

# HLA REPORT

## Address

1780 Happy Acres Rd  
Brevard, NC 28712

## Report ID

SHN-2024-583

## Date

August 23, 2024



## Introduction to the HLA Report

Shindler Solutions LLC has compiled this measurement report based on the North Carolina Real Estate Commission's (NCREC) Residential Square Footage Guidelines. This report outlines the living area of the property, detailed by floor level and/or specific rooms, as applicable. The preparation of this report is in strict accordance with the current Measurement Guidelines for Residential Property, which are grounded in the principles of accurate and transparent reporting of living areas, essential for informed real estate transactions.

## Our Process

The measurement was conducted by Pilar Delgado on August 21, 2024, involving precise measurement and recording of all spaces, along with a verification of their intended use. Adjustments have been made for areas with limited headroom of less than 5 feet due to sloped ceilings, or rooms with a ceiling height of less than 7 feet.

Shindler Solutions LLC has determined the total HLA values for the property:

	Main Floor	Total
<b>Heated Living Area</b>	725.3 ft <sup>2</sup>	<b>725.3 ft<sup>2</sup></b>

A detailed breakdown of all area types can be found on page 5 of this document.

This report has been prepared with utmost diligence and good faith, based on the best knowledge and belief. Verified on August 23, 2024, by:



Max Shindler, NCREC License No. 294117

Shindler Solutions LLC

Asheville, NC, USA

## Concepts and Measurement Framework Applied

In determining the HLA, this report follows the Residential Square Footage Guidelines as established by the North Carolina Real Estate Commission. These guidelines are crucial for ensuring accuracy in reporting the living area of residential properties, thereby aiding in informed decision-making processes in real estate transactions.

## Key Definitions and Frameworks

**Heated Living Area (HLA):** This is the sum of all heated living spaces within a dwelling, measured to the exterior heated walls, including any interior staircases. It does not include unheated areas such as garages, porches, or attics, regardless of their finish.

**Adjustments for Shared Walls:** When measuring townhouses or duplexes, the measurement extends to the center of shared walls to ensure an accurate representation of the individual unit's area. When measuring condos the measurement extends only to the face of the interior walls.

**Sloped Ceiling Adjustments:** Sloped ceilings with ceiling heights below 5 feet are excluded from the total living area. Sloped ceilings must have a minimum height of 7 feet over at least half of the area to be included.

**Ceiling Height Adjustments:** Rooms with ceilings below 7 feet are not included in the living area.

**External Structures:** Detached structures or those not accessible from the main living area, like detached garages or storage sheds, are not included in the total living area but may be noted separately for their utility.

**Mention of Property Boundaries** or additional land (e.g., gardens) within this report is for informational purposes only. Accurate determination of property lines should be verified through official land surveys or county records.

## Guidelines and Standards

This summary follows the principles laid out in the North Carolina Real Estate Commission's guidelines for measuring residential properties. For detailed standards and practices, it is recommended to consult the full guidelines provided by the Commission.

## NCREC vs ANSI Standards

The American National Standards Institute (ANSI) and the North Carolina Real Estate Commission (NCREC) each have distinct guidelines for reporting square footage, specifically in how they treat above-grade and below-grade areas.

ANSI provides a comprehensive set of guidelines for measuring and calculating residential square footage. They consider both above-grade and below-grade areas, with special rules for spaces like basements, attics, garages, and porches.

In contrast, the NCREC standards differ in their approach. Rather than separating above-grade and below-grade areas, the NCREC guidelines include both in the total calculation of the living area. This means that spaces such as basements, which might be classified as below-grade under ANSI standards, are included in the overall living area as per NCREC guidelines.

## Disclaimer

The measurements incorporated within this report are conducted in compliance with the North Carolina Real Estate Commission (NCREC) Residential Square Footage Guidelines. This process utilizes state-of-the-art laser measuring tools and LiDAR devices to ensure precision and accuracy. While we strive for the highest level of reliability, we cannot guarantee absolute accuracy in all instances.

This report is not meant to serve as a reference for construction purposes. It should be noted that building and septic permits are not examined as part of the process for generating this report. Any unpermitted space should be disclosed to us prior to creating the report.

