Modern Builders Supply, Inc.
— Since 1944 —



10830 State Route 185, Bradford, OH 45308

Prepared for you by Modern Builders Supply

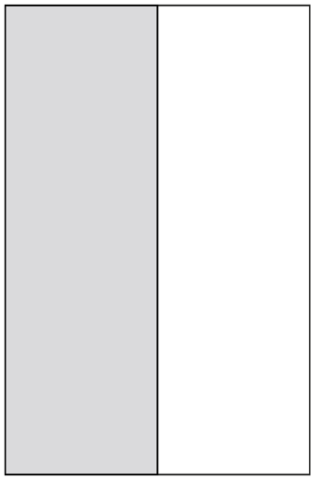
Precise Aerial Measurement Report

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/

Premium Report
4/3/2026

10830 State Route 185, Bradford, OH 45308 Report: 70268142



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

Building: ob

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 =242 sq ft
Total Roof Facets =2
Predominant Pitch =8/12
Number of Stories <=1
Total Ridges/Hips =18 ft
Total Valleys =0 ft
Total Rakes =28 ft
Total Eaves =36 ft
Estimated Attic=201 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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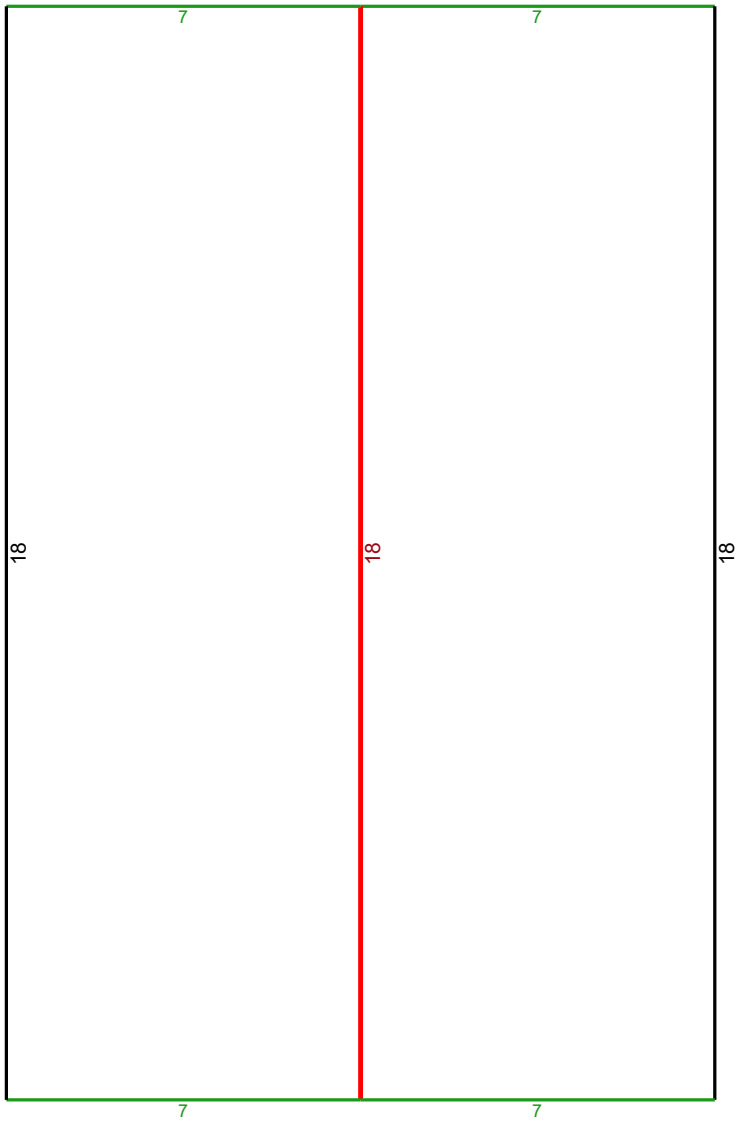
10830 State Route 185, Bradford, OH 45308 Report: 70268142

LENGTH DIAGRAM

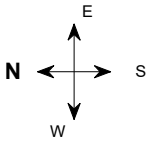
Total Line Lengths:
Ridges = 18 ft
Hips = 0 ft

