

BTR Consulting, LLC  
526 Kingwood Dr, Ste 202  
Kingwood, TX 77339

08/20/2025

Kenneth Gould  
Kenneth Gould

Re: Property: 5307 Westminister Ct  
Houston, TX 77069  
Borrower: Not ordered for loan processing  
File No.: 2508-013M

Assignment Type: Measurement Only  
Effective Date: 08/18/2025

*In accordance with your request, we have measured the above referenced property per ANSI Z765-2013 standards and in accordance to the guidelines set forth by local standards. Sometimes it may not be feasible to measure to the exact ANSI standard without copies of the blueprints used, due to "blind" walls or foundation areas that simply cannot be measured on an exterior basis; and that I may be forced to make assumptions regarding wall thicknesses on certain interior dimensions. This report is "Limited" and intended for one purpose which is to determine the square footage or "GLA" (Gross Living Area) of the above referenced property. **ANSI Z765-2013 DOES INCLUDE STAIRCASES.** The final calculation of "GLA" (gross living area) is 4,115 square feet. There may be areas that are NOT considered "GLA" (gross living area) such as breezeways, unfinished attics, storage, garages and open area above first floor. To be considered "GLA" these areas must be finished out with air conditioning and have an interior means of egress from the adjacent living area. (may exclude partially finished garages or patios) Once a measurement has been delivered, any requests for modification will incur an administrative fee, unless such request is made due to errors or omissions on our part. If the Appraiser is supplied with incorrect or incomplete information by Client/Lender all fees will be applicable. The fee for a supplemental information and/or updated appraisal requests will be determined on case by case basis. It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.*

