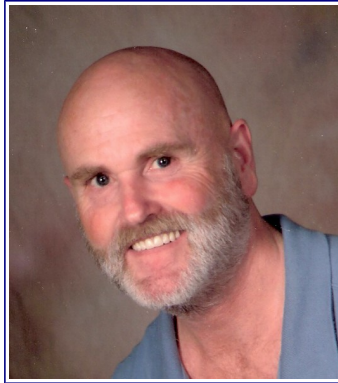


Uncle Mike's Measuring



For 2013! **4 REPORTS**

- ☒ \$50 Basic MLS Sq. Footage!
- ☒ \$60 Standard Report Most Popular!
- ☒ \$120 Floorplan Report
- ☒ \$150 Detailed Report

*Invoicing will be done in advance.
Payment on site by debit or
credit card now available!*



UNCLE MIKE BELIEVES...

Absolutely every inch counts towards the \$ value of your home!

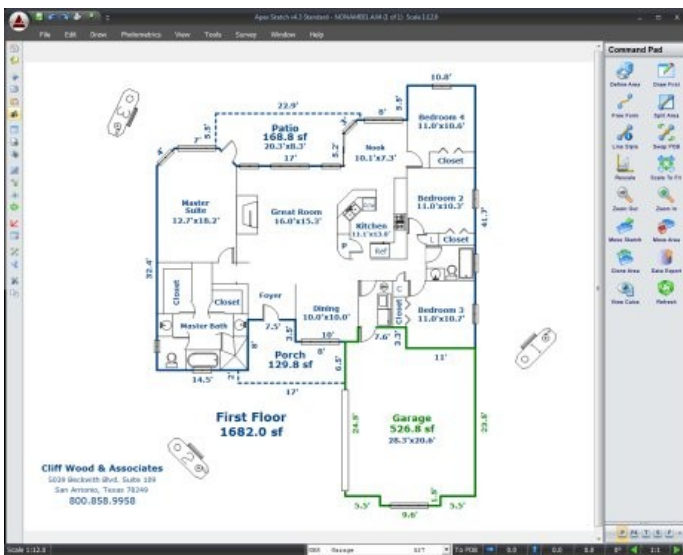
Therefore, he uses the **Leica Disto D5** laser distance meter for measuring the buildings and homes that he measures.

✓ **Quick and efficient**

You can measure distances at the touch of a button, in just a few seconds – even when working on your own. Saving you time and money.

✓ **Precise and reliable**

The laser makes it possible for you to measure distances precisely to the fraction.



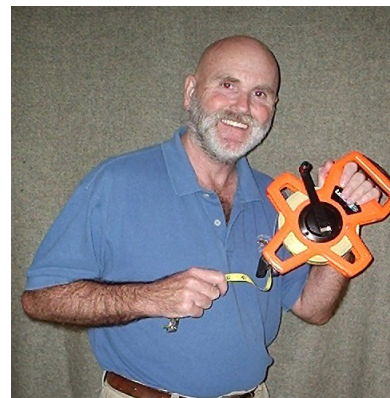
Uncle Mike also uses the **Apex Sketch Standard v5** software to create the drawings, including the placement of the walls, doorways, stairways and other permanent fixtures. He can also add major appliances and plumbing fixtures to provide a professional representation of the home.

The software also provides a very accurate calculation of the square footage and can also add a grid to the drawing representing 1 sq. ft. for each square in the grid. (An example of this can be seen on page 7 of this brochure.)

**Hi,
I'm Uncle Mike.**

I am a retired, apprentice appraiser and have lived in South Carolina for over 65 years. My service for you is to professionally measure homes, ensuring the accuracy of your MLS listing and allowing you more time devoted to selling houses.

You can reach my office at 843-732-0640
or by email at um.measuring@gmail.com*



Michael B. Dial
Retired Apprentice Appraiser
SC Lic. A4595

Measurements closely conform to the Uniform Standards of Professional Appraisal Practices (USPAP)

Uncle Mike's Accuracy Guarantee

The livable square footage for most homes comes from either tax records, which are often based on the builder's drawings, or from an Appraiser's report, which comes from the measurement of the home.

