

Measurement Report

PROPERTY
 115 Covepark Pl NE

CLIENT
 Shauna Allen

MEASUREMENT DATE
 February 10, 2026

JOB #
 070843

Area	Methodology	Value
Total Floor Area Above Grade (RMS Value)	RMS	1,352.0 ft²
Floor Area Main Level	RMS	711.9 ft ²
Floor Area Below Grade (Including Basement)	Finished Area	550.2 ft ²
Other Non-RMS Areas (e.g. Separate Structures)	Finished Area	N/A or Not Measured
Finished Area Measured	RMS + Finished Area	1,902.2 ft ²

Room Dimensions

Room	Dimensions	Level	Room	Dimensions	Level
Entrance	7'7" x 5'1"	Main	Bathroom 4P	7'8" x 4'11"	Upper 1
Covered Porch	21'7" x 10'7"	Main	Bedroom	10'2" x 8'11"	Upper 1
Living	14'8" x 15'7"	Main	Bedroom	8'8" x 9'3"	Upper 1
Bathroom 2P	4'11" x 5'0"	Main	Primary Bedroom	14'8" x 11'11"	Upper 1
Kitchen	12'4" x 15'5"	Main	Mechanical - Unfinished	9'10" x 5'3"	Basement
Dining	10'5" x 8'11"	Main	Recreation/Games Room	26'0" x 14'5"	Basement
Mud Room	6'5" x 4'0"	Main	Storage - Unfinished	9'0" x 4'2"	Basement
Deck	13'3" x 11'5"	Main			
Laundry	6'4" x 3'3"	Upper 1	Detached Garage	24'2" x 15'4"	

Bathrooms

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

Disclaimer: For use by real estate professionals only to assist with the sale of the property noted herein. Report provides measurements only and no evaluations of the property have been performed. Report values are based on RECA's requirements for RMS measurements and are in compliance with same (see [RECA's Guide to the RMS](#)). Said area values are derived from perimeter measurements (not individual room dimensions). Areas not allowed under RMS are excluded from the area total. Non-RMS area measurements are included only upon request and when ordered are measured with finished and unfinished space identified according to the ANSI Z765 standard. As part of your duty of care to your client and knowing this property best, please review the contents of this report carefully to confirm all areas of the property have been accounted for. REALTORS® working with buyers should verify the measurements herein before relying on them as part of an offer. Please notify us immediately of any identified discrepancies so that we may address any issues. ListSimple accepts no responsibility for any discrepancies identified more than 14 days past the report date. For full terms visit [listsimple.com/terms](#)

MEASUREMENT DETAILS

Exterior Wall Approach	Exterior Wall Thickness
Detached / Semi-Detached / Townhouse	6.5 "

RMS Areas

Level	Total Area	Exclusions	Total Exclusions	RMS Area
Main	711.9 ft ²			711.9 ft ²
Upper 1	640.1 ft ²			640.1 ft ²
TOTAL				1,352.0 ft²