Valleys = 0 ft
Rakes = 28 ft
Eaves = 36 ft

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



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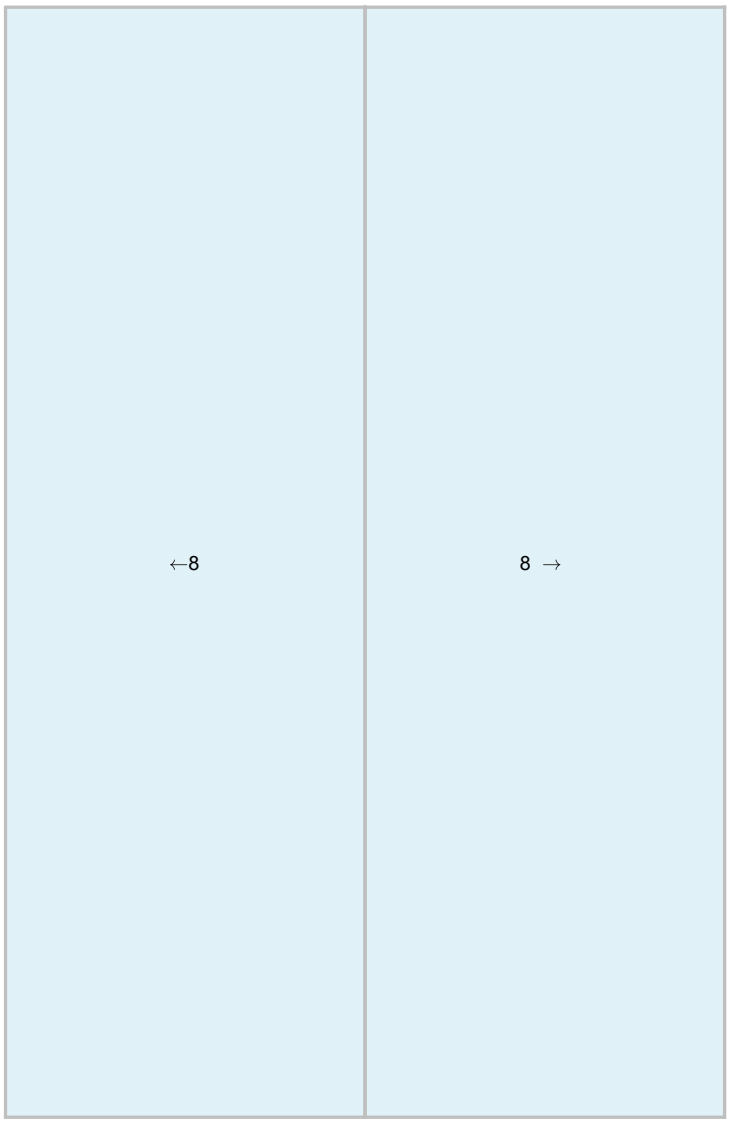
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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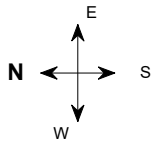
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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 8/12



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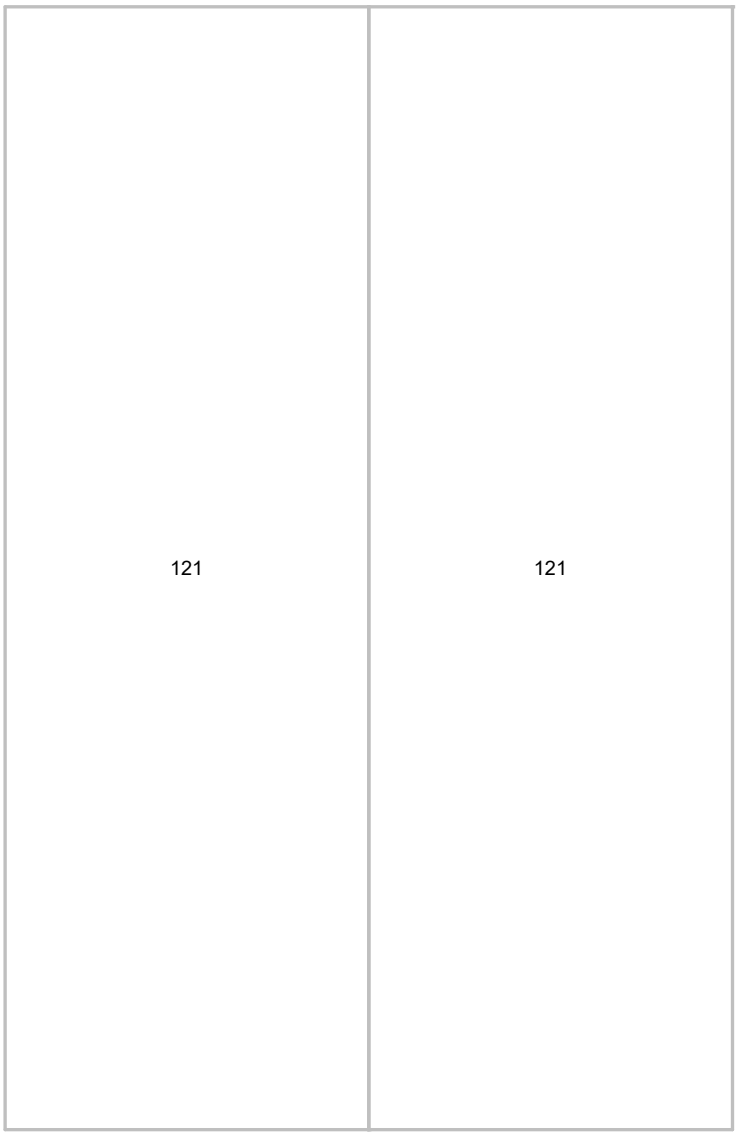
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

