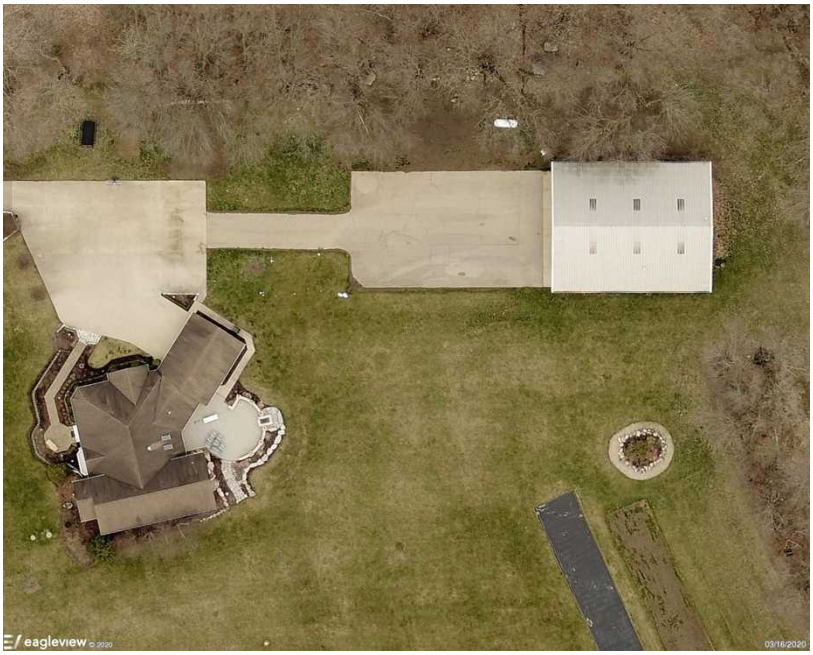
Modern Builders Supply, Inc.
— Since 1944 —



3135 Kessler Frederick, West Milton, OH 45383

Prepared for you by Modern Builders Supply

Precise Aerial Measurement Report

Modern Builders Supply, Inc
45 Karago Ave
Youngstown, OH 44513

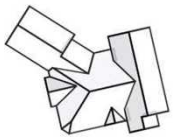
Modern Builders Supply Customer Service
tel.800-453-0349
email:info@modernbuilderssupply.com
http://store.modernbuilderssupply.com/

Measurements provided by eagleview™

Premium Report
5/2/2024

3135 Kessler Frederick, West Milton, OH 45383 Report: 58635048





In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Matt Keplinger
Company:	Modern Builders Supply
Address:	2627 Stanley Avenue Dayton, OH 45404
Phone:	937-222-2627

TABLE OF CONTENTS

Images 1
Length Diagram 4
Pitch Diagram 5
Area Diagram 6
Notes Diagram 7
Report Summary 10

MEASUREMENTS

Total Roof Area =8,404 sq ft
Total Roof Facets =16
Predominant Pitch =3/12
Number of Stories <=1
Total Ridges/Hips =287 ft
Total Valleys =138 ft
Total Rakes =281 ft
Total Eaves =350 ft

