Modern Builders Supply, Inc.
— Since 1944 —



10830 State Route 185, Bradford, OH 45308

Prepared for you by Modern Builders Supply

Precise Aerial Measurement Report

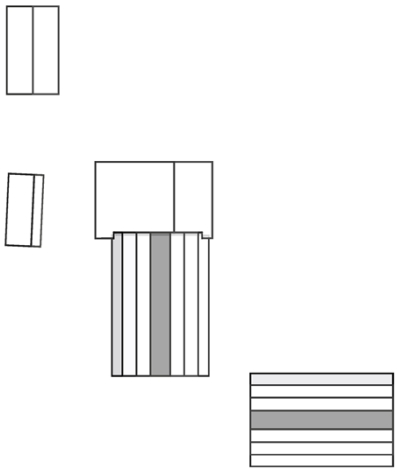
Modern Builders Supply, Inc
45 Karago Ave
Youngstown, OH 44513

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

Measurements provided by EAGLEVIEW

Premium Report
4/3/2026

10830 State Route 185, Bradford, OH 45308 Report: 70268143



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

Building: ob's S

PREPARED FOR

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

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MEASUREMENTS

Total Roof Area =10,405 sq ft
Total Roof Facets =20
Predominant Pitch =4/12
Number of Stories <=1
Total Ridges/Hips =101 ft
Total Valleys =6 ft
Total Rakes =380 ft
Total Eaves =450 ft
Estimated Attic=6,940 sq ft

Measurements provided by www.eagleview.com

Certified Accurate

www.eagleview.com/Guarantee.aspx

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IMAGES

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

Top View



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IMAGES

North Side



South Side



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IMAGES

East Side



West Side



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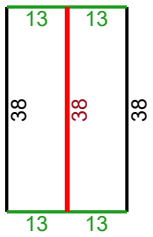
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LENGTH DIAGRAM

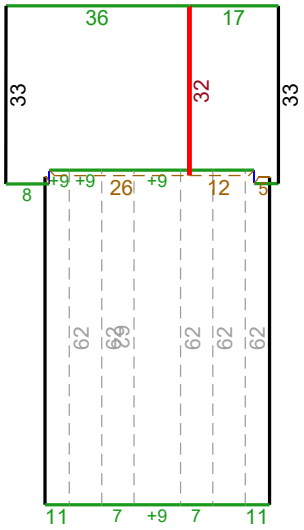
Total Line Lengths:
Ridges = 101 ft
Hips = 0 ft

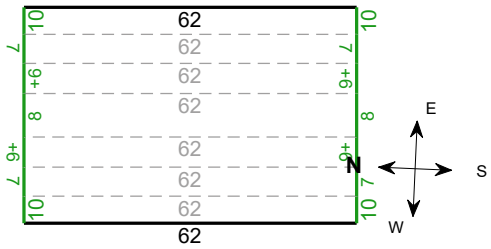
Valleys = 6 ft
Rakes = 380 ft
Eaves = 450 ft

Flashing = 0 ft
Step flashing = 51 ft
Parapets = 0 ft









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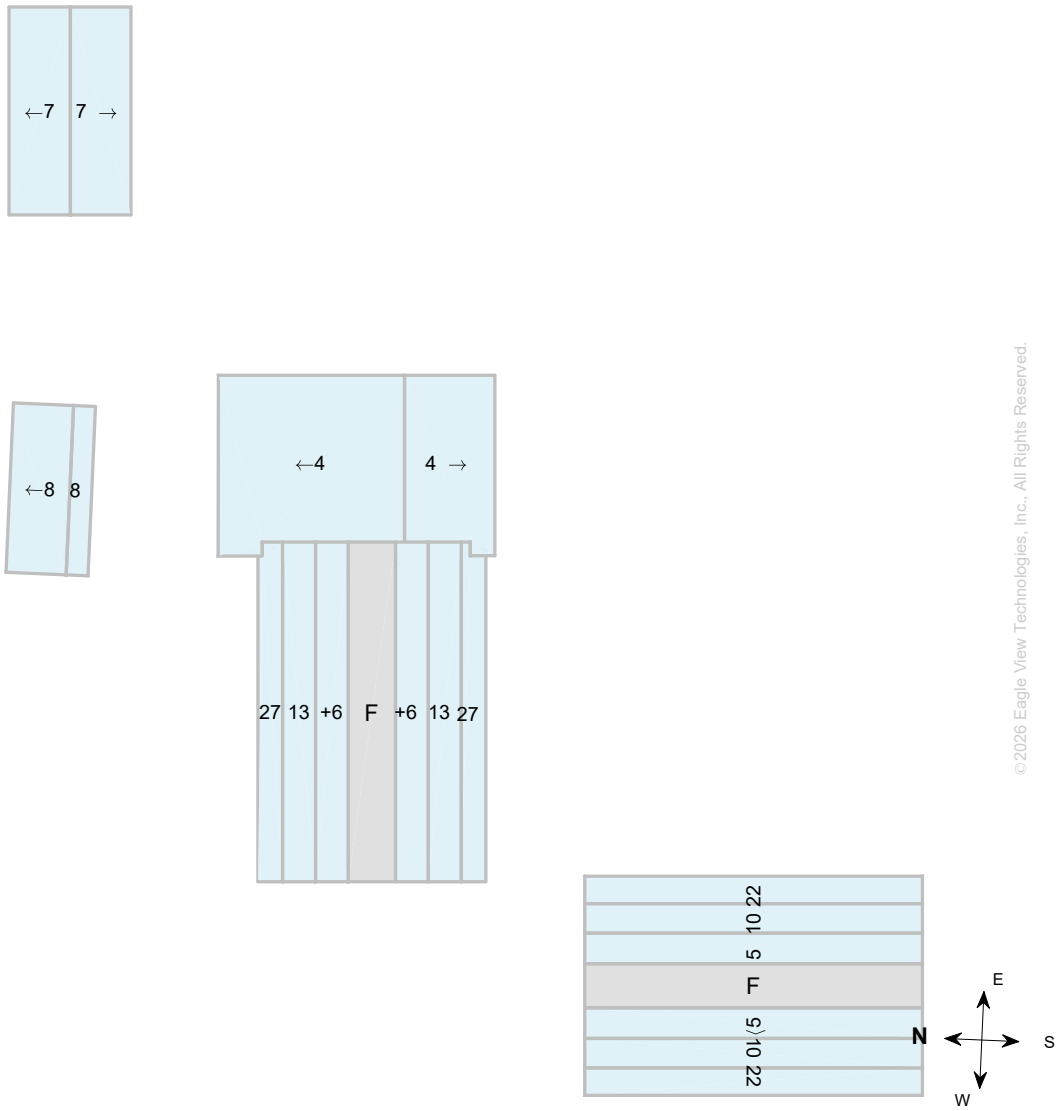
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 4/12



