449.7 Sq ft	$0.5 \times 15.2 \times 0.1 = 0.8$
		$0.5 \times 6.5 \times 6.5 = 21.1$
		$15.2 \times 6.5 = 98.8$
		$0.5 \times 8.9 \times 8.9 = 39.7$
		$0.5 \times 8.9 \times 8.9 = 39.7$
		$12.8 \times 8.9 = 114$
		$0.5 \times 0.2 \times 0.2 = 0$
		$0.5 \times 0.2 \times 0.2 = 0$
		$15 \times 0.2 = 2.8$
		$0.5 \times 4.6 \times 4.6 = 10.7$
		$10.6 \times 4.6 = 48.9$
		$10.6 \times 5.8 = 61.4$
		$0.5 \times 4.9 \times 4.9 = 11.9$



How We Measure Your Home: What is GLA?

Application of the ANSI® Z765-2021 Standard in Our House Measuring Services

Thank you for choosing Aegis Appraisals to assist you in determining the square footage of your home!

To calculate your home's square footage, our appraisers adhere to the ANSI® Z765-2021 standard when measuring single-family residential buildings. This standard, developed by the American National Standards Institute, is a recognized benchmark that provides a consistent methodology for calculating the square footage of residential properties. This approach ensures that homeowners, buyers, sellers, and professionals across the real estate sector are equipped with a reliable and consistent measure of a home's living space.

Gross Living Area (GLA):

In residential housing, GLA refers to the total finished square footage of a property, suitable for year-round use. When using the ANSI standard, only finished above-grade areas can be used in calculating and reporting of above-grade room count and square footage for the gross living area. Basements, or below-grade areas are reported and calculated separately. An area is considered to be below-grade if any portion of it is below-grade, regardless of the quality of its finish or the window area of any room. Therefore, a walk-out basement with finished rooms would not be included in the above-grade room count. Detached structures with finished square footage are also reported separately and not included as part of the subject's reported gross living area.

Below is a general overview of how our appraisers measure GLA while adhering to the ANSI guidelines:

1. Finished Square Footage Measurements: The finished square footage measurements for detached single-family homes is derived from taking direct physical measurements of the exterior finished surface of the outside walls of the building (or centerline of shared walls for attached single-family homes) to the nearest inch or tenth of a foot. Finished areas that are adjacent to unfinished areas are calculated by measuring to the exterior edge or unfinished surface of the partition between the areas.

Note: Circumstances can exist when direct measurement of a structure is not possible. Access to the interior may not be available, or the nature of the terrain, structure or other obstacles may preclude direct physical measurement of the exterior. Building dimensions developed through other means or by plans can be susceptible to inaccuracy, as is the calculated area. Calculation of square footage developed under such circumstances will be identified as such when reporting the result of the calculations.

2. Above Grade vs. Below Grade: ANSI separates areas of the house into above grade and below grade. Only finished and above-grade areas can be included in the main square footage number. Basements, even if finished, are calculated separately and must be labeled as such.

3. Inclusions: Living areas must be finished (walls, floors, ceilings), suitable for year-round use, and directly accessible from the main body of the house. For instance, bedrooms, kitchens, and living rooms are typically included. Finished areas that are not connected to the house directly by other finished areas such as hallways or stairways cannot be included in the finished square footage of any level.

4. Exclusions: Areas that are unfinished, open, or not suited for year-round occupancy are excluded. Examples include garages, porches, balconies, attics, and unheated spaces. Chimneys, windows, or other areas that protrude beyond the exterior finished surface of the outside walls and do not have a floor on the same level cannot be included in the calculation of square footage.

5. Ceiling Height: For a finished area to be included in finished square footage calculations, it must have a ceiling height of at least 7 feet (except under beams, ducts, and other obstructions where the height may be 6 feet 4 inches; under stairs where there is no height requirement; or where the ceiling is sloped. If a room's ceiling is sloped, at least half of the finished square footage in that room must have a vertical ceiling height of at least 7 feet, and no portion of the finished area that has a height of less than 5 feet may be included in the finished square footage.

6. Stairs: If there are multi-stories with staircases, the area of both stair treads and landings proceeding to the floor below is included in the finished area of the floor from which the stairs descend, not to exceed the area of the opening in the floor. Areas beneath stairs are included in the finished square footage regardless of the distance between the stairs and the floor below or the degree of finish of that area.

7. Calculation and Presentation: The finished square footage of a house is to be reported to the nearest whole square foot for both above-grade and below-grade finished square footage areas. There must be a clear and separate distinction of above-grade and below-grade areas. If the calculation was made without an inspection of the interior spaces to confirm finishes and openings, or if direct physical measurement of the exterior was not possible, a declaration will be made disclosing such.

Questions or Concerns?

It's important to note that while we follow this rigorous standard closely, all measurements provided should be viewed as estimates. Factors such as the complexity of the structure, the presence of non-traditional spaces, or physical obstructions can introduce slight variations. If you believe there may be an error in our measurements, we kindly ask you to bring it to our attention immediately by providing the source data of the discrepancy (architectural plans/dimensions, previous appraisal measurements, etc.). Sources without dimensions, such as tax records, or Builder/MLS stated square footage, cannot be verified by our team. We are committed to accuracy and value your feedback as an integral part of our ongoing quest for precision.

Appraiser's License



Certified Residential Real Estate Appraiser

Appraiser: **Corey Thomas Wendling**

License #: **TX 1360832 R**

License Expires: **04/30/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner