Modern Builders Supply, Inc.
— Since 1944 —



1100 Wayne St, Troy, OH 45373

Prepared for you by Modern Builders Supply

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

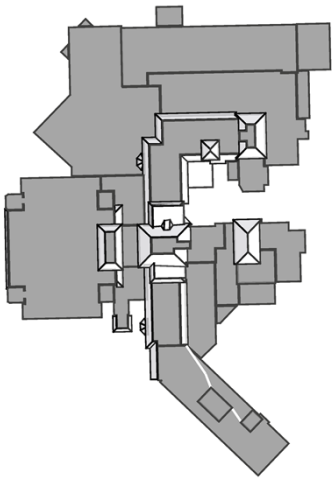
Modern Builders Supply Customer Service
tel.800-453-0349
email:info@modernbuilderssupply.com
http://store.modernbuilderssupply.com/

Measurements provided by eagleview™

Precise Aerial Measurement Report

Premium Report
11/22/2024

1100 Wayne St, Troy, OH 45373 Report: 62790860



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

Building: 1

## PREPARED FOR

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

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## MEASUREMENTS

Total Roof Area =80,794 sq ft
Total Roof Facets =94
Predominant Pitch =0/12
Number of Stories >1
Total Ridges/Hips =555 ft
Total Valleys =128 ft
Total Rakes =43 ft
Total Eaves =1,502 ft
Total Penetrations =204
Total Penetrations Perimeter = 1,607 ft
Total Penetrations Area = 1,714 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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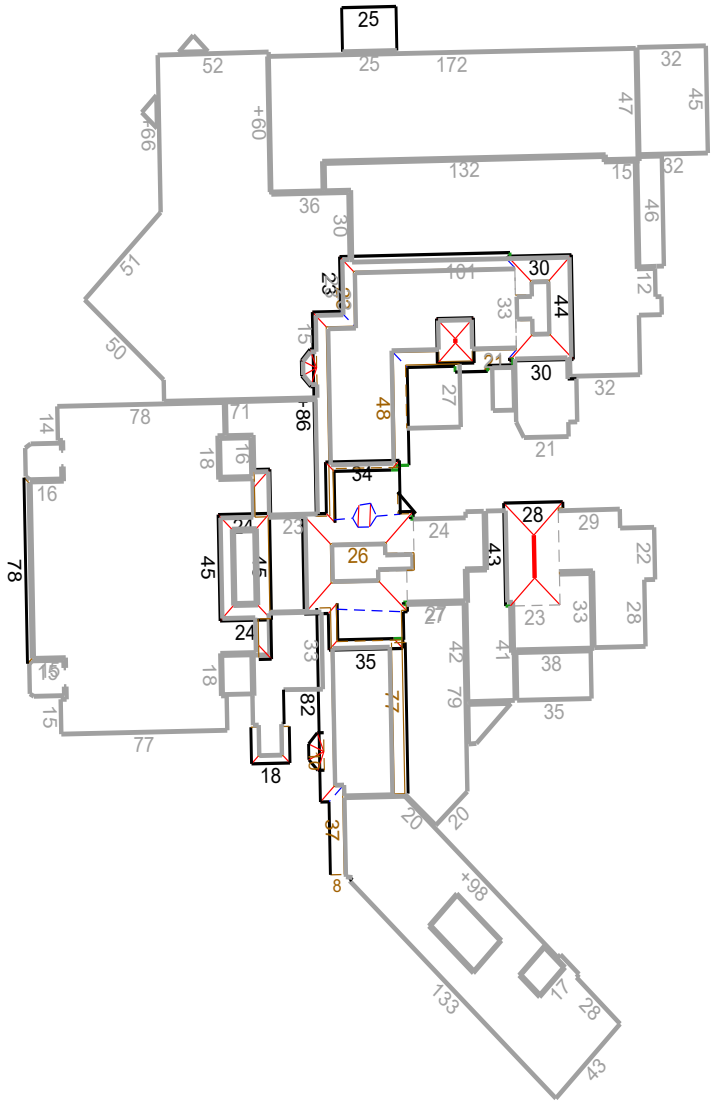
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# LENGTH DIAGRAM

