QUICK START · HOW-TO 11

The sketch: walk the walls, get the areas

How do I sketch the house and get the areas?

1. **Open the Sketch**
   Left panel, Sketch, right before Dwelling Exterior. The sketch needs an address first. Then tap Start sketch.
2. **Draw the first wall**
   The card shows the three moves: the dot is your pen, type the wall in feet, tap the arrow for the way it runs. Twelve, plus, eighteen adds them up. Undo wall takes back the last one.
3. **Close and name it**
   Tap Close shape and it draws the last wall back to your start. Tap First Floor, Garage, Carport or Covered Porch, or type your own. Save shape. Top right, Saving to your report turns into In your report.
4. **What's next**
   After each shape, the card offers Second floor, Basement, Garage, and Porch, patio or deck. Each floor prints on its own page. A Finished Basement walked inside the Basement counts once.
5. **Fix a wall, or start on one**
   Tap a wall's number. Type what you measured and tap Set wall. Start the next shape on this wall puts the pen a measured distance along it.
6. **Odd corners**
   Angled corner turns the arrows diagonal. Or walk the rise and run, two short walls at a square corner, and tap Make it one angled wall. Curved wall does a curved edge.
7. **Rooms, stairs, moving**
   Rooms puts room names and Symbols (Stairs, Fireplace). Drag a name to move it. Press on a building and drag it; on a phone, press and hold first. Let go to put it down.
8. **Finish**
   The Sketch Summary shows Total Living Area and the Area Breakdown. A building standing apart reads Detached. Tap Looks right or Apply changes. Save adds your commentary. Print Exhibit prints each floor and the Area Calculations Summary.

> **THE ONE THING THAT TRIPS PEOPLE UP**
> If you already typed your own number in Finished Area Above Grade, the sketch never writes over it. Tap Use the sketch to make the sketch's number your answer. A listing sheet draft you have not kept is only a draft, and your sketch replaces it.

Source: Appendix A-1 URAR Delivery Specification v1.4, 3300.0002 (7.000, Required): "When true, indicates that a sketch and/or floor plan has been provided."; 3300.0007 (7.001 Measurement Standard), with ANSI a listed choice. UAD 3.6 Job Aid, Guidance for Appraisers through Lessons Learned v1.0, PDF p. 9, section 2: "Standard and Nonstandard finished areas are reported separately in the Area Breakdown subsection."