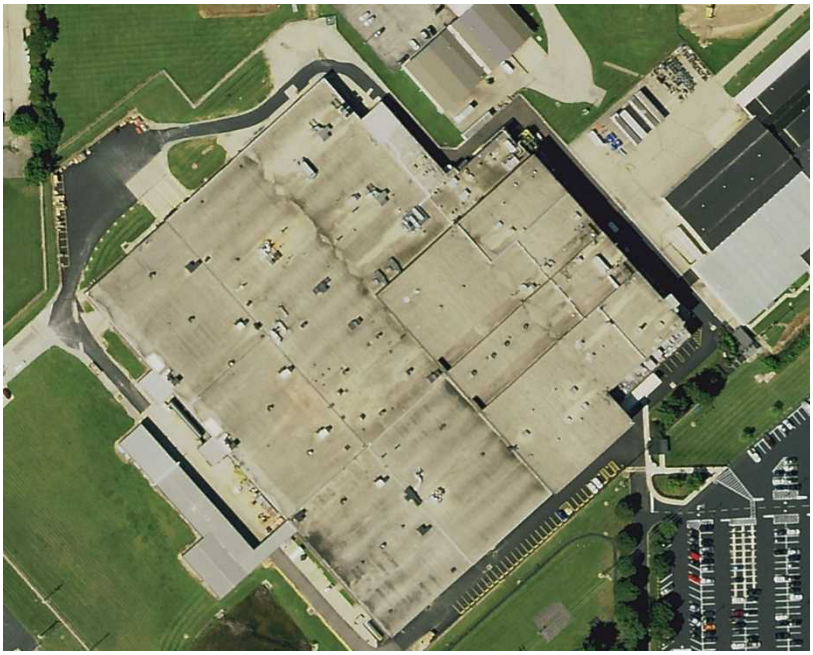
Modern Builders Supply, Inc.
— Since 1944 —



101 Waco St, Troy, OH 45373

Prepared for you by Modern Builders Supply

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

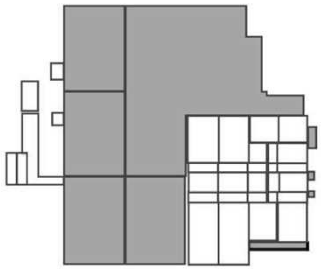
Modern Builders Supply Customer Service
tel.800-453-0349
email:info@modernbuilderssupply.com
http://store.modernbuilderssupply.com/

Measurements provided by eagleview™

Precise Aerial Measurement Report

Premium Report
9/11/2024

101 Waco St, Troy, OH 45373 Report: 61425447



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

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MEASUREMENTS

Total Roof Area =360,047 sq ft
Total Roof Facets =43
Predominant Pitch =0/12
Number of Stories >1
Total Ridges/Hips =674 ft
Total Valleys =247 ft
Total Rakes =2,340 ft
Total Eaves =1,687 ft
Total Penetrations =176
Total Penetrations Perimeter = 5,043 ft
Total Penetrations Area = 12,059 sq ft