Both are often inaccurate. The builder can make changes during construction that do not show up on the drawings, leaving them in error. Some appraisers simply estimate the measurements because they only need an approximate figure to use when finding three comparable homes for their report.

Both, therefore, are not aiming for accuracy!

Uncle Mike's only job is to measure a home, so his primary goal is **accuracy**. All the wall measurements are double-checked and documented in the drawing so that any person following up could easily verify the measurements. Uncle Mike measures each home as if it were his own!

Uncle Mike's guarantee to you is that his measurements will always be accurate and that the livable space calculated by the software will be as accurate as humanly possible!

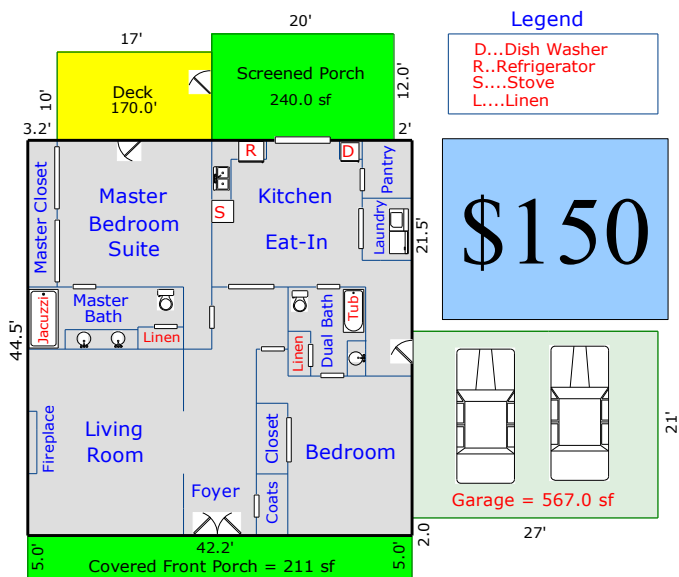
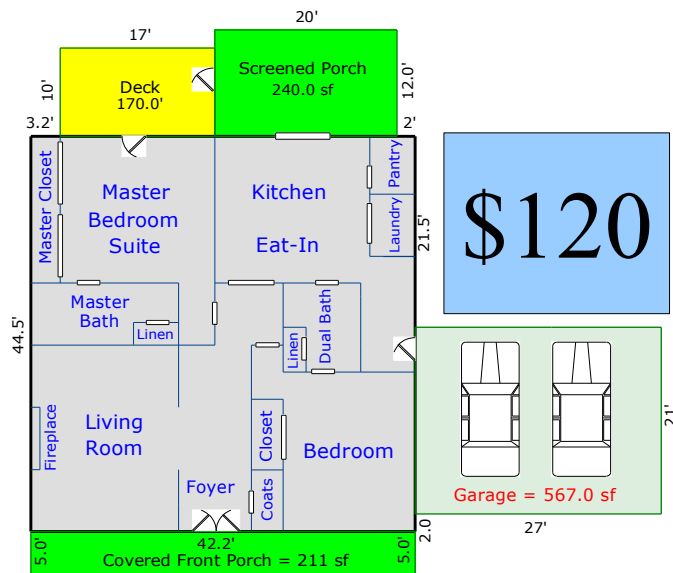
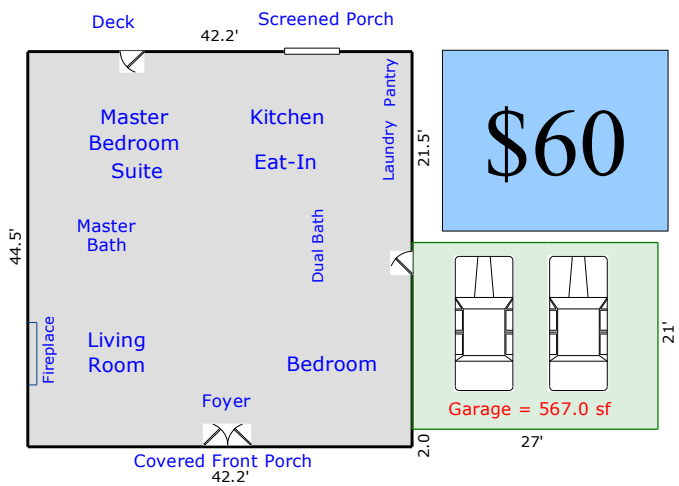
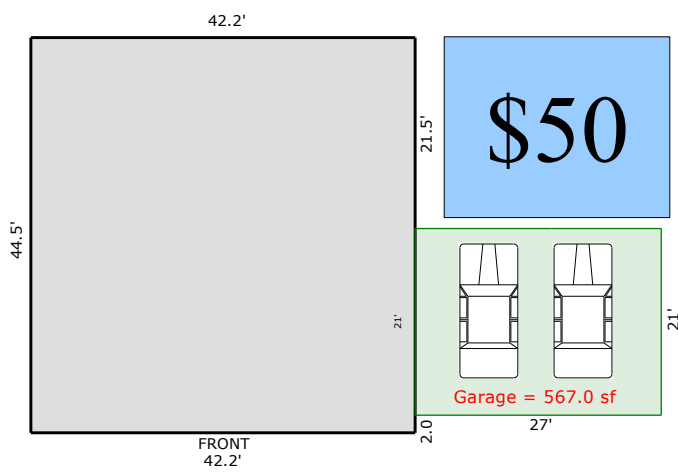
**Over the past 7 years,
living and working in the Tri-county area,
Uncle Mike has measured well over 3,000 homes!**

