



## Common ANSI Errors

- The Statement of Finished Square Footage is the statement that confirms the appraiser has measured per ANSI standards.
- ANSI Z765 says: "No statement of a house's finished square footage can be made without the clear and separate distinction of above-grade areas and below-grade areas." This means the appraiser must make a statement of the above and below-grade finished and unfinished areas, remembering "GLA" or "Gross Living Area" are not ANSI terms and do not meet the standard.
- The Statement of Finished Square Footage does NOT require an appraiser to report, within the statement, other areas such as garages, porches, or finished areas that do not meet height requirements. These should be gridded or reported per the standard, but it is the appraiser's option to include these other areas in the Statement of Finished Square Footage.
- The Statement of Finished Square Footage should be rounded to the nearest whole foot.
- The declaration (which MUST be in the Additional Features Field of the report) beginning with "GXX001-" is the explanation of why the appraiser could NOT comply with ANSI.
- The sketch should show all dimensions, measured to the inch or tenth of a foot.
- Hand-drawn sketches are not allowed.
- Accessory Dwelling Units (ADUs) must be measured per ANSI, but not outbuildings or barn-type structures separate from the main dwelling.
- If a house has a finished area where the ceiling height is NOT a minimum of 7' in more than 50% of the area (like in a sloped ceiling area or A-frame type structure), the appraiser must put this area on a separate line item on the Sales Comparison Grid with any needed market adjustment.