Measurements provided by www.eagleview.com

Certified Accurate

www.eagleview.com/Guarantee.aspx

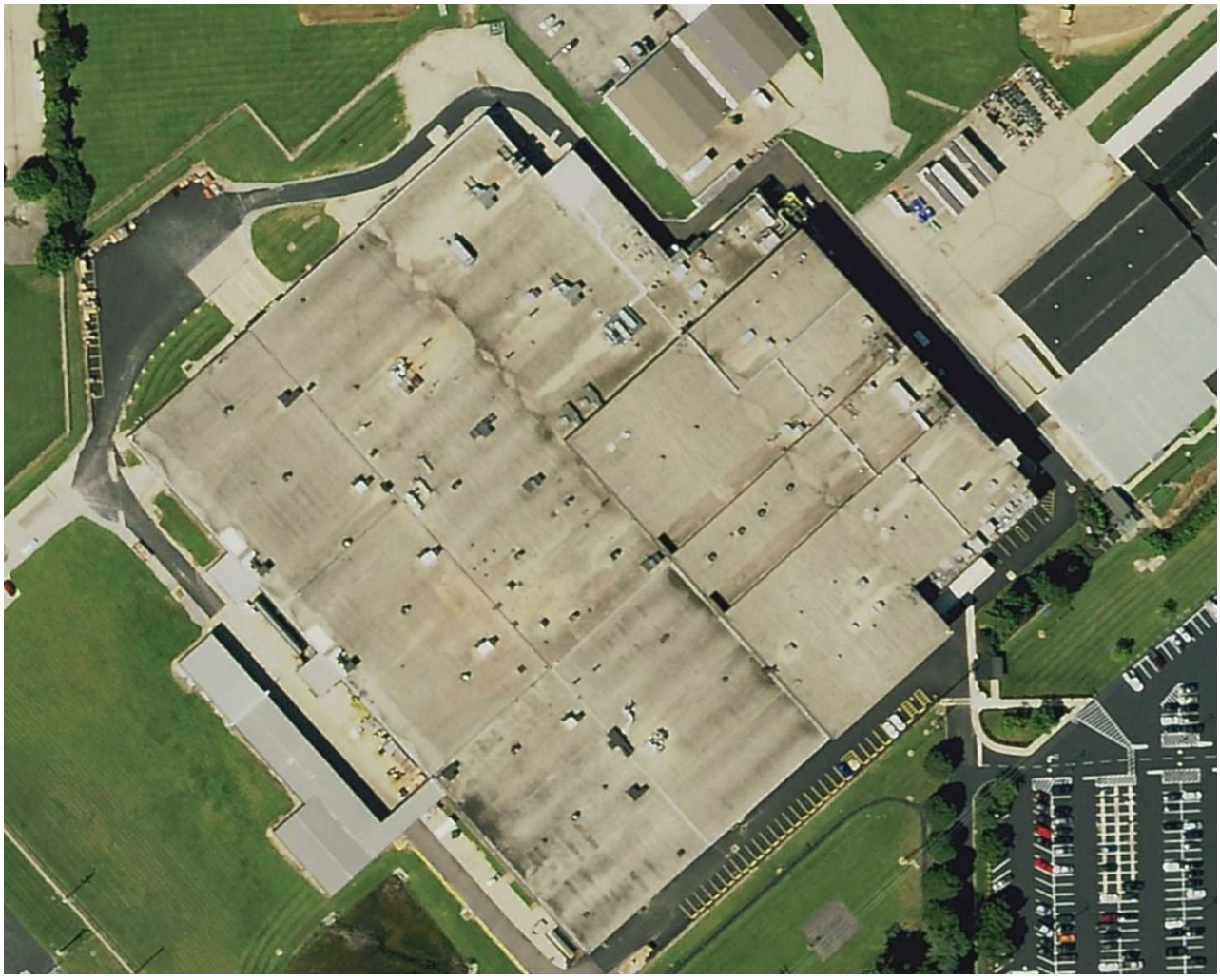
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101 Waco St, Troy, OH 45373 Report: 61425447