Total Line Lengths:
**Ridges = 20 ft**
Hips = 535 ft

Valleys = 128 ft
Rakes = 43 ft
Eaves = 1,502 ft

Flashing = 860 ft
Step flashing = 309 ft
**Parapets = 5,762 ft**



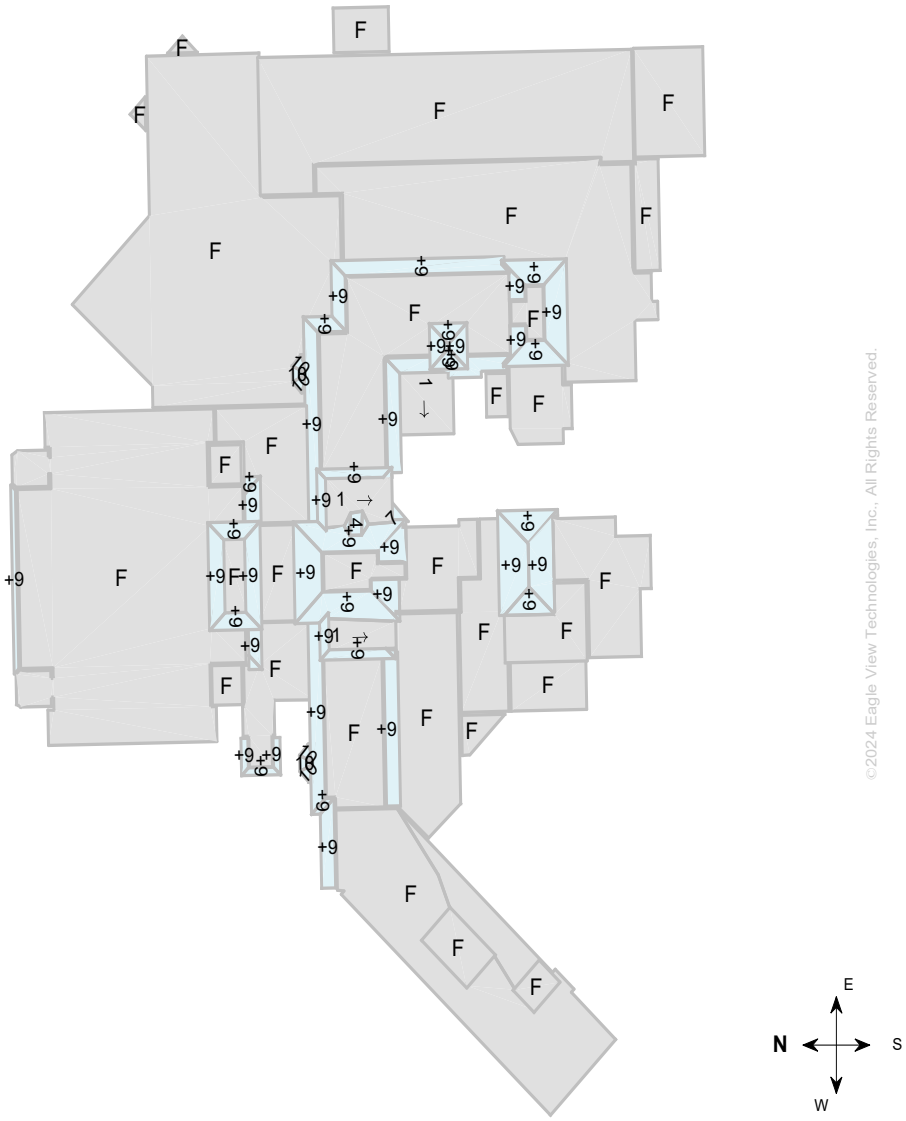

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Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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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 0/12