Measurements provided by www.eagleview.com

Certified Accurate

www.eagleview.com/Guarantee.aspx

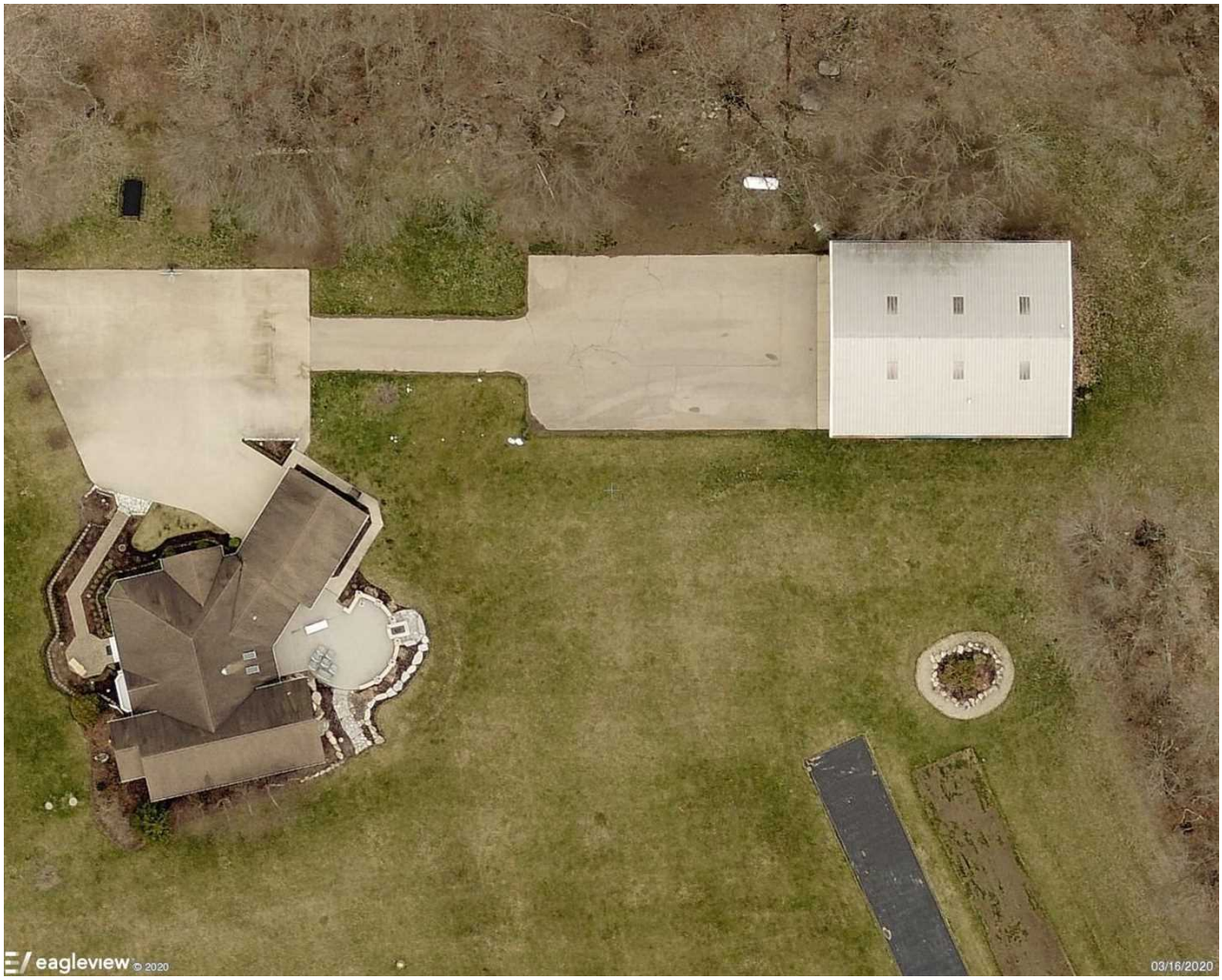
© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

3135 Kessler Frederick, West Milton, OH 45383 Report: 58635048

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

IMAGES

North Side



South Side



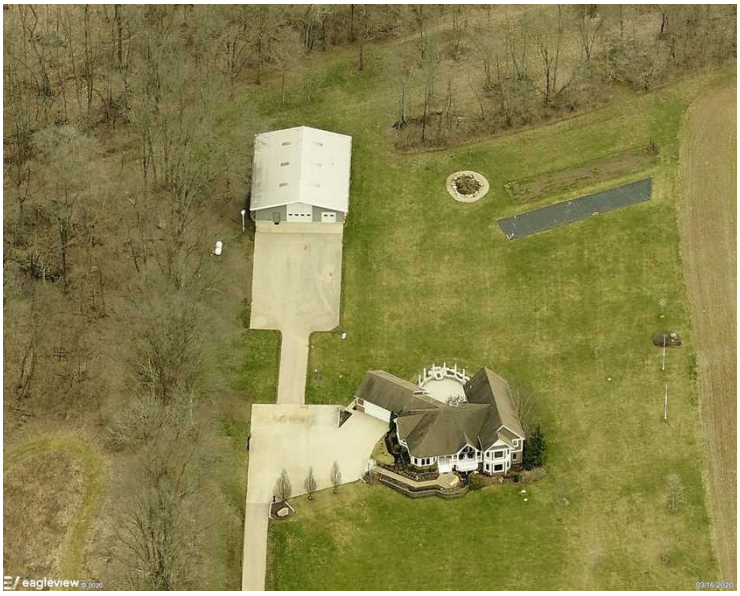
© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