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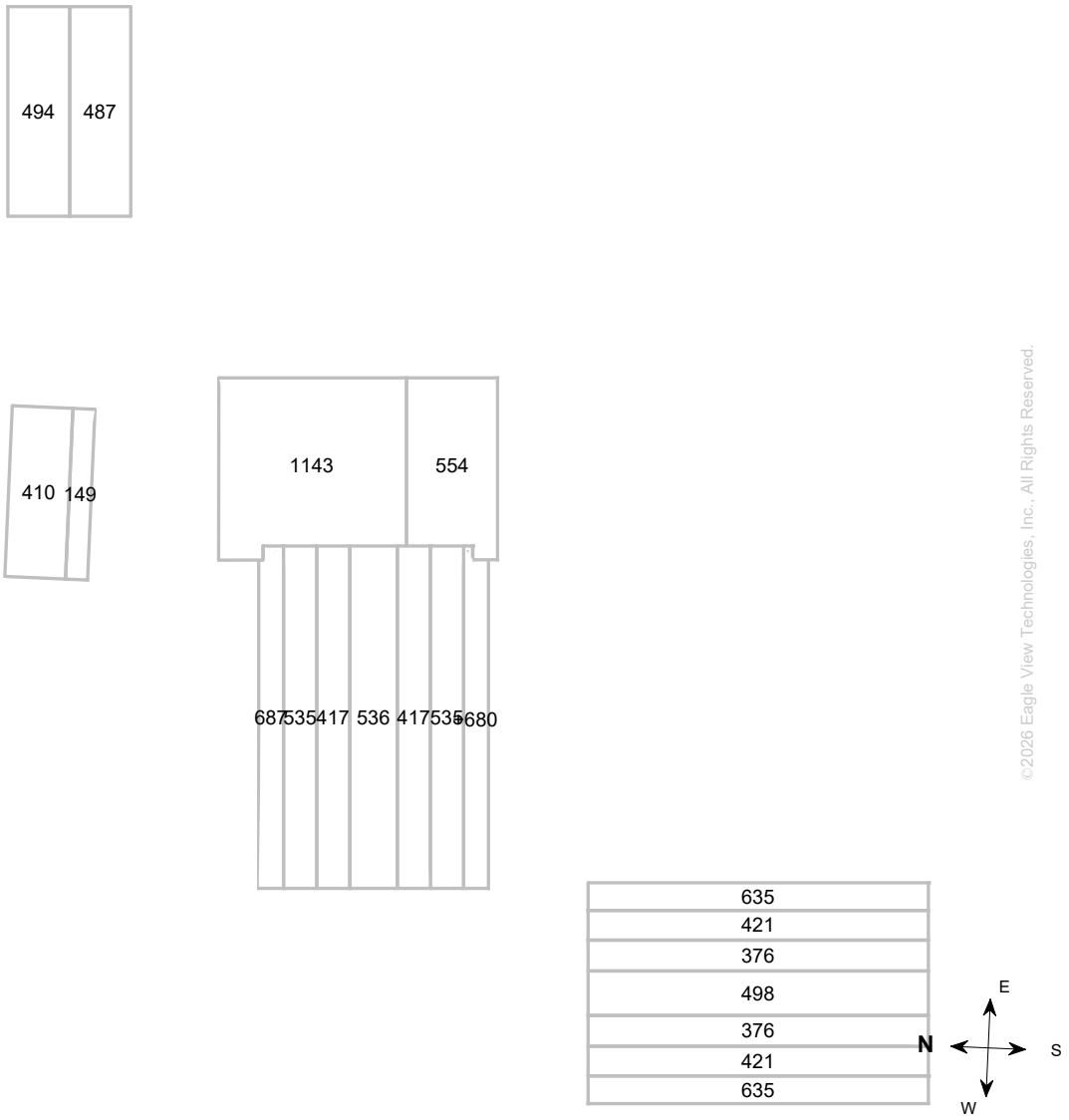
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

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AREA DIAGRAM

Total Area = 10,405 sq ft, with 20 facets.