**May need to dial 843 or 1-843 from some areas!*



4 Report Views of the Same House

Basic Report	Standard Report – <i>Most Popular!</i>
Livable Sq. Footage – No Rooms Shown	Approximate Room Locations Shown
<i>Report ready within 5 business days</i>	<i>Report ready within 5 business days</i>



Floorplan Report	Detailed Report
Interior Walls & Exterior Porches Shown	Kitchen and Bathroom Fixtures Shown
<i>Report ready within 5-10 business days</i>	<i>Report ready within 5-10 business days</i>

First Page of Every Report

Measuring Report For 1 Sample Lane Total MLS Living Area 2,268 sq. ft.

Dana Dunes of ABC Realty

	Total Gross Living Area:	2,268 sq. ft.
	1 st Floor Level Livable	1,534 sq. ft.
	2 nd Floor Level Livable	734 sq. ft.
	Garage	455 sq. ft.

Measurements closely follow the
Uniform Standards of Professional Appraisal Practices (USPAP)

Measurements are considered accurate, not exact.

Livable area calculations are available on request.

Permission is granted to reproduce this report or make it available on MLS or realtor websites.



Uncle Mike's Measuring

843-732-0640

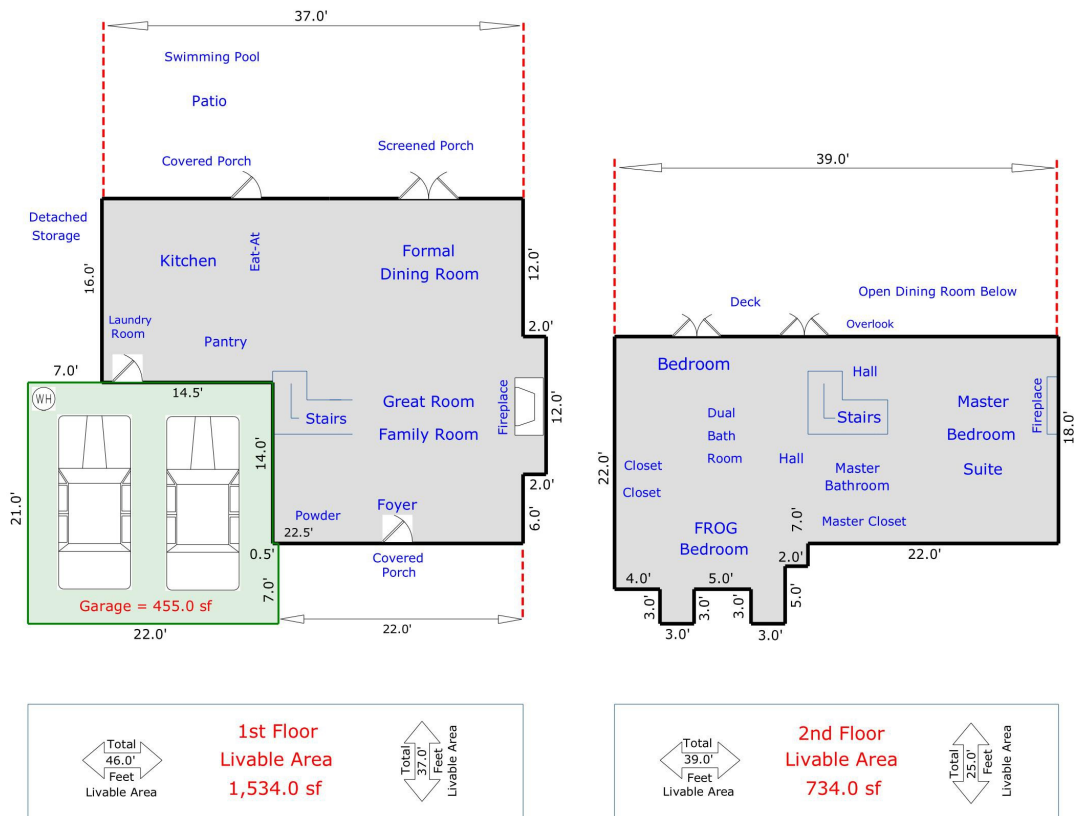
6/29/2011

109 Musket Lane, Summerville, SC 29483 um.measuring@gmail.com

Page 1 of 2

Page 2 of Standard Report

Measuring Report For 1 Sample Lane Total MLS Living Area 2,268 sq. ft.