IMAGES

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

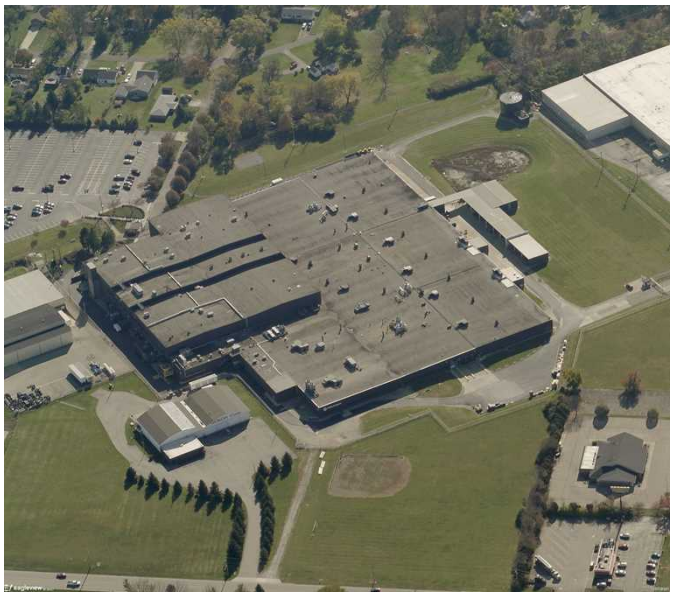
Top View



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IMAGES

North Side



South Side



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IMAGES

East Side



West Side



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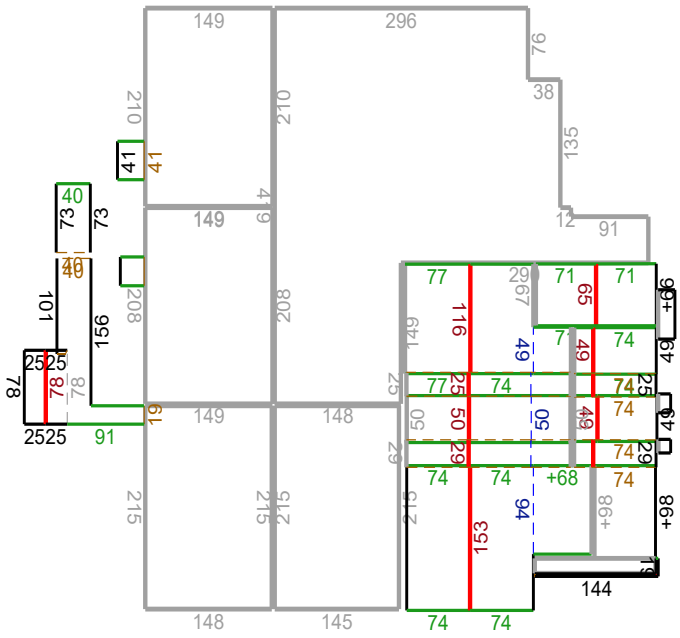
101 Waco St, Troy, OH 45373 Report: 61425447

LENGTH DIAGRAM

Total Line Lengths:
Ridges = 669 ft
Hips = 5 ft

Valleys = 247 ft
Rakes = 2,340 ft
Eaves = 1,687 ft

Flashing = 96 ft
Step flashing = 1,252 ft
Parapets = 5,840 ft


149
296
76
38
135
12
91
210
210
41
41
40
73
73
40
40
101
208
208
156
2525
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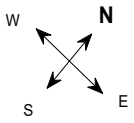
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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12



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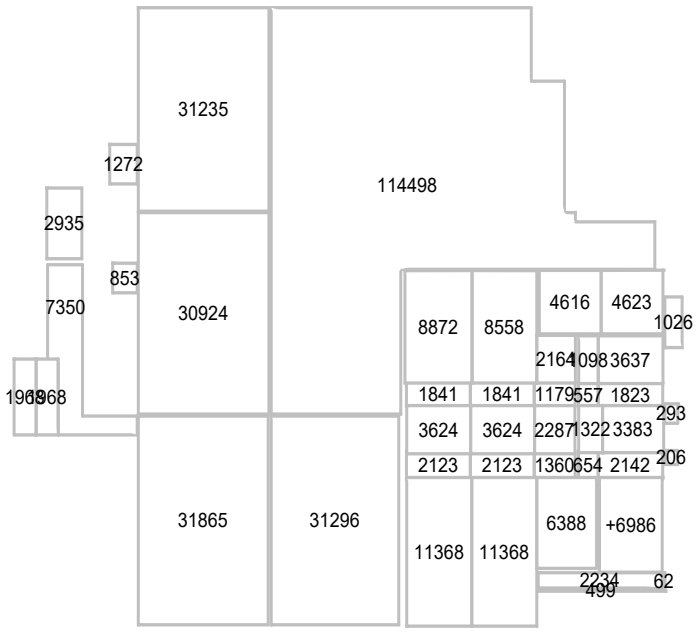
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet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

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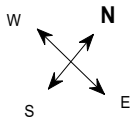
101 Waco St, Troy, OH 45373 Report: 61425447

AREA DIAGRAM

Total Area = 360,047 sq ft, with 43 facets.



