

## Building Attribute Report

Prepared from Laser Scan Survey

*Corinthian Data Capture, LLC is a Laser Scan Metrology Company. We specialize in documenting hard-to-measure spaces and objects. The following **Building Attribute Report** identifies key elements of interest to Buyers, Sellers and Leasers' of real-estate. Additional information and documents are available for the owner, architect or interior designers' use. The purchaser of this service (client) has proprietary control of the information. It will not be disseminated to other parties without the written approval of the client.*



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## Building Attribute Report

Date of Scanning:

Location of Scanning:

Client:

Address:

Contact:

Office phone:

Cell phone:

### Scope of engagement:

1. Document the existing office space; identify the quantities of floor finishes, windows, and lighting fixtures.
2. Verify the square footage of the proposed lease agreement.

The existing office space was digitally captured in 3 dimensions using a phase shift long range laser scanner. Multiple scans of the space were taken and compiled. The scans were exported into a CAD program, from which dimensionally precise plans of the space were developed. Based upon information derived from the scans and CAD plan layout, the following report was prepared regarding the space.

**Attributes Identified:**

<i>Description</i>	<i>Actual</i>	<i>Qty in proposed lease/contract</i>	<i>delta</i>
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**Gross Areas:**

Gross square footage of space from inside face of all perimeter walls:	2,458 SF	2520 SF	62) sf
Useable office area minus toilets and storage/mechanical rooms:	2,156 SF		
Area of windows on exterior walls:	453 SF		
Length of exterior perimeter walls:	106'-10"		

**Finishes:**

Gross square footage of carpet areas:	1754 SF		
Gross square footage of ceramic tile floor areas:	483 SF		

**Lighting:**

24" x 48" fluorescent recessed fixtures	17		
24" x 24" recessed fluorescent fixtures	11		
12" x 48" fluorescent recessed fixtures	4		

**Average Ceiling Height:**

24" x 24" Acoustic Ceiling	+/- 9'-4"		
Tile Sheetrock Areas	+/- 8'-0"		

### **Discrepancies discovered:**

#### *Square footage of space:*

The lease documents assign a size of 2,520 SF to the space; this is the quantity upon which the monthly lease fee is based. Our scanning survey indicated that the present space is smaller than this assigned value. However, lease measuring standards vary; the lessor's measuring standards could include thickness of exterior walls and/or centerline thickness of common walls in developing square footage calculations.

#### *Existing construction documentation:*

Figure 2 represents alignment of the actual plan versus original permit plan documentation. The visually apparent variation in alignment illustrates the value of having a document that accurately portrays existing conditions, especially if relying on that drawing to design or plan furniture.

### **Attachments:**

Figure 1: Actual Conditions as documented by Corinthian Data Capture.

Figure 2: Comparison of existing conditions floor plan (figure 1, in red ) overlaid on the original construction document for the space.

Figure 3: Typical single planar (360 degree photographic type view) scan view of office area.

Figure 4: Isometric plan view of space from multiple scans.

Figure 5: Overhead Plan view from multiple scans.

Figure 6: Reflected ceiling view from multiple scans.

**Attachments:**

Figure 1: Actual Conditions as documented by Corinthian Data Capture.