IMAGES

East Side



West Side



© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

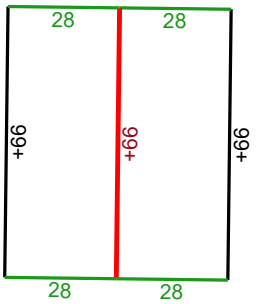
3135 Kessler Frederick, West Milton, OH 45383 Report: 58635048

LENGTH DIAGRAM

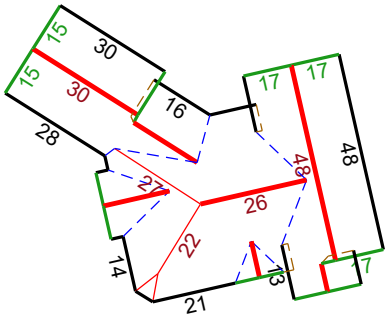
Total Line Lengths:
Ridges = 221 ft
Hips = 66 ft

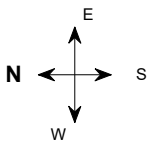
Valleys = 138 ft
Rakes = 281 ft
Eaves = 350 ft

Flashing = 6 ft
Step flashing = 43 ft
Parapets = 0 ft



© 2024 Eagle View Technologies, Inc., All Rights Reserved.



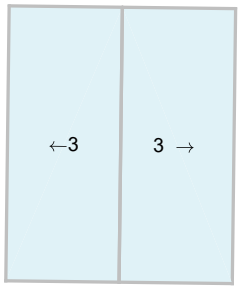


Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

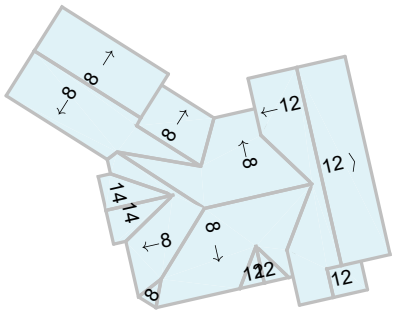
© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

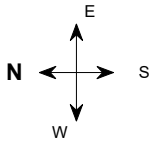
PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 3/12



©2024 Eagle View Technologies, Inc., All Rights Reserved.





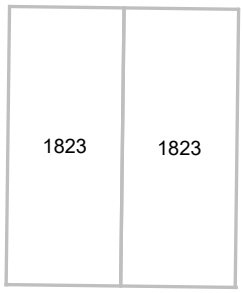
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

3135 Kessler Frederick, West Milton, OH 45383 Report: 58635048

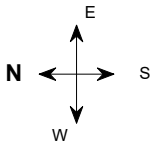
AREA DIAGRAM

Total Area = 8,404 sq ft, with 16 facets.



© 2024 Eagle View Technologies, Inc., All Rights Reserved.



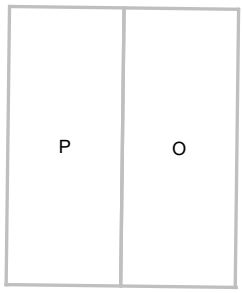


Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

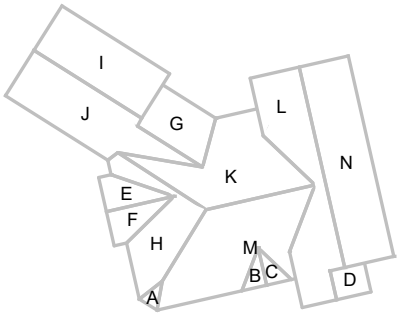
© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

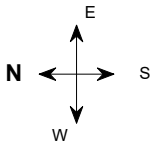
NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



© 2024 Eagle View Technologies, Inc., All Rights Reserved.





Note: This diagram also appears in the Property Owner Report.

© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

REPORT SUMMARY

Structure #1

Areas per Pitch			
Roof Pitches	8/12	12/12	14/12
Area (sq ft)	2823.9	1694.8	238.7
% of Roof	59.4%	35.6%	5%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

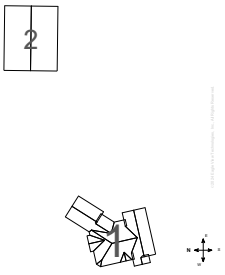
Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	**0%**	2%	7%	10%	**12%**	14%	17%	22%	27%
Area (Sq ft)	**4758**	4854	5092	5234	**5329**	5425	5567	5805	6043
Squares *	**47.66**	48.66	51.00	52.66	**53.33**	54.33	56.00	58.33	60.66
	Measured				**Suggested**				

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 14

Lengths, Areas and Pitches
Ridges = 155 ft (7 Ridges)
Hips = 65 ft (4 Hips).
Valleys = 138 ft (9 Valleys)
Rakes† = 169 ft (14 Rakes)
Eaves/Starter‡ = 219 ft (14 Eaves)
Drip Edge (Eaves + Rakes) = 388 ft (28 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 6 ft (3 Lengths)
Step flashing = 42 ft (6 Lengths)
Predominant Pitch = 8/12
Total Area (All Pitches) = 4756 sq ft

Property Location
Longitude = -84.3082719
Latitude = 39.9901736

Notes
This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

REPORT SUMMARY

Structure #2

Areas per Pitch	
Roof Pitches	3/12
Area (sq ft)	3645.9
% of Roof	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

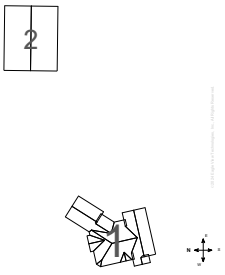
Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater.
For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	**0%**	0%	3%	**5%**	7%	10%	15%	20%	25%
Area (Sq ft)	**3646**	3646	3756	**3829**	3902	4011	4193	4376	4558
Squares *	**36.66**	36.66	37.66	**38.33**	39.33	40.33	42.00	44.00	45.66
	Measured			**Suggested**					

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 2

Lengths, Areas and Pitches
Ridges = 66 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 111 ft (4 Rakes)
Eaves/Starter‡ = 131 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 242 ft (6 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 3/12
Total Area (All Pitches) = 3646 sq ft

Property Location
Longitude = -84.3082719
Latitude = 39.9901736

Notes
This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

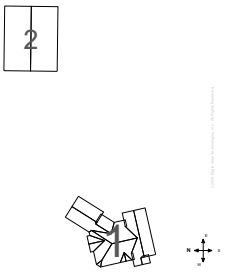
REPORT SUMMARY

All Structures

Areas per Pitch				
Roof Pitches	3/12	8/12	12/12	14/12
Area (sq ft)	3645.8	2823.9	1694.9	238.6
% of Roof	43.4%	33.6%	20.2%	2.8%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

All Structures Totals



Total Roof Facets = 16

Lengths, Areas and Pitches

Ridges = 221 ft (8 Ridges)
Hips = 66 ft (4 Hips).
Valleys = 138 ft (9 Valleys)
Rakes† = 281 ft (18 Rakes)
Eaves/Starter‡ = 350 ft (16 Eaves)
Drip Edge (Eaves + Rakes) = 631 ft (34 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 6 ft (3 Lengths)
Step flashing = 43 ft (6 Lengths)
Predominant Pitch = 3/12
Total Area (All Pitches) = 8,404 sq ft

Property Location

Longitude = -84.3082719
Latitude = 39.9901736

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

Measurements by Structure									
Structure	**Area (sq ft)**	**Ridges (ft)**	**Hips (ft)**	**Valleys (ft)**	**Rakes (ft)**	**Eaves (ft)**	**Flashing (ft)**	**Step Flashing (ft)**	**Parapets (ft)**
1	4756	155	65	138	169	219	6	42	0
2	3646	66	0	0	111	131	0	0	0

All values in this table are rounded up to the nearest Foot for each separate structure. Measurement totals displayed elsewhere in this report are added together before rounding which may cause totals to differ.

Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=3135+Kessler+Frederick,West+Milton,OH,45383
Directions from Modern Builders Supply to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=2627+Stanley+Avenue,Dayton,OH,45404&daddr=3135+Kessler+Frederick,West+Milton,OH,45383

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Protected by European Patent Application No. 10162199.3 – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.

3135 Kessler Frederick, West Milton, OH 45383 Report: 58635048

IMPORTANT LEGAL NOTICE AND DISCLAIMER

Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

EagleView Technologies makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose, usefulness, use or results to be obtained from the Copyrighted Materials.

Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.

© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749; 9,599,466. Other Patents Pending.