

WHAT YOU RECEIVE

Site Scan + As-Built

No plans? No measurements? We send an NC field agent with a LIDAR scanner, then our designer turns the scan into a dimensioned as-built floor plan — the accurate foundation a real Deal Pack budget is built on, instead of a square-footage guess.

PREPARED FOR

Sample · 1,420 sf ranch · Charlotte NC
\$499 add-on or standalone · NC GC License #107724

WHAT YOU RECEIVE

A measured, dimensioned as-built

DELIVERABLE	DETAIL
As-built floor plan (PDF)	Dimensioned, room labels, areas
Native CAD file	Editable Chief Architect file
Room schedule	Every room measured + sf
Verified totals	Gross, heated, footprint sf
LIDAR scan reference	Point-cloud capture on file

SAMPLE

HOW IT'S CAPTURED

Field agent → LIDAR → designer

STEP	WHAT HAPPENS
1. Schedule	We coordinate access with the seller / your timeline
2. Scan	NC field agent captures the interior with a LIDAR scanner
3. Process	Point cloud uploaded; designer builds the as-built
4. Deliver	Dimensioned plan + native file in 5 business days

WHY LIDAR, NOT A TAPE MEASURE

A LIDAR scan captures the whole space to the centimeter in minutes — no missed jogs, no transcription errors. The as-built is accurate enough to bid and permit from.

THE AS-BUILT FLOOR PLAN

Existing conditions, dimensioned

FLOOR PLAN

[Dimensioned as-built floor plan included in the delivered file] — every wall, opening, and room dimensioned from the scan, with the existing layout ready to overlay a proposed reconfiguration.

WHAT IT'S DRAWN IN

Chief Architect — so the same file carries straight into design concepts and permit drawings without re-measuring. You're not paying to measure the house twice.

SAMPLE

MEASURED ROOM SCHEDULE

Every room, verified

ROOM	DIMENSIONS	AREA
Living	15'2" × 13'8"	207 sf
Kitchen	11'4" × 10'0"	113 sf
Primary BR	12'6" × 11'2"	140 sf
BR 2	11'0" × 10'4"	114 sf
BR 3	10'8" × 9'6"	101 sf
Bath	8'0" × 5'0"	40 sf
Hall + misc	—	85 sf

VERIFIED TOTALS

The numbers that anchor the budget

MEASURE	VALUE	NOTE
Heated sf (measured)	1,420 sf	Matches tax record ✓
Footprint sf	1,512 sf	Incl. covered porch
Wall lf (interior)	248 lf	For drywall / paint takeoff
Sunroom (unpermitted)	+180 sf	Flagged — not in heated sf

THE SUNROOM CATCH

The scan caught 180 sf of the listing counted but the tax record doesn't — an unpermitted sunroom. Better to know now than at the buyer's appraisal.

SAMPLE

ACCURACY: BALLPARK vs MEASURED

Why the as-built pays for itself

INPUT	SF-BALLPARK	MEASURED AS-BUILT
Flooring (sf)	± 20% guess	Exact room areas
Paint / drywall (wall lf)	Estimated from sf	248 lf measured
Cabinet run (lf)	Assumed	Measured kitchen wall
Heated vs total sf	Listing number	Verified — caught +180 sf

THE PAYBACK

A 20% swing on a \$96K rehab is ~\$19K of uncertainty. A \$499 scan converts that guess into measured quantities — the cheapest accuracy you can buy on a deal you don't own yet.

SAMPLE

WHAT THIS UNLOCKS

From guess to bid-grade

ACCURATE BUDGET

A square-footage ballpark can be off $\pm 20\%$. With real measured quantities, the Deal Pack budget tightens to bid-grade — wall lf for paint/drywall, room sf for flooring, fixture counts for plumbing.

NEXT STEP

The as-built feeds straight into a Bid-Ready or Build-Ready Deal Pack — no re-measuring, no guessing. This is the input that makes the rest of the package accurate.

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SAMPLE