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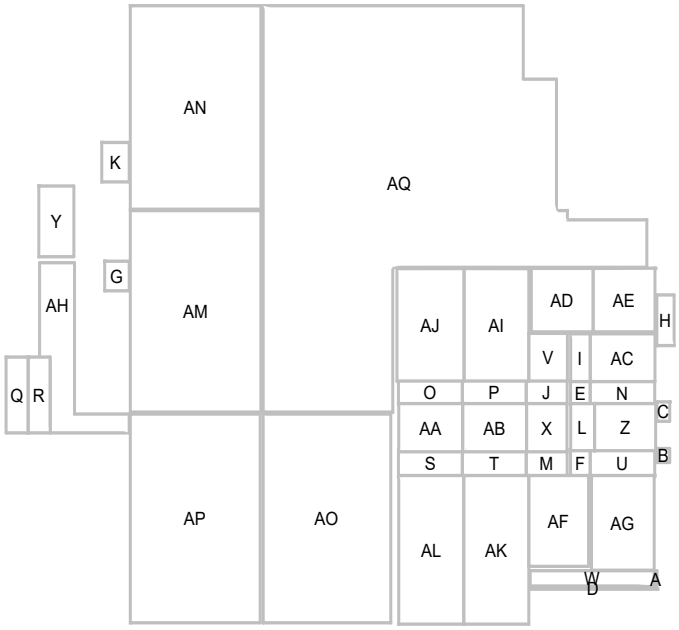
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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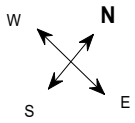
101 Waco St, Troy, OH 45373 Report: 61425447

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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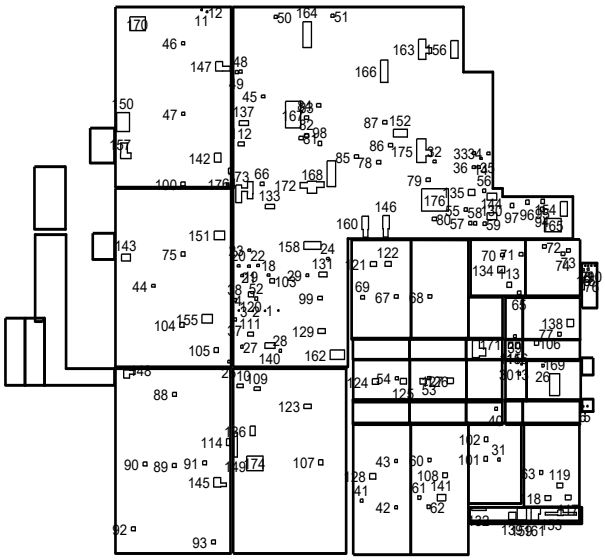
101 Waco St, Troy, OH 45373 Report: 61425447

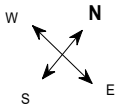
PENETRATIONS NOTES DIAGRAM

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 176
Total Penetrations Perimeter = 5,043 ft

Total Penetrations Area = 12,059 sq ft
Total Roof Area Less Penetrations = 347,988 sq ft





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REPORT SUMMARY

Structure #1

Areas per Pitch			
Roof Pitches	0/12	1/12	10/12
Area (sq ft)	117025.5	99562.5	560.3
% of Roof	53.9%	45.8%	0.3%

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

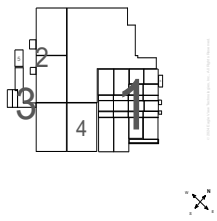
Waste Calculation

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%	14%	17%	**19%**	21%	24%	29%
Area (Sq ft)	**561**	584	612	640	657	**668**	679	696	724
Squares *	**5.66**	6.00	6.33	6.66	6.66	**7.00**	7.00	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 = 31
Total Penetrations =176

Lengths, Areas and Pitches

Ridges = 590 ft (10 Ridges)
Hips = 4 ft (1 Hips).
Valleys = 247 ft (5 Valleys)
Rakes† = 2026 ft (33 Rakes)
Eaves/Starter‡ = 899 ft (15 Eaves)
Drip Edge (Eaves + Rakes) = 2925 ft (48 Lengths)
Parapet Walls = 2895 (33 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 1161 ft (21 Lengths)
Predominant Pitch = 0/12
Total Area (All Pitches) = 217147 sq ft

Property Location

Longitude = -84.2233736
Latitude = 40.0240684

Notes

This was ordered as a commercial 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

Structure #2

Areas per Pitch		
Roof Pitches	0/12	1/12
Area (sq ft)	62159.4	2124.8
% of Roof	96.7%	3.3%

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

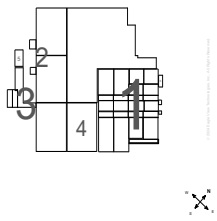
Waste Calculation

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%**	-	-	-	-	-	-	-	-
Area (Sq ft)	**64285**	-	-	-	-	-	-	-	-
Squares *	**643.00**	-	-	-	-	-	-	-	-
	Measured	-	-	-	-	-	-	-	-

* 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 = 4
Total Penetrations =176