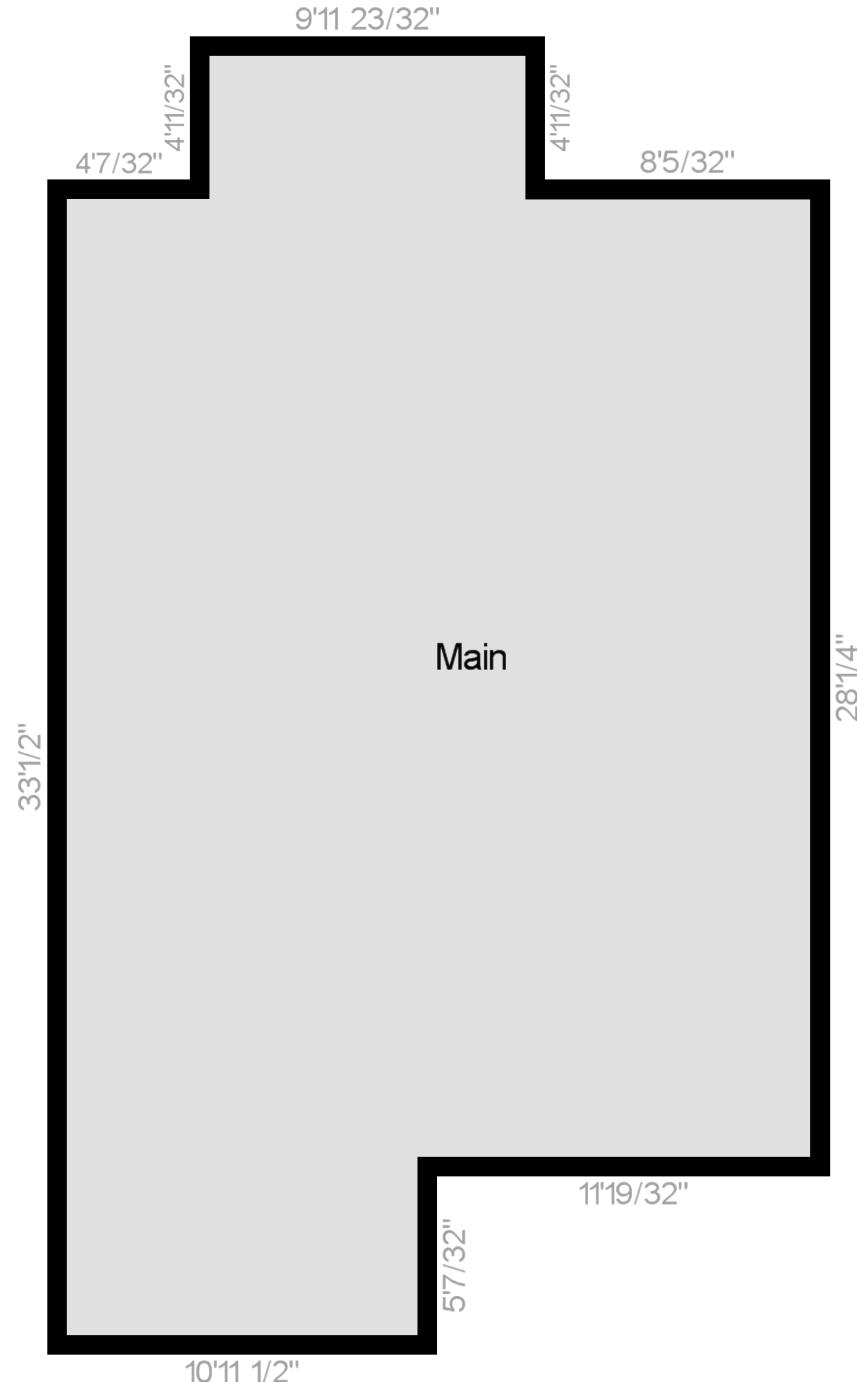
Non-RMS Areas

Level/Space	Total Area	Unfinished Areas	Total Unfinished	Finished Area
Basement	658.0 ft ²	Storage - 48.0 ft ² Mechanical - 59.8 ft ²	107.8 ft ²	550.2 ft ²
TOTAL			107.8 ft²	550.2 ft²

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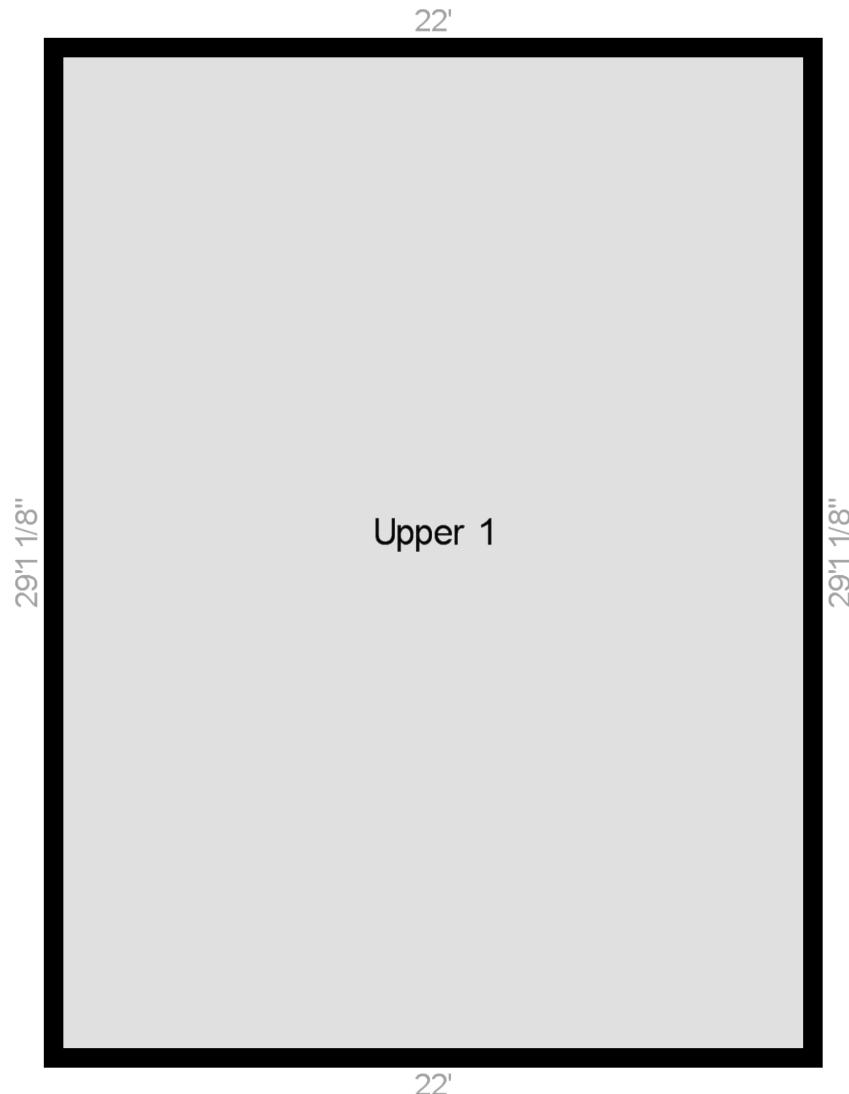
SUPPORTING PLANS

Main



SUPPORTING PLANS

Upper 1



SUPPORTING PLANS

Basement