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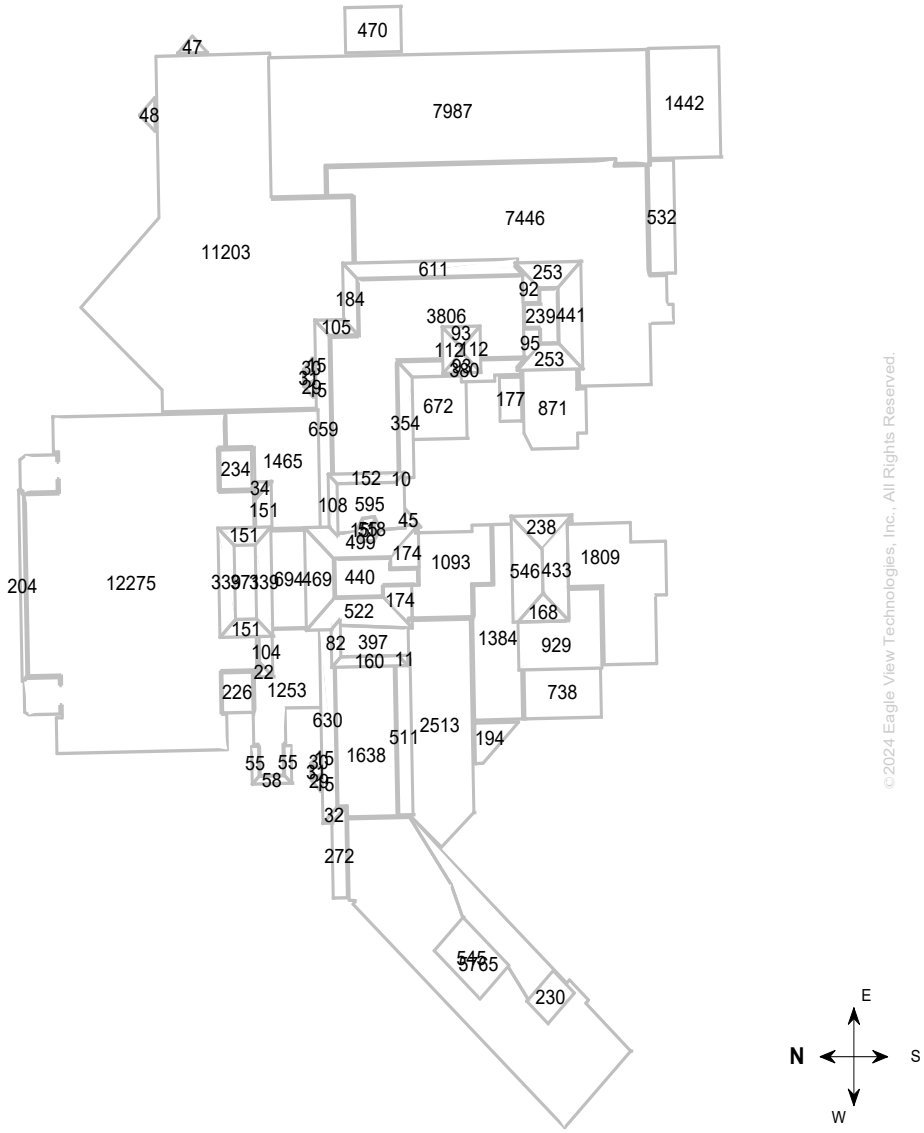
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet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

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# AREA DIAGRAM

Total Area = 80,794 sq ft, with 94 facets.