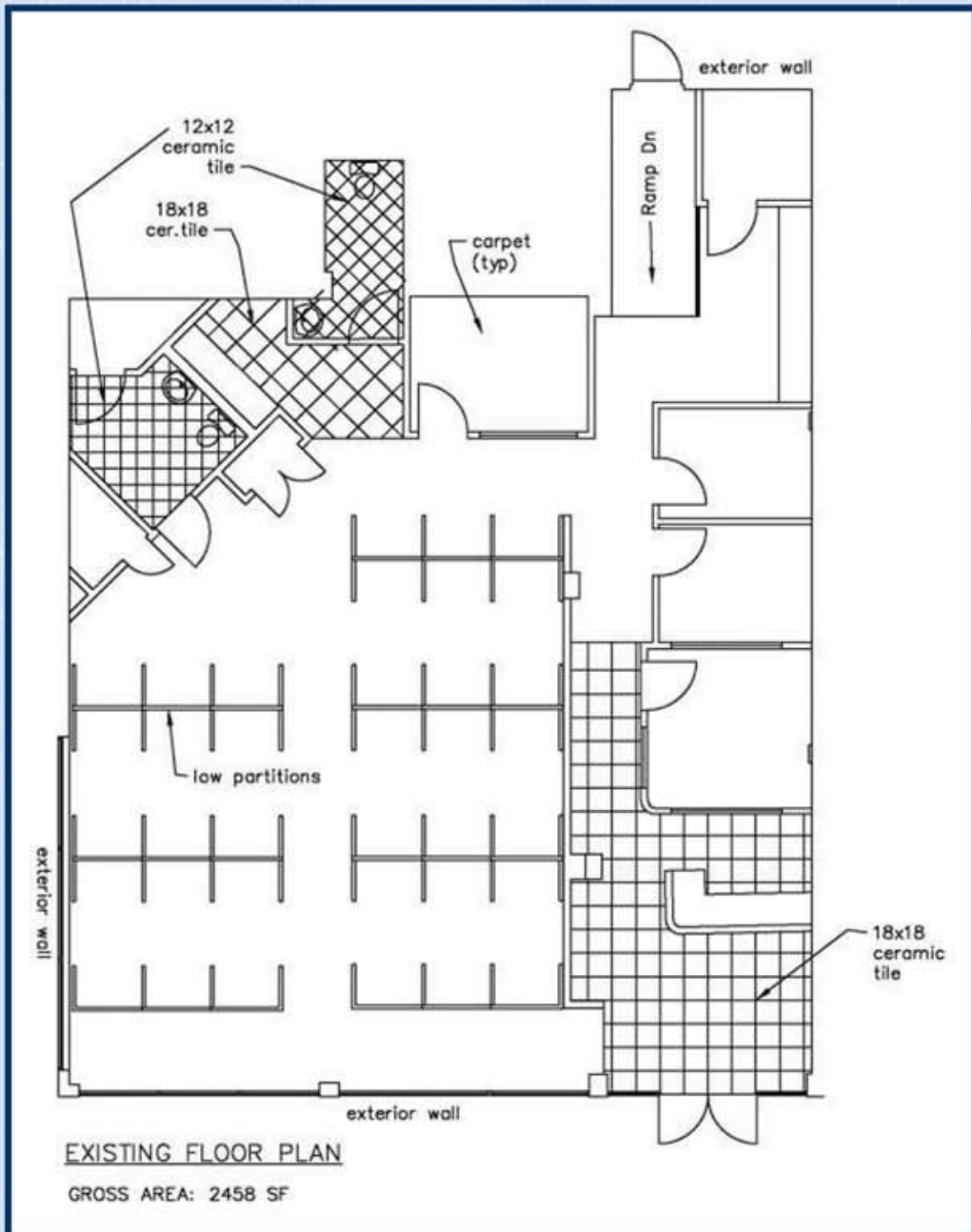




Figure 3: Typical single planar (360 degree photographic type view) scan view of office area.



Figure 4: Isometric plan view of space from multiple scans.