Lengths, Areas and Pitches
Ridges = 0 ft (0 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 119 ft (4 Rakes)
Eaves/Starter‡ = 71 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 190 ft (6 Lengths)
Parapet Walls = 1431 (8 Lengths).
Flashing = 71 ft (2 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 0/12
Total Area (All Pitches) = 64284 sq ft

Property Location
Longitude = -84.2233736
Latitude = 40.0240684

Notes
This was ordered as a commercial 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

Structure #3

Areas per Pitch			
Roof Pitches	0/12	1/12	2/12
Area (sq ft)	31865.2	3936.1	7350
% of Roof	73.8%	9.1%	17%

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

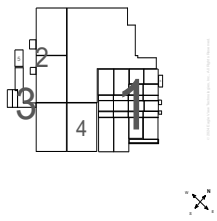
Waste Calculation

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%**	-	-	-	-	-	-	-	-
Area (Sq ft)	**43152**	-	-	-	-	-	-	-	-
Squares *	**431.66**	-	-	-	-	-	-	-	-
	Measured	-	-	-	-	-	-	-	-

* 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 = 4
Total Penetrations =176

Lengths, Areas and Pitches
Ridges = 78 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 154 ft (2 Rakes)
Eaves/Starter‡ = 436 ft (7 Eaves)
Drip Edge (Eaves + Rakes) = 590 ft (9 Lengths)
Parapet Walls = 727 (4 Lengths).
Flashing = 24 ft (2 Lengths)
Step flashing = 50 ft (2 Lengths)
Predominant Pitch = 0/12
Total Area (All Pitches) = 43151 sq ft

Property Location
Longitude = -84.2233736
Latitude = 40.0240684

Notes
This was ordered as a commercial 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

Structure #4

Areas per Pitch	
Roof Pitches	0/12
Area (sq ft)	31296
% 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

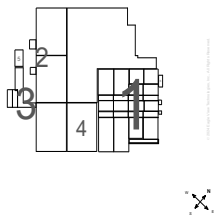
Waste Calculation

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%**	-	-	-	-	-	-	-	-
Area (Sq ft)	**31296**	-	-	-	-	-	-	-	-
Squares *	**313.00**	-	-	-	-	-	-	-	-
	Measured	-	-	-	-	-	-	-	-

* 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 = 1
Total Penetrations =176

Lengths, Areas and Pitches
Ridges = 0 ft (0 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 0 ft (0 Rakes)
Eaves/Starter‡ = 0 ft (0 Eaves)
Drip Edge (Eaves + Rakes) = 0 ft (0 Lengths)
Parapet Walls = 721 (4 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 0/12
Total Area (All Pitches) = 31296 sq ft

Property Location
Longitude = -84.2233736
Latitude = 40.0240684

Notes
This was ordered as a commercial 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

Structure #5

Areas per Pitch	
Roof Pitches	2/12
Area (sq ft)	2934.7
% 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

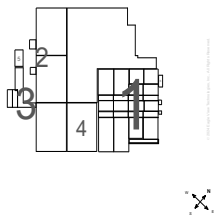
Waste Calculation

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%**	-	-	-	-	-	-	-	-
Area (Sq ft)	**2935**	-	-	-	-	-	-	-	-
Squares *	**29.66**	-	-	-	-	-	-	-	-
	Measured	-	-	-	-	-	-	-	-

* 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 = 1
Total Penetrations =176

Lengths, Areas and Pitches
Ridges = 0 ft (0 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 41 ft (1 Rakes)
Eaves/Starter‡ = 146 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 187 ft (3 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 41 ft (1 Lengths)
Predominant Pitch = 2/12
Total Area (All Pitches) = 2935 sq ft

Property Location
Longitude = -84.2233736
Latitude = 40.0240684

Notes
This was ordered as a commercial 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

Structure #6

Areas per Pitch	
Roof Pitches	0/12
Area (sq ft)	1026.1
% 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

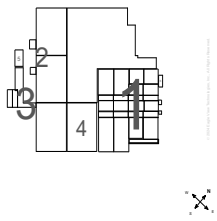
Waste Calculation

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%**	-	-	-	-	-	-	-	-
Area (Sq ft)	**1027**	-	-	-	-	-	-	-	-
Squares *	**10.33**	-	-	-	-	-	-	-	-
	Measured	-	-	-	-	-	-	-	-

* 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 = 1
Total Penetrations =176

Lengths, Areas and Pitches
Ridges = 0 ft (0 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 0 ft (0 Rakes)
Eaves/Starter‡ = 92 ft (3 Eaves)
Drip Edge (Eaves + Rakes) = 92 ft (3 Lengths)
Parapet Walls = 52 (1 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 0/12
Total Area (All Pitches) = 1026 sq ft

Property Location
Longitude = -84.2233736
Latitude = 40.0240684

Notes
This was ordered as a commercial 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

Structure #7

Areas per Pitch	
Roof Pitches	0/12
Area (sq ft)	206.1
% 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.