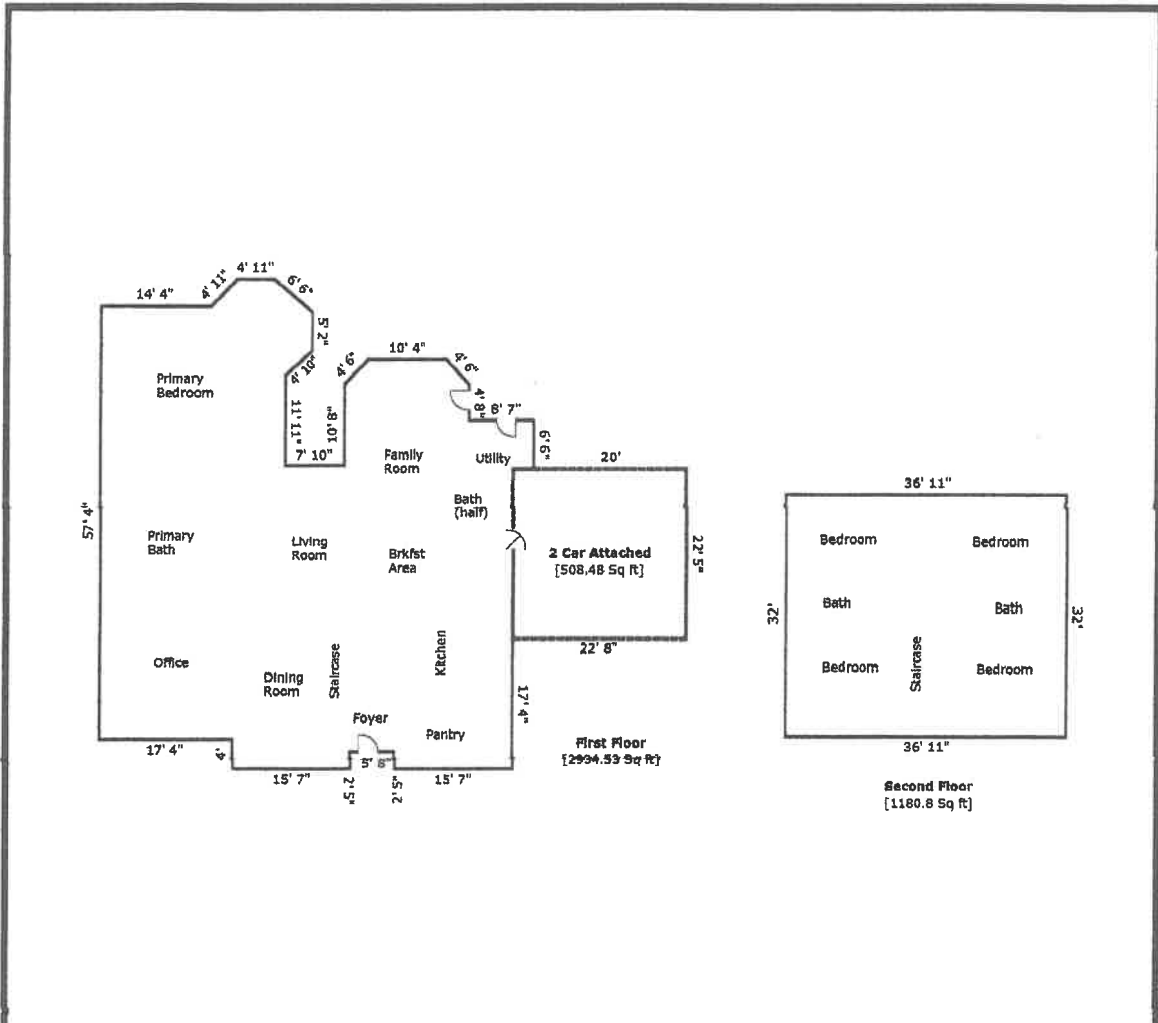
Sincerely,



Mason A. Dahl  
License or Certification #: 1350603-L  
State: TX Expires: 06/30/2026  
mason@BTRconsultingllc.com

## Building Sketch

Borrower	Not ordered for loan processing		
Property Address	5307 Westminister Ct		
City	Houston	County	State TX Zip Code 77069
Lender/Client	Kenneth Gould		



TOTAL Sketch by a la mode

### Area Calculations Summary

Living Area	Area	Calculation Details																																																									
First Floor	2934.53 Sq ft	<table style="width: 100%; border: none;"> <tr><td>6.5 × 2.7</td><td>=</td><td>17.55</td></tr> <tr><td>57.3 × 14.3</td><td>=</td><td>819.39</td></tr> <tr><td>15.6 × 2.4</td><td>=</td><td>37.44</td></tr> <tr><td>15.6 × 2.4</td><td>=</td><td>37.44</td></tr> <tr><td>43.8 × 5.9</td><td>=</td><td>258.42</td></tr> <tr><td>31 × 1.6</td><td>=</td><td>49.6</td></tr> <tr><td>34 × 36.2</td><td>=</td><td>1230.8</td></tr> <tr><td>16.3 × 10.7</td><td>=</td><td>174.41</td></tr> <tr><td>10.3 × 3.3</td><td>=</td><td>33.99</td></tr> <tr><td>0.5 × 3 × 3.3</td><td>=</td><td>4.95</td></tr> <tr><td>0.5 × 3.3 × 3</td><td>=</td><td>4.95</td></tr> <tr><td>9.9 × 11.9</td><td>=</td><td>117.81</td></tr> <tr><td>9.2 × 3.5</td><td>=</td><td>32.2</td></tr> <tr><td>0.5 × 3.5 × 3.5</td><td>=</td><td>6.12</td></tr> <tr><td>12.7 × 4.9</td><td>=</td><td>62.23</td></tr> <tr><td>1.5 × 3.3</td><td>=</td><td>4.95</td></tr> <tr><td>0.5 × 3.5 × 3.3</td><td>=</td><td>5.78</td></tr> <tr><td>5 × 5.2</td><td>=</td><td>26</td></tr> <tr><td>0.5 × 5 × 4.2</td><td>=</td><td>10.5</td></tr> </table>	6.5 × 2.7	=	17.55	57.3 × 14.3	=	819.39	15.6 × 2.4	=	37.44	15.6 × 2.4	=	37.44	43.8 × 5.9	=	258.42	31 × 1.6	=	49.6	34 × 36.2	=	1230.8	16.3 × 10.7	=	174.41	10.3 × 3.3	=	33.99	0.5 × 3 × 3.3	=	4.95	0.5 × 3.3 × 3	=	4.95	9.9 × 11.9	=	117.81	9.2 × 3.5	=	32.2	0.5 × 3.5 × 3.5	=	6.12	12.7 × 4.9	=	62.23	1.5 × 3.3	=	4.95	0.5 × 3.5 × 3.3	=	5.78	5 × 5.2	=	26	0.5 × 5 × 4.2	=	10.5
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Second Floor	1180.8 Sq ft	36.9 × 32 = 1180.8																																																									
<b>Total Living Area (Rounded):</b>	<b>4115 Sq ft</b>																																																										
<b>Non-Living Area</b>																																																											
2 Car Attached	508.48 Sq ft	22.4 × 22.7 = 508.48																																																									