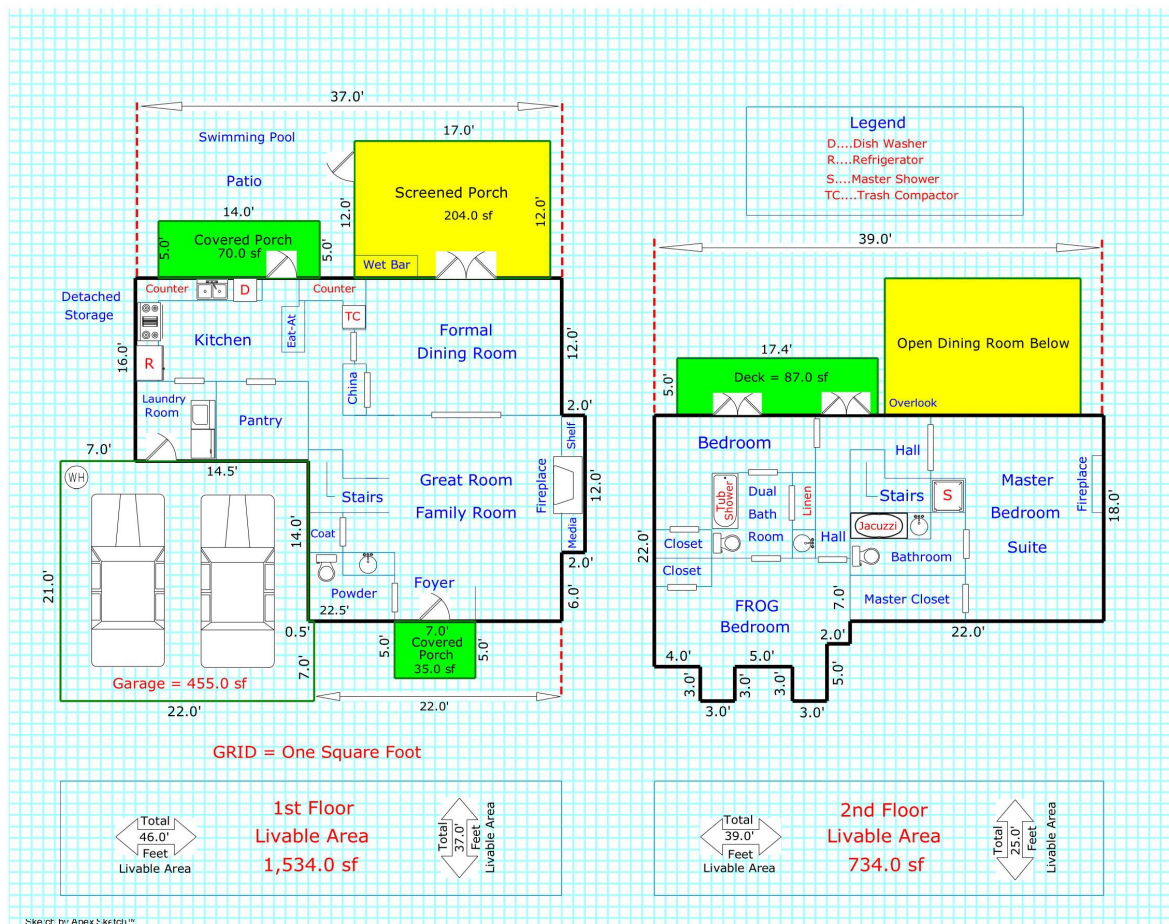
Sketch by Apex Sketch™

Interior Room Dimensions with Grid

Grid Provided with Both \$120 and \$150 Report
Displays the Square Footage of Each Room
Helps With Furniture and Carpeting
Each square in the grid equals 1 sq. ft.