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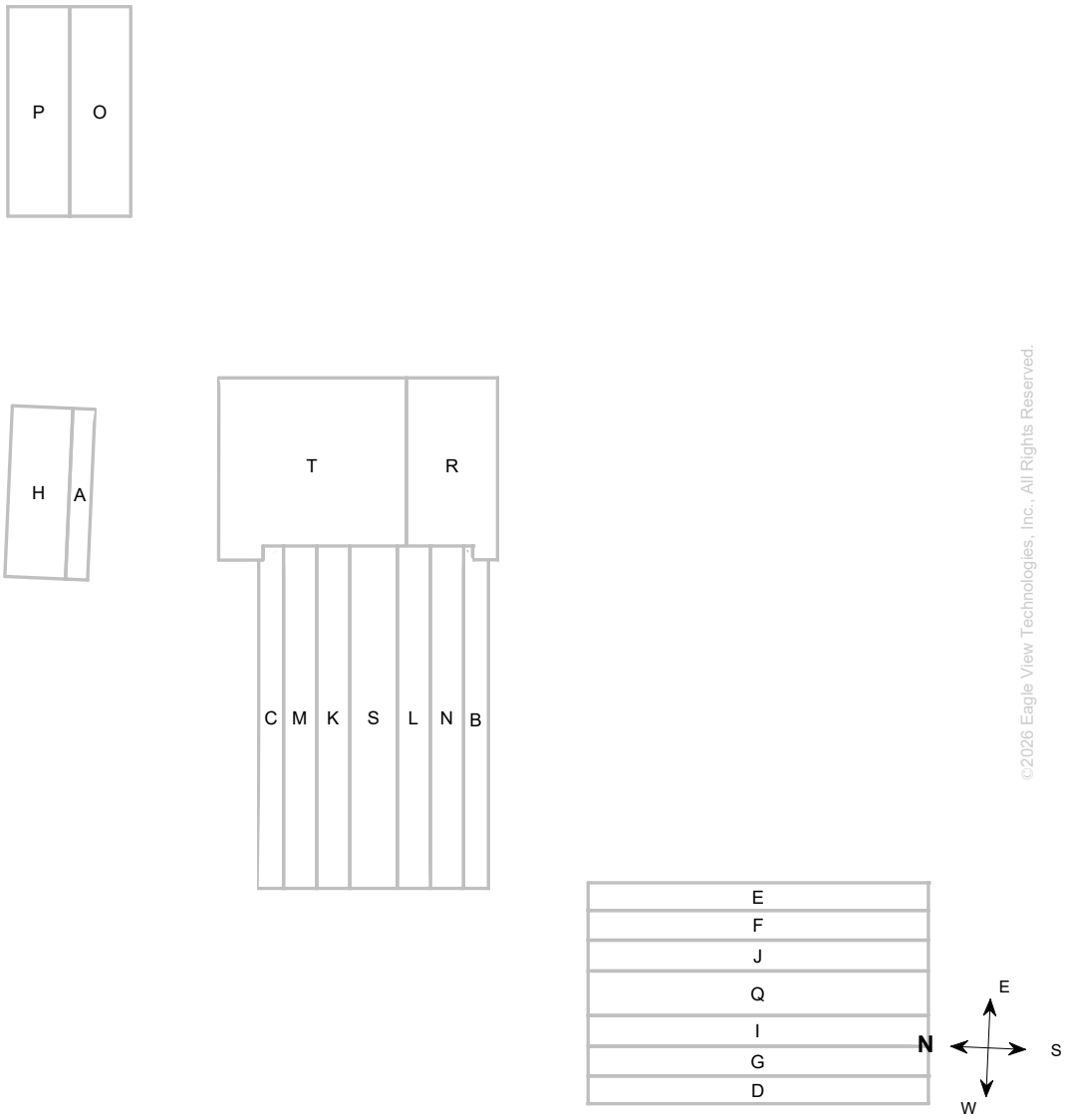
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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NOTES DIAGRAM

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



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

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10830 State Route 185, Bradford, OH 45308 Report: 70268143

REPORT SUMMARY

Structure #1

Areas per Pitch					
Roof Pitches	0/12	4/12	6/12	13/12	27/12
Area (sq ft)	535.8	1697.2	833.5	1070.6	1366.8
% of Roof	9.7%	30.8%	15.1%	19.5%	24.8%

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

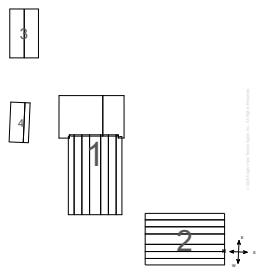
Waste Calculation

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%	**4%**	6%	9%	14%	19%	24%	29%
Area (Sq ft)	**4969**	5069	**5168**	5268	5417	5665	5914	6162	6411
Squares *	**50.00**	51.00	**52.00**	53.00	54.33	56.66	59.33	61.66	64.33
	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 = 9
Total Penetrations =0

Lengths, Areas and Pitches
Ridges = 32 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 5 ft (2 Valleys)
Rakes† = 181 ft (18 Rakes)
Eaves/Starter‡ = 188 ft (4 Eaves)
Drip Edge (Eaves + Rakes) = 369 ft (22 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 51 ft (8 Lengths)
Predominant Pitch = 4/12
Total Area (All Pitches) = 5504 sq ft

Property Location
Longitude = -84.4095050
Latitude = 40.1593237

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.

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10830 State Route 185, Bradford, OH 45308 Report: 70268143

REPORT SUMMARY

Structure #2

Areas per Pitch				
Roof Pitches	0/12	5/12	10/12	22/12
Area (sq ft)	497.8	751.5	841.2	1270.1
% of Roof	14.8%	22.4%	25%	37.8%

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

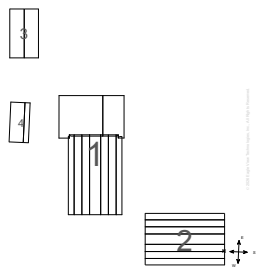
Waste Calculation

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%**	1%	**3%**	5%	8%	13%	18%	23%	28%
Area (Sq ft)	**2863**	2892	**2949**	3007	3093	3236	3379	3522	3665
Squares *	**28.66**	29.00	**29.66**	30.33	31.00	32.66	34.00	35.33	36.66
	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 = 7
Total Penetrations =0

Lengths, Areas and Pitches
Ridges = 0 ft (0 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 110 ft (14 Rakes)
Eaves/Starter‡ = 123 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 233 ft (16 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 22/12
Total Area (All Pitches) = 3362 sq ft

Property Location
Longitude = -84.4095050
Latitude = 40.1593237

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.

