



## Outlaw Design Company

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# Measuring Your Existing House

**M**easure to the nearest half inch.

Make a note of places in your house where any of the following are occurring: rot, moisture problems, structural members cracked or broken, sheetrock cracked, floor sagging or sloping.

Interior measurements are significant for interior renovations, exterior measurements are significant for additions, and some of these measurements may not be pertinent to your particular design plans.

### Interior

Draw a rough sketch of the space, and show the walls as having thickness, rather than drawing them as a single line.

Begin by measuring the perimeter of each room that will be impacted by the addition or renovation.

Locate window and door openings by measuring between the nearest corner of the room and the inside face of the trim of the opening.

Note widths of windows and doors by measuring the distance between the inside faces of the trim, so that you are measuring the actual opening.

Measure the sill height and head height of each window relative to the floor and note that next to the window on your sketch.

If doors are not 6'-8" high, make a note of it.

Measure ceiling height(s) and note and dimension soffits.

Note any significant floor height changes.

Note floor materials.

Count and measure treads and risers of stairs, and measure staircase width and location relative to an adjacent point.

In the basement, note the size and spacing of the floor joists (2 x 8's or 2 x 10's are typical) and note locations and sizes of beams (often two or more joists sandwiched together). Locate any columns and note size and material of each (wood, block, or steel). Determine

material (concrete block, poured concrete) and thickness of foundations (6", 8", and 12" are typical).

In the attic, measure the size and spacing of the ceiling joists for the floor below and note whether the roof structure is made up of rafters or trusses. Note size of former and spacing of both.

Locate utilities: electrical panel box, cable connections, telephone connections.

Locate heating and cooling registers, baseboard heaters, or radiators.

Note boiler, hot water heater, furnace, and air handler locations.

### Exterior

Measure perimeters of outdoor areas such as porches and decks.

Locate posts or columns by measuring from their centerlines and give dimensions of member.

Measure grade relative to floor level of house at corners and any significant mid-points.

Measure grade relative to floor level of any porches, terraces, or decks.

Roughly locate well.

Roughly locate septic system: septic tank, distribution box, and drainfield.

Locate heat pump(s), noting approximate size and location relative to nearest wall.

Roughly locate utilities on property: where overhead power and telephone lines attach to the house, electric meter, telephone and cable connections, public water supply and sewer lines.