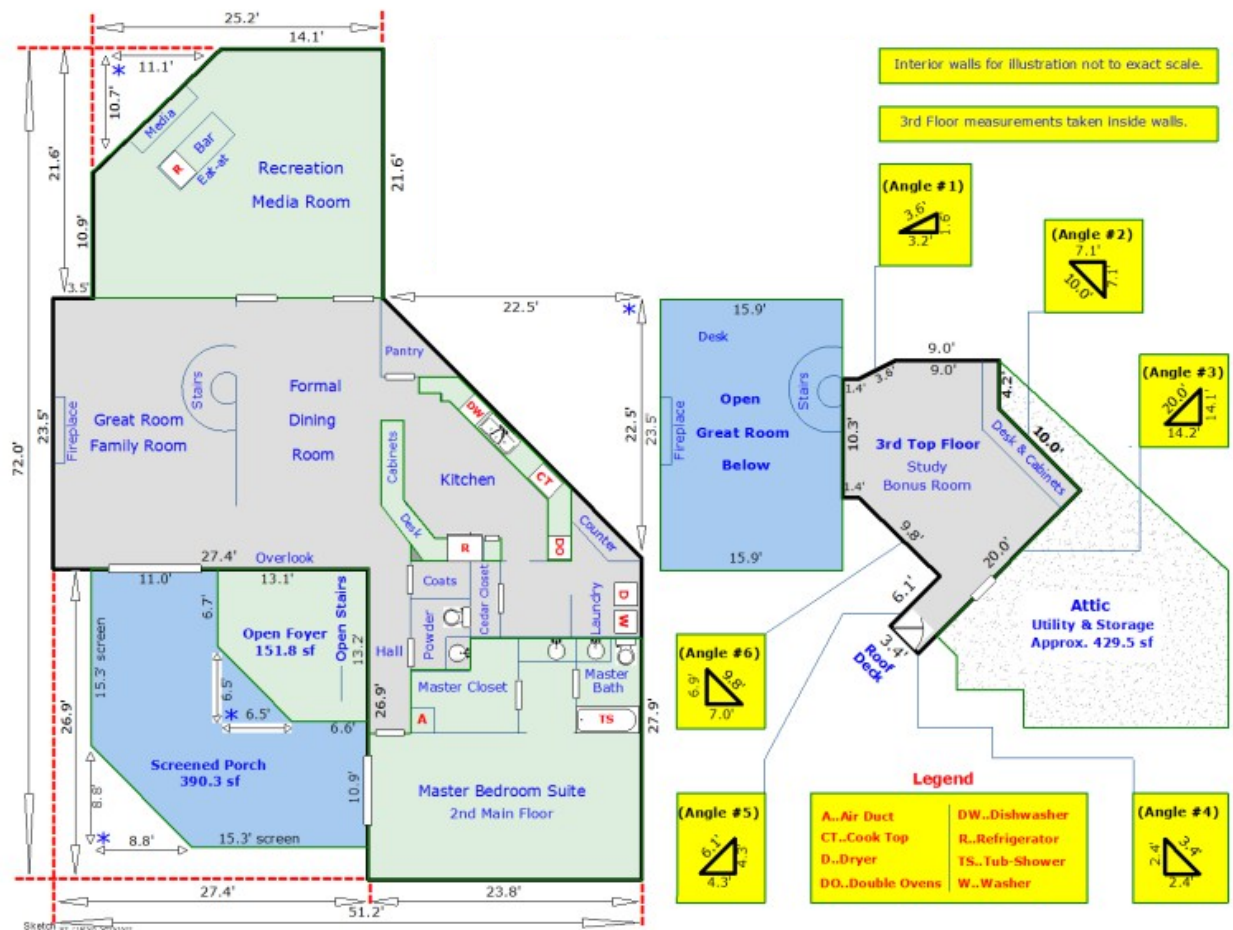
Measuring Report For 1 Sample Lane

Total MLS Living Area 2,268 sq. ft.



