

# PREPTours Measurement Services

Our measurers conduct real estate measurement services in accordance with the Residential Measurement Standard (RMS), as developed by the Real Estate Council of Alberta (RECA).

## How we determine the RMS area

1. We take exterior measurements wherever possible and factor in the exterior finish (e.g. siding, stucco). Where this is not practical (e.g. second floor) and for buildings with shared walls (e.g. townhouses, condos), we take interior measurements and factor in estimates of wall thickness.
2. We include extensions (e.g. bay windows, alcoves, cantilevers) that meet the RMS.
3. We do not include areas that are not "suitable for year-round use" according to the RMS; e.g. garages, 3-season sunrooms, chimneys and flues.
4. We subtract portions of floors that open up to the floor below them (most often around stairwells), and portions of rooms whose ceilings are less than 5' high.

## How we measure rooms

5. We provide the main width and length dimensions for each room. These are rough dimensions, rounded to the nearest inch and hundredth of metre
6. We provide measurements for standard rooms such as kitchens, dining areas, living rooms, bedrooms, bathrooms (including ensuites), dens, and bonus rooms, and also for foyers, walk-in closets, pantries, laundry rooms, mud rooms, mechanical rooms.
7. We do not provide measurements for areas such as stairways, closets, fireplaces, cubbyholes for washer & dryer, space for furnace ducting or plumbing.
8. We provide measurements for space that's not "suitable for year-round use"; e.g. garages (both attached and detached), sunrooms, patios, concrete pads, decks, and balconies.
9. Measurements are taken from wall to wall; i.e. excluding countertops, kitchen islands, space for appliances, built-in shelving, sinks, bathtubs, basins
10. For rooms with sloping walls, we measure wall-to-wall; i.e. not just the portion of the room where the ceiling is 5 feet or higher

## What we provide to our clients

11. A Property Summary Sheet listing, in both metres and feet, the total square footage for each floor, for both above grade levels (RMS area) and below grade levels (e.g. basements), and totals for the house, and a list of the dimensions for each room and space.
12. We are open to modifying our approach and deliverable based on the realtor's preference.

## Our commitment to quality

13. To ensure consistency with RECA guidelines, our measurers undergo training and they also periodically independently measure the same house and compare numbers.
14. Our results may differ with other measurements on file; this is most likely due to different measuring approaches being used. If you have a question with any measurement, please contact the measurer directly, and we will work with you to resolve it.