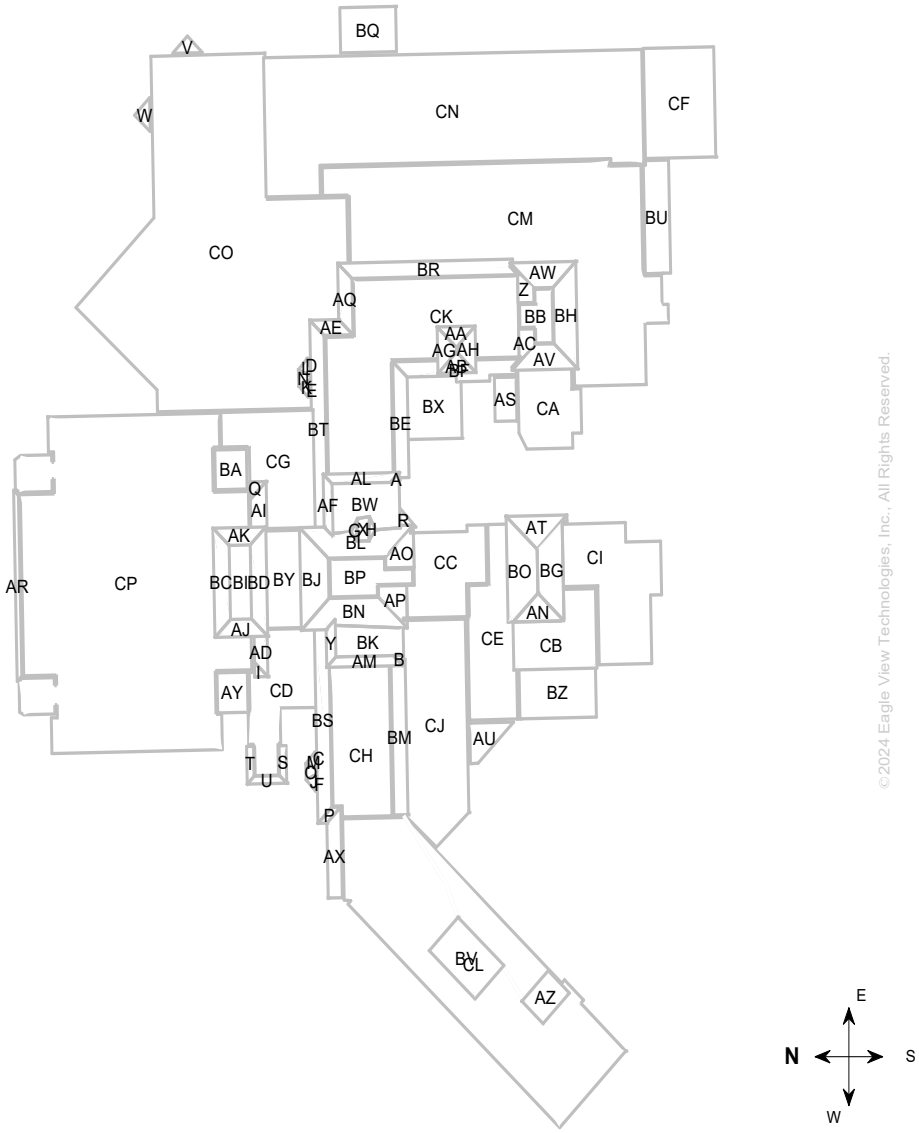

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Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being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

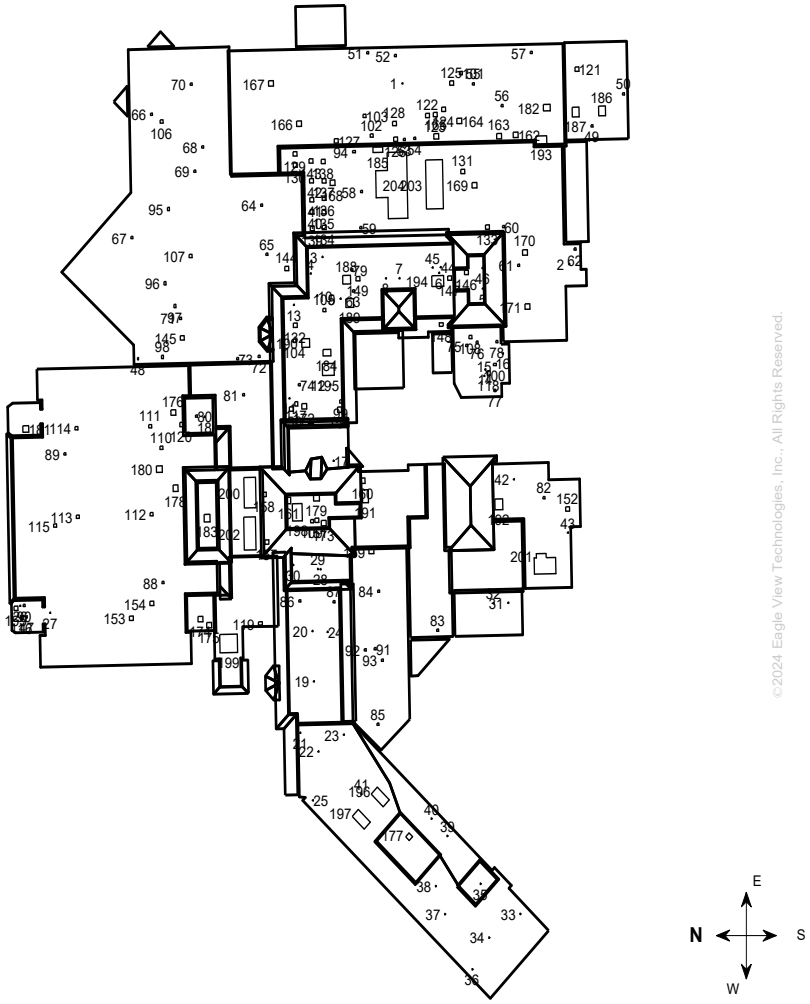
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# PENETRATIONS NOTES DIAGRAM