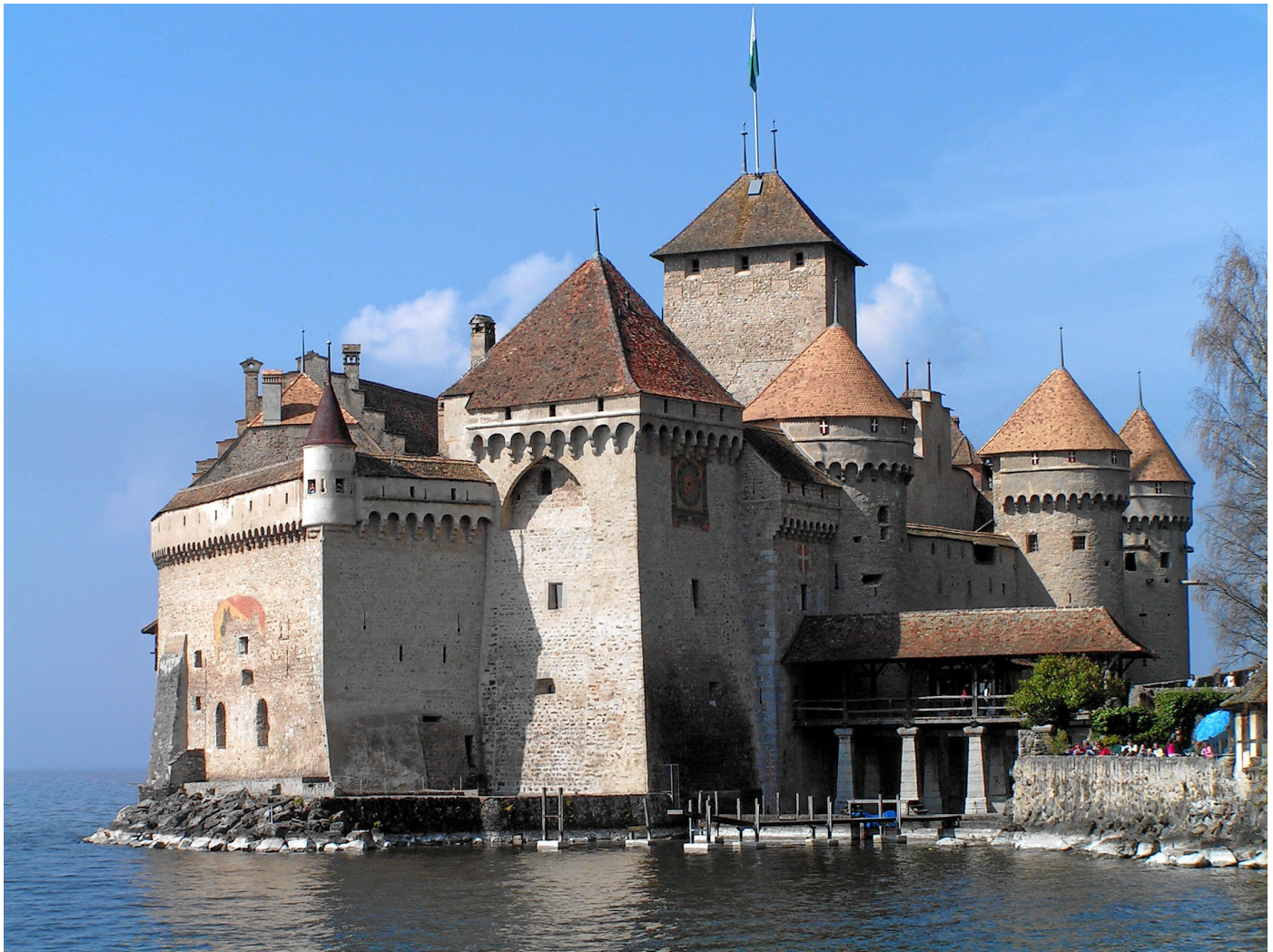
Homes With Angled Exterior and Interior Walls