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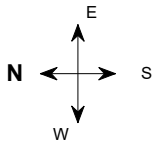
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AREA DIAGRAM

Total Area = 242 sq ft, with 2 facets.



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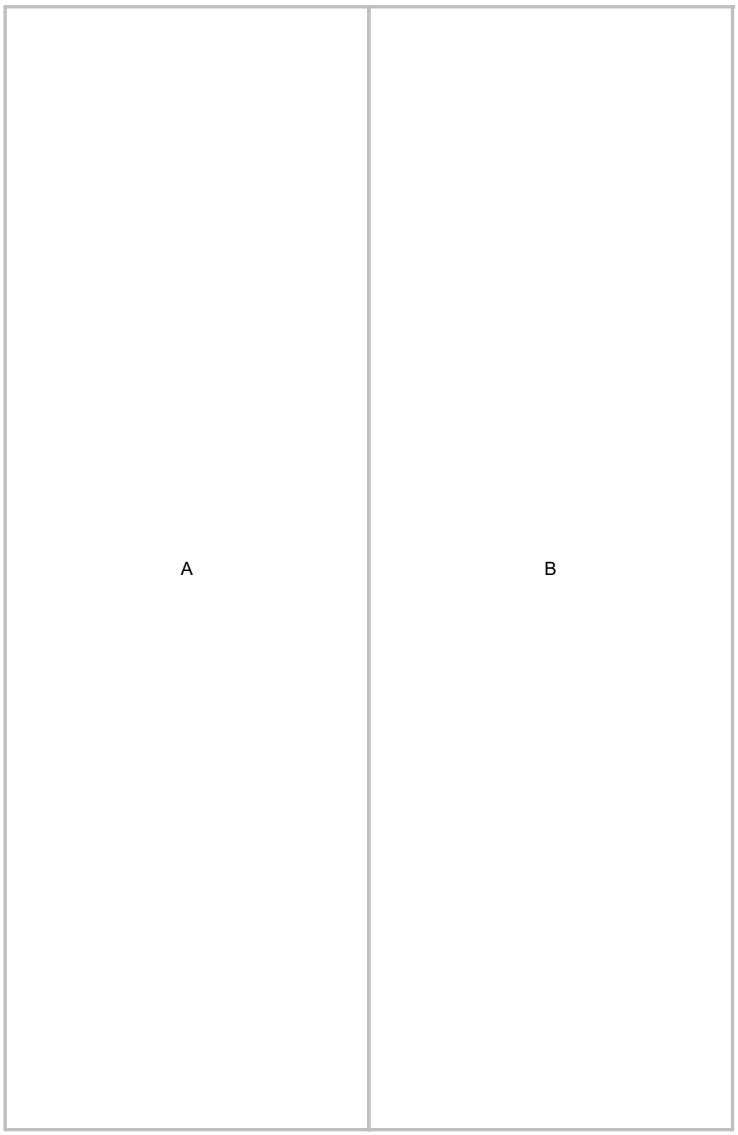
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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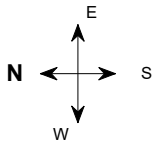
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NOTES DIAGRAM

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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REPORT SUMMARY

All Structures

Areas per Pitch	
Roof Pitches	8/12
Area (sq ft)	241.4
% of Roof	99.8%

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

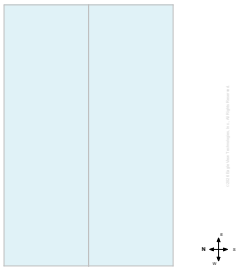
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	**0%**	10%	15%	20%	23%	**25%**	27%	30%	35%
Area (Sq ft)	**242**	267	279	291	298	**303**	308	315	327
Squares *	**2.66**	3.00	3.00	3.00	3.00	**3.33**	3.33	3.33	3.33
	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.

All Structures Totals



Total Roof Facets = 2

Lengths, Areas and Pitches
Ridges = 18 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 28 ft (4 Rakes)
Eaves/Starter‡ = 36 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 64 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) = 242 sq ft

Property Location
Longitude = -84.4096451
Latitude = 40.1596990

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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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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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.

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