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 204
Total Penetrations Perimeter = 1,607 ft

Total Penetrations Area = 1,714 sq ft
Total Roof Area Less Penetrations = 79,080 sq ft




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# REPORT SUMMARY

## All Structures

| Areas per Pitch | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Roof Pitches** | 0/12 | 1/12 | 4/12 | 7/12 | 8/12 | 9/12 | 10/12 |
| **Area (sq ft)** | 68066.7 | 1664.1 | 55.0 | 44.6 | 18.3 | 10765.3 | 179.0 |
| **% of Roof** | 84.2% | 2.1% | 0.1% | 0.1% | 0% | 13.3% | 0.2% |

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% | 12% | 15% | **17%** | 19% | 22% | 27% |
|---|---|---|---|---|---|---|---|---|---|
| Area (Sq ft) | **11063** | 11285 | 11838 | 12391 | 12723 | **12944** | 13165 | 13497 | 14051 |
| Squares * | **110.66** | 113.00 | 118.66 | 124.00 | 127.33 | **129.66** | 131.66 | 135.00 | 140.66 |
| | **Measured** | | | | | **Suggested** | | | |

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

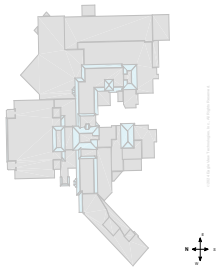
Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, 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.

| Penetrations | 1-8 | 9-46 | 47-48 | 49-93 | 94-100 | 101-116 | 117-120 | 121-155 | 156-159 | 160 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Area (sq ft)** | 0.2 | 0.3 | 0.5 | 1 | 1.5 | 2.3 | 3 | 4 | 5 | 5.3 |
| **Perimeter (ft)** | 2 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 9.2 |
| | 161 | 162-177 | 178 | 179 | 180-181 | 182-183 | 184 | 185 | 186-187 | 188 |
| **Area (sq ft)** | 5.8 | 6.3 | 7.5 | 8.9 | 9 | 10.5 | 12 | 12.5 | 15.8 | 16 |
| **Perimeter (ft)** | 9.8 | 10 | 11 | 12 | 12 | 13 | 14 | 15 | 16 | 16 |
| | 189-190 | 191 | 192 | 193 | 194 | 195 | 196-197 | 198 | 199 | 200 |
| **Area (sq ft)** | 16 | 18 | 20 | 22 | 30.3 | 33 | 38.2 | 40 | 76.5 | 84.7 |
| **Perimeter (ft)** | 16 | 18 | 18 | 19 | 22.2 | 23 | 26 | 26 | 35 | 40.2 |

Any measured penetration smaller than 3.0x3.0 Feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

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**All Structures Totals**



Total Roof Facets = 94
Total Penetrations =204

**Lengths, Areas and Pitches**
Ridges = 20 ft (2 Ridges)
Hips = 535 ft (43 Hips).
Valleys = 128 ft (14 Valleys)
Rakes† = 43 ft (12 Rakes)
Eaves/Starter‡ = 1,502 ft (74 Eaves)
Drip Edge (Eaves + Rakes) = 1,545 ft (86 Lengths)
Parapet Walls = 5,762 (263 Lengths).
Flashing = 860 ft (41 Lengths)
Step flashing = 309 ft (34 Lengths)
Total Penetrations Area = 1,714 sq ft
Total Roof Area Less Penetrations = 79,080 sq ft
Total Penetrations Perimeter = 1,607 ft
Predominant Pitch = 0/12
**Total Area (All Pitches) = 80,794 sq ft**

**Property Location**
Longitude = -84.2182962
Latitude = 40.0337281

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

**Parapet Wall Area Table**

| Wall Height (ft) | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|
| Vertical Wall Area | 5762 | 11524 | 17286 | 23048 | 28810 | 34572 | 40334 |

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

## Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=1100+Wayne+St,Troy,OH,45373
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=1100+Wayne+St,Troy,OH,45373

† 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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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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