Homes with angled walls require much more complex measuring and notations, which then have to be represented in the drawing process.



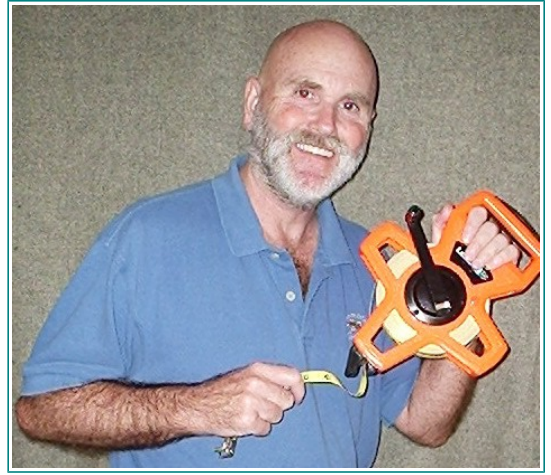
Due to the extra work required when measuring and drawing a home with angled walls, there will be an extra \$70 charge added to all reports.

*For Extra-Large Homes and Small “Castles”
Above 4,000 and up to 10,000* Livable sq. ft.*



Measuring Report	All Reports +	Total
4,000 – 6,000	\$70 extra	Report + \$70
6,000 – 8,000	\$100 extra	Report + \$100
8,000 – 10,000	\$130 extra	Report + \$130
10,000 and up	*Will Provide a Quote For All Homes Above 10,000 Livable sq. ft. based upon visual inspection.	

How Do I Get My House Measured?



Three Easy Steps

1. You make an appointment with Uncle Mike's Measuring by email (um.measuring@gmail.com) or phone (843-732-0640*).
2. Uncle Mike will email you an invoice and you can choose your payment method. (Payment on site or in advance greatly appreciated!)



Rich Giblin
Office Manager

Personal or Business Check
On Site
or By Mail



Credit/debit Card Payment On Site
or a PayPal link in email
(No PayPal account needed!)



Cash
On Site



3. Uncle Mike measures the house and will send the square footage that evening or the next morning. The full report follows within 5-10 business days!



*I love to measure homes and you're the best at selling
homes – so let's work together!*

The bottom line is:

Your client will be better served!

*May need to dial 843 or 1-843 from some areas!