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10830 State Route 185, Bradford, OH 45308 Report: 70268143

REPORT SUMMARY

Structure #3

Areas per Pitch	
Roof Pitches	7/12
Area (sq ft)	980.4
% 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

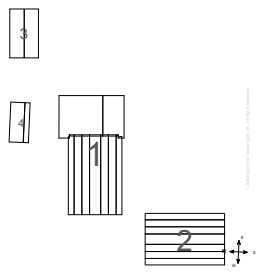
Waste Calculation

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%**	4%	7%	**9%**	11%	14%	19%	24%	29%
Area (Sq ft)	**981**	1021	1050	**1070**	1089	1119	1168	1217	1266
Squares *	**10.00**	10.33	10.66	**11.00**	11.00	11.33	12.00	12.33	12.66
	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
Total Penetrations =0

Lengths, Areas and Pitches
Ridges = 38 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 52 ft (4 Rakes)
Eaves/Starter‡ = 76 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 128 ft (6 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 7/12
Total Area (All Pitches) = 981 sq ft

Property Location
Longitude = -84.4095050
Latitude = 40.1593237

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.

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10830 State Route 185, Bradford, OH 45308 Report: 70268143

REPORT SUMMARY

Structure #4

Areas per Pitch	
Roof Pitches	8/12
Area (sq ft)	558.9
% 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

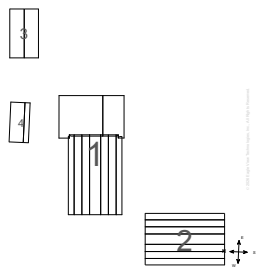
Waste Calculation

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%**	4%	9%	12%	**14%**	16%	19%	24%	29%
Area (Sq ft)	**559**	582	610	627	**638**	649	666	694	722
Squares *	**5.66**	6.00	6.33	6.33	**6.66**	6.66	6.66	7.00	7.33
	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
Total Penetrations =0

Lengths, Areas and Pitches
Ridges = 31 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 36 ft (4 Rakes)
Eaves/Starter‡ = 62 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 98 ft (6 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 8/12
Total Area (All Pitches) = 559 sq ft

Property Location
Longitude = -84.4095050
Latitude = 40.1593237

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.

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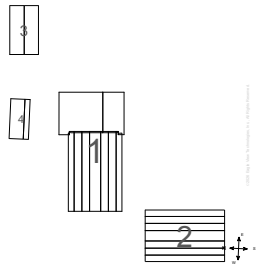
REPORT SUMMARY

All Structures

Areas per Pitch										
Roof Pitches	0/12	4/12	5/12	6/12	7/12	8/12	10/12	13/12	22/12	27/12
Area (sq ft)	1033.6	1697.2	751.6	833.6	980.5	558.8	841.2	1070.6	1270.0	1366.9
% of Roof	9.9%	16.3%	7.2%	8%	9.4%	5.4%	8.1%	10.3%	12.2%	13.1%

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 = 20

Lengths, Areas and Pitches
Ridges = 101 ft (3 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 6 ft (2 Valleys)
Rakes† = 380 ft (40 Rakes)
Eaves/Starter‡ = 450 ft (10 Eaves)
Drip Edge (Eaves + Rakes) = 830 ft (50 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 51 ft (8 Lengths)
Predominant Pitch = 4/12
Total Area (All Pitches) = 10,405 sq ft

Property Location
Longitude = -84.4095050
Latitude = 40.1593237

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	5504	32	0	5	181	188	0	51	0
2	3362	0	0	0	110	123	0	0	0
3	981	38	0	0	52	76	0	0	0
4	559	31	0	0	36	62	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.

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

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Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=10830+State+Route+185,Bradford,OH,45308
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=10830+State+Route+185,Bradford,OH,45308

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10830 State Route 185, Bradford, OH 45308 Report: 70268143

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