We strongly advise our clients to meticulously review the finalized work to confirm the measurements and that the Heated Living Area (HLA) calculation encompasses only the designated areas. This measure is crucial to maintain the integrity and accuracy of the reported data.

## HLA Measurement Certificate



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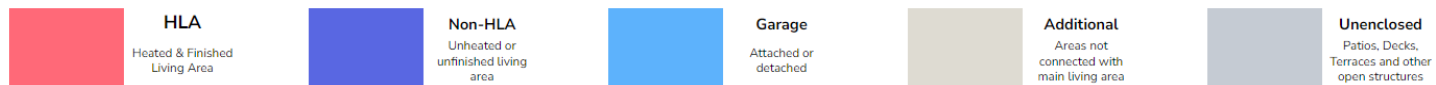
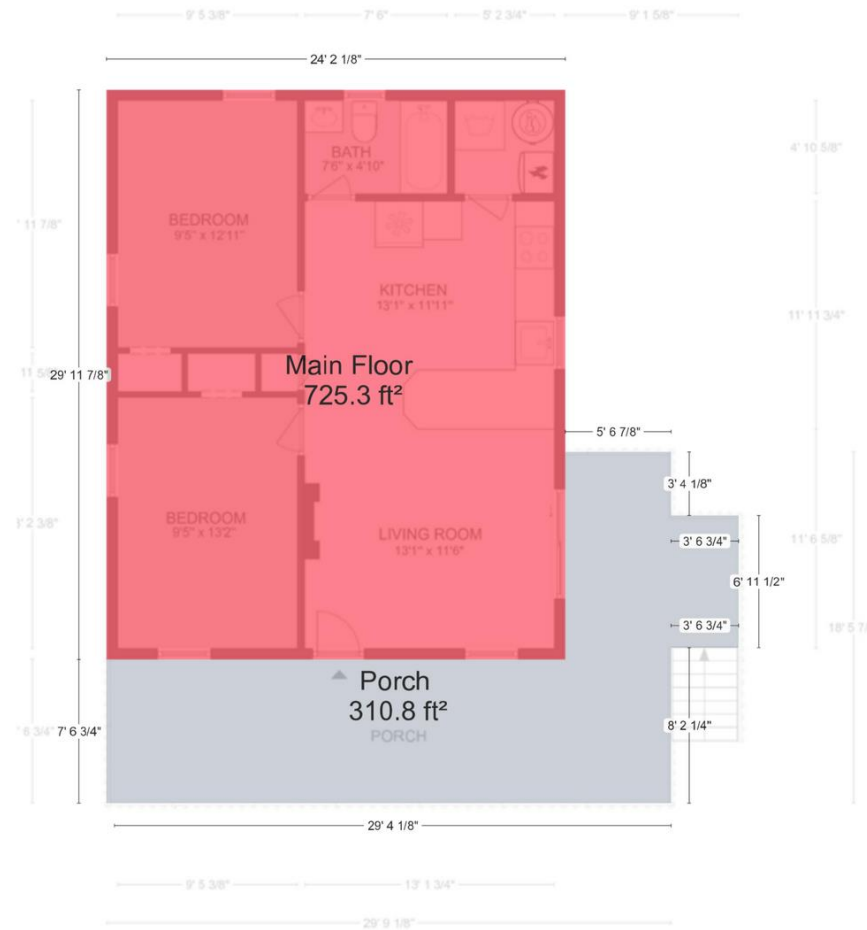
These measurements and calculations are performed in accordance with the NCREC Measurement Standard for Calculating Square Footage in Residential Buildings.