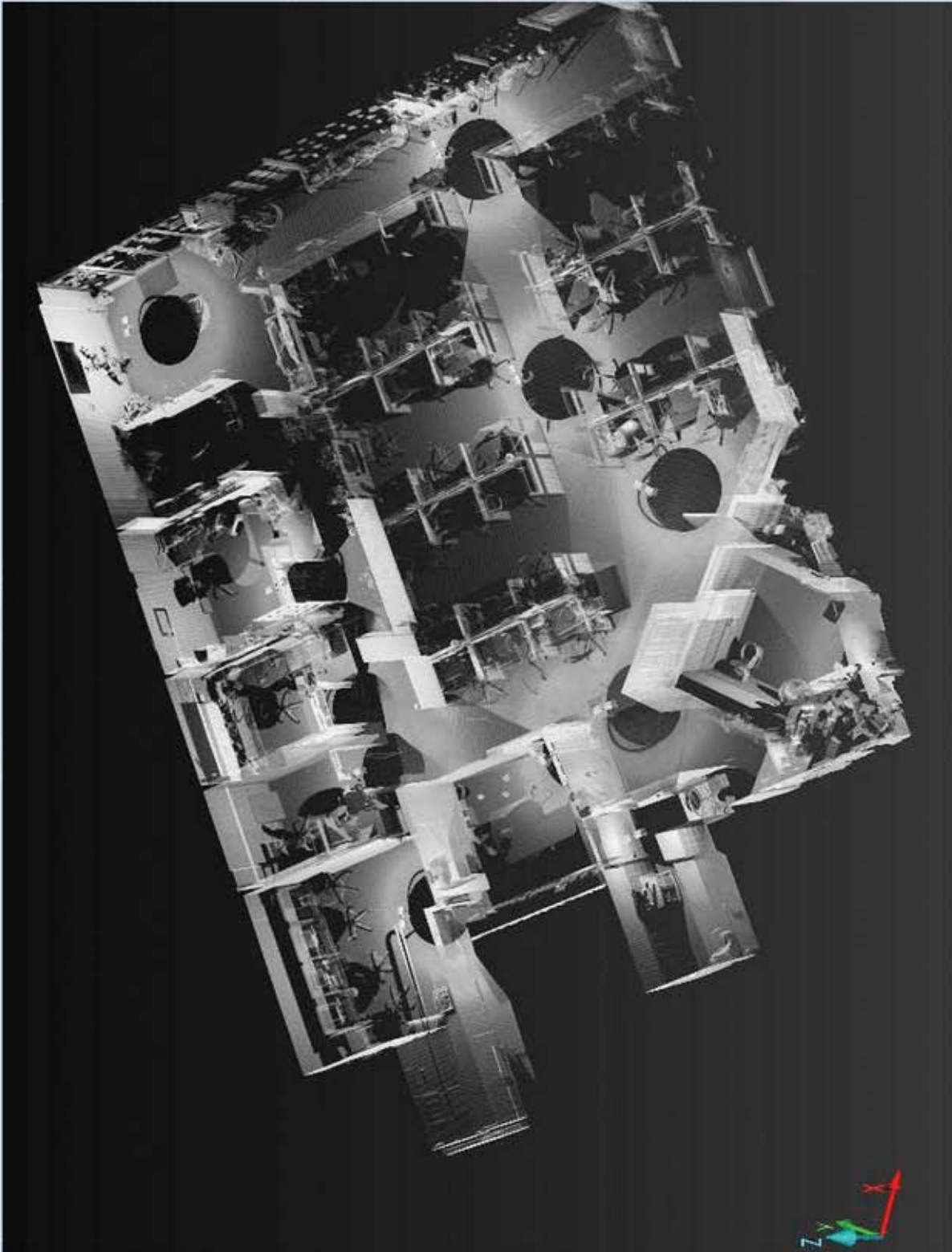




Figure 5: Overhead Plan view from multiple scans.

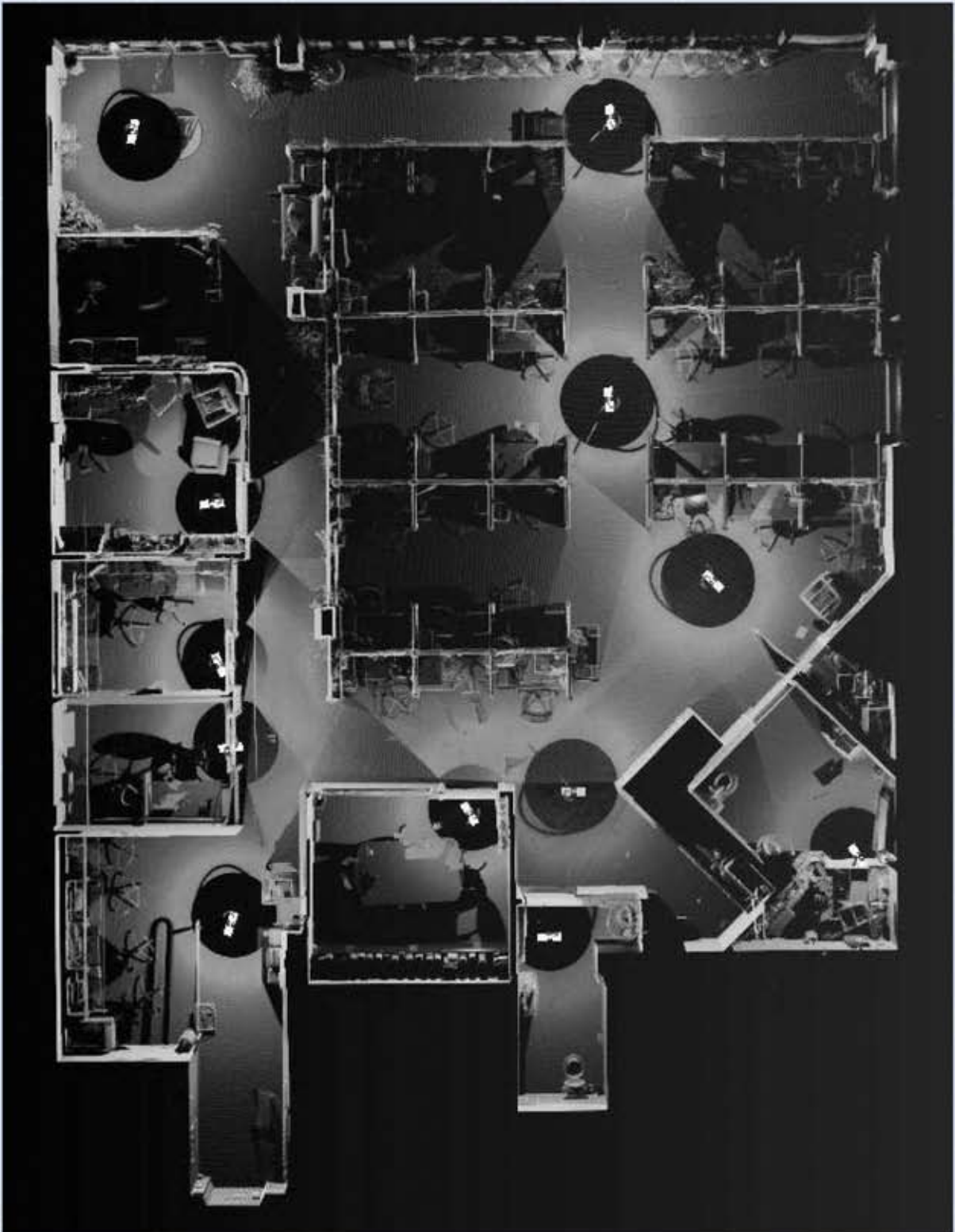


Figure 6: Reflected ceiling view from multiple scans.

