

Residential As-Built Measurement Checklist

A field-ready capture list for homeowners, contractors, and local measurement partners. Use one sketch per floor, number every photo, and mark unknown conditions instead of guessing.

PROPERTY ADDRESS		DATE	
MEASURED BY		TOOLS	
INTENDED USE		DELIVERABLE	

1. Before You Arrive

- ☐ Confirm the required deliverables: floor plans only, or elevations, sections, roof, and site context.
- ☐ Gather existing plans, surveys, permit records, and remodel documents.
- ☐ Charge the laser, phone or camera, and backup battery.
- ☐ Bring tape, clipboard, graph paper, pencils, flashlight, and appropriate PPE.
- ☐ Confirm safe access to every floor, garage, exterior side, and detached structure in scope.
- ☐ Choose one measurement unit and keep it consistent.

2. For Every Floor

- ☐ Draw a rough room-by-room footprint before taking detail dimensions.
- ☐ Record at least one overall dimension in each direction.
- ☐ Measure wall segments in a continuous chain from a consistent reference corner.
- ☐ Locate every door and window by width plus distance from a fixed corner.
- ☐ Record wall thickness where it can be verified.
- ☐ Measure stairs: width, total run, landing, riser count, and direction up.
- ☐ Mark plumbing fixtures, fireplaces, columns, beams, and major built-ins.
- ☐ Record ceiling heights and floor elevation changes.
- ☐ Add diagonal checks for angled or irregular spaces.
- ☐ Mark every inaccessible or unverified area.

3. Exterior and Vertical Capture

- ☐ Photograph every exterior face straight-on and from each corner.
- ☐ Measure opening locations, eaves, porches, decks, and visible projections.
- ☐ Record grade-to-floor relationships where relevant.
- ☐ Identify roof ridges, hips, valleys, slopes, and overhangs that can be safely observed.
- ☐ Measure floor-to-floor, plate, ridge, and key sill or header heights when required.
- ☐ Note exterior materials and transitions.
- ☐ Do not estimate roof or high-elevation dimensions from an unsafe position.

4. Photo Sequence

- [] Start with the property address or another identifying first frame.
- [] Complete a clockwise exterior walk.
- [] Photograph each room from the doorway, then each wall.
- [] Capture ceilings, floors, steps, and other level changes.
- [] Capture stairs and vertical connections from both ends.
- [] Photograph visible mechanical, electrical, plumbing, and structural items within scope.
- [] Take close-ups of conflicts, damage, and hard-to-measure geometry.
- [] Write each photo number on the corresponding sketch location.

5. Verification Before Leaving

- [] Add every chained dimension and compare the total with the overall dimension.
- [] Confirm each opening has both a width and a location.
- [] Confirm each floor connects vertically in a way the drafter can understand.
- [] Review the full photo list against the sketches.
- [] Circle conflicts and remeasure them instead of forcing the numbers to fit.
- [] Back up photos and scans before leaving the site.
- [] Write the date, measurer name, tools used, and known limitations.

DO NOT GUESS CONCEALED CONDITIONS.
Field measurement cannot prove hidden framing, utilities, foundations, or work behind finishes. Mark these items as unknown and involve the appropriate investigator or licensed professional when the project depends on them.

Known Limitations / Follow-Up Measurements

Next step: send the completed sketches, photos, existing files, and intended use to Apex Drafting. We will identify missing verification before drafting begins.