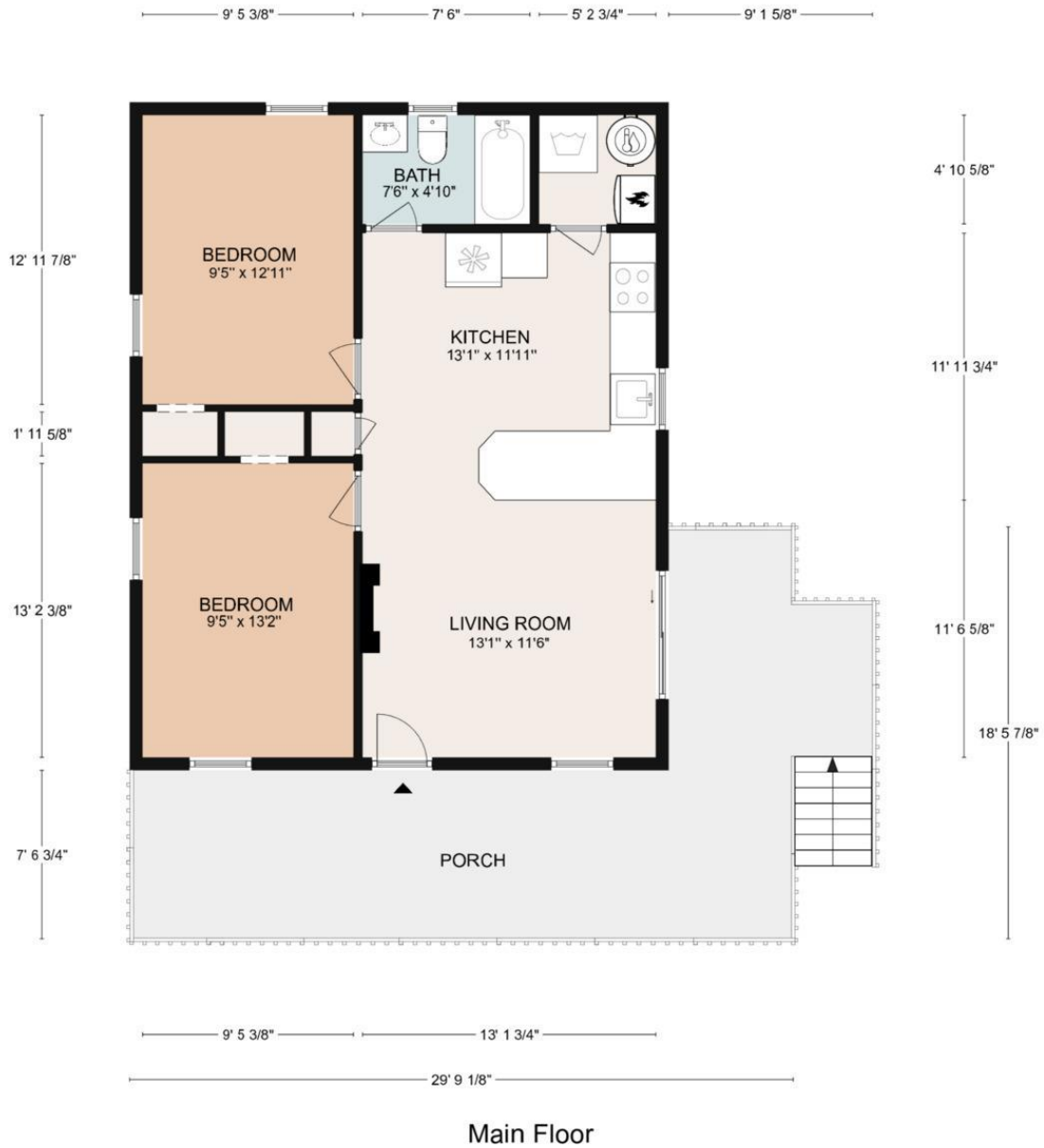
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<b>Property address</b>	1780 Happy Acres Rd Brevard, NC 28712	<b>Measuring date</b>	August 21, 2024
<b>Property type</b>	Single Unit Residential	<b>Report date</b>	August 23, 2024
<b>Report ID</b>	SHN-2024-583	<b>Measured by</b>	Pilar Delgado
		<b>Approved by</b>	Max Shindler, NCREC License No. 294117

	Grade	HLA	Non-HLA	Garage	Additional	Unenclosed
	Below / Above	Heated & Finished Living Area	Unheated or unfinished living area	Attached or detached	Areas not connected with main living area	Patios, Decks, Terraces and other open structures
<b>Main Floor</b>						
Living area	<input checked="" type="checkbox"/>	725.3	-	-	-	-
Porch		-	-	-	-	310.8
<b>Total</b>	(1036.1)	<b>725.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>310.8</b>



Happy Acres Rd 1780, Brevard, NC 28712



Measurements are produced in accordance with NCREC Residential Square Footage Guidelines using laser measuring tools and LiDAR devices; deemed reliable but not guaranteed. Not intended for construction