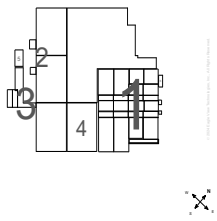
Structure Complexity		
Simple	Normal	Complex

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%**	-	-	-	-	-	-	-	-
Area (Sq ft)	**207**	-	-	-	-	-	-	-	-
Squares *	**2.33**	-	-	-	-	-	-	-	-
	Measured	-	-	-	-	-	-	-	-

* 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 = 1
Total Penetrations =176

Lengths, Areas and Pitches
Ridges = 0 ft (0 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 0 ft (0 Rakes)
Eaves/Starter‡ = 43 ft (3 Eaves)
Drip Edge (Eaves + Rakes) = 43 ft (3 Lengths)
Parapet Walls = 14 (1 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 0/12
Total Area (All Pitches) = 206 sq ft

Property Location
Longitude = -84.2233736
Latitude = 40.0240684

Notes
This was ordered as a commercial 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

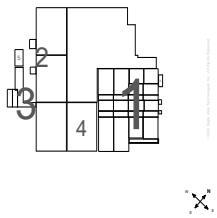
Areas per Pitch				
Roof Pitches	0/12	1/12	2/12	10/12
Area (sq ft)	243578.4	105623.3	10284.7	560.3
% of Roof	67.7%	29.3%	2.9%	0.2%

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

Penetrations	1-10	11-13	14	15-16	17-24	25-26	27-31	32-36	37-43	44
Area (sq ft)	2.2	4	6	6.2	8.8	9	10.5	12	12.3	13.5
Perimeter (ft)	6	8	10	10	12	12	13	14	14	15
	45	46-54	55-62	63-64	65	66-74	75	76-85	86-96	97
Area (sq ft)	13.5	14	16	18	18	20	20.3	22	22.5	24
Perimeter (ft)	15	15	16	17	18	18	18	19	19	20
	98	99-100	101	102	103	104-105	106	107-108	109-110	111
Area (sq ft)	24.7	24.8	25	20	30	30.2	30.3	33	32	33.7
Perimeter (ft)	20	20	20	21	22	22	22	23	24	24

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.

All Structures Totals



Total Roof Facets = 43
Total Penetrations =176

Lengths, Areas and Pitches
Ridges = 669 ft (11 Ridges)
Hips = 5 ft (1 Hips).
Valleys = 247 ft (5 Valleys)
Rakes† = 2,340 ft (40 Rakes)
Eaves/Starter‡ = 1,687 ft (32 Eaves)
Drip Edge (Eaves + Rakes) = 4,027 ft (72 Lengths)
Parapet Walls = 5,840 (51 Lengths).
Flashing = 96 ft (4 Lengths)
Step flashing = 1,252 ft (24 Lengths)
Total Penetrations Area = 12,059 sq ft
Total Roof Area Less Penetrations = 347,988 sq ft
Total Penetrations Perimeter = 5,043 ft
Predominant Pitch = 0/12
Total Area (All Pitches) = 360,047 sq ft

Property Location
Longitude = -84.2233736
Latitude = 40.0240684

Notes
This was ordered as a commercial 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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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	217147	590	4	247	2026	899	0	1161	2895
2	64284	0	0	0	119	71	71	0	1431
3	43151	78	0	0	154	436	24	50	727
4	31296	0	0	0	0	0	0	0	721
5	2935	0	0	0	41	146	0	41	0
6	1026	0	0	0	0	92	0	0	52
7	206	0	0	0	0	43	0	0	14

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.

Parapet Wall Area Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area	5840	11680	17520	23360	29200	35040	40880

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=101+Waco+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=101+Waco+St,Troy,OH,45373

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