Accurate Home Measuring

Statement of Square Footage

212 Derby Court Joelton, Tennessee 37080
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Measured On: April 1, 2026

Summary:	Finished Sq. Ft	Unfinished Sq. Ft.	Other Living
First Floor	1,833		
Second Floor	1,126		
Finished Square Feet	2,959		
Below Grade Basement Hobby Room			130
Total Finished Square Feet	3,089		
Detached Garage		888	
Small Garage/Potting Room		233	
		Restricted	
Closet A thru Closet H- Low Ceilings		286	
ANSI restriction for kneewalls- Low Ceilings		29	
Total Square Ft. Measured	4525		

Major Rooms Listed to the Nearest Foot:

1st Floor				2nd Floor			
Living Room	19'	X	14'	Bedroom #2	11'	X	19'
Den	11'	X	24'	Bedroom #3	11'	X	19'
Kitchen/Breakfast	19'	X	13'	WIC	5'	X	7'
Dining Room	12'	X	16'	Full Bath	8'	X	6'
Mudroom/Laundry	8'	X	9'	Study	11'	X	13'
Full Bath	8'	X	5'	Access Hall	8'	X	7'
Study	13'	X	16'	Bedroom #4	12'	X	13'
Primary Bedroom	11'	X	17'	WIC	12'	X	5'
Primary Bath	11'	X	5'				
WIC	6'	X	5'	**Below Grade Basement**			
				Hobby Room	17'	X	10'
Unfinished							
Detached Garage	36'	X	24'				
Small Garage	10'	X	10'				

Features: Two story with a below grade basement, single family home with 4 bedrooms, 3 full baths, containing 2,959 square feet of finished living area. Additionally the basement has a hobby room that measures 130 square feet of finished area.

Description of Measurement Technique: The square footage measurements were derived by using the "AMERICAN NATIONAL STANDARD FOR SINGLE FAMILY RESIDENTIAL BUILDINGS, SQUARE FOOTAGE-METHOD FOR CALCULATING: ANSI -Z765-2003," (ANSI standard). Finished Square Footage calculations were made based on direct measurement of exterior dimensions with an inspection of interior space to confirm finished area when possible. In some cases the nature of the terrain, structure or other obstacles may preclude exact physical measurement of the exterior in the time available. In such a case, finished square footage calculations may be based on estimated dimensions only, and may vary somewhat from actual dimensions. All Libility caused by variations and estimates in measurements, are limited to the cost of the Measurement Package. The measurements contained in the Statement of Square Footage should not be relied upon, conveyed or communicated without the accompaniment of the above Description Measurement Technique.