Modern Builders Supply, Inc.
— Since 1944 —



11591 N Dixie Dr, Tipp City, OH 45371

Prepared for you by Modern Builders Supply

Precise Aerial Measurement Report

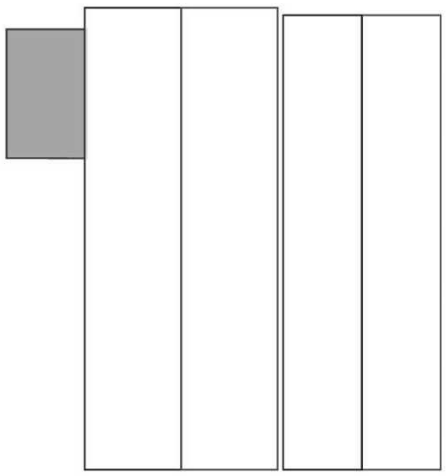
Modern Builders Supply, Inc
45 Karago Ave
Youngstown, OH 44513

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

Measurements provided by eagleview™

Premium Report
7/13/2023

11591 N Dixie Dr, Tipp City, OH 45371 Report: 53769189



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

PREPARED FOR

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

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MEASUREMENTS

Total Roof Area =11,814 sq ft
Total Roof Facets =5
Predominant Pitch =2/12
Number of Stories <=1
Total Ridges/Hips =240 ft
Total Valleys =0 ft
Total Rakes =186 ft
Total Eaves =555 ft
Total Penetrations =10
Total Penetrations Perimeter = 82 ft
Total Penetrations Area = 55 sq ft

Measurements provided by www.eagleview.com

Certified Accurate

www.eagleview.com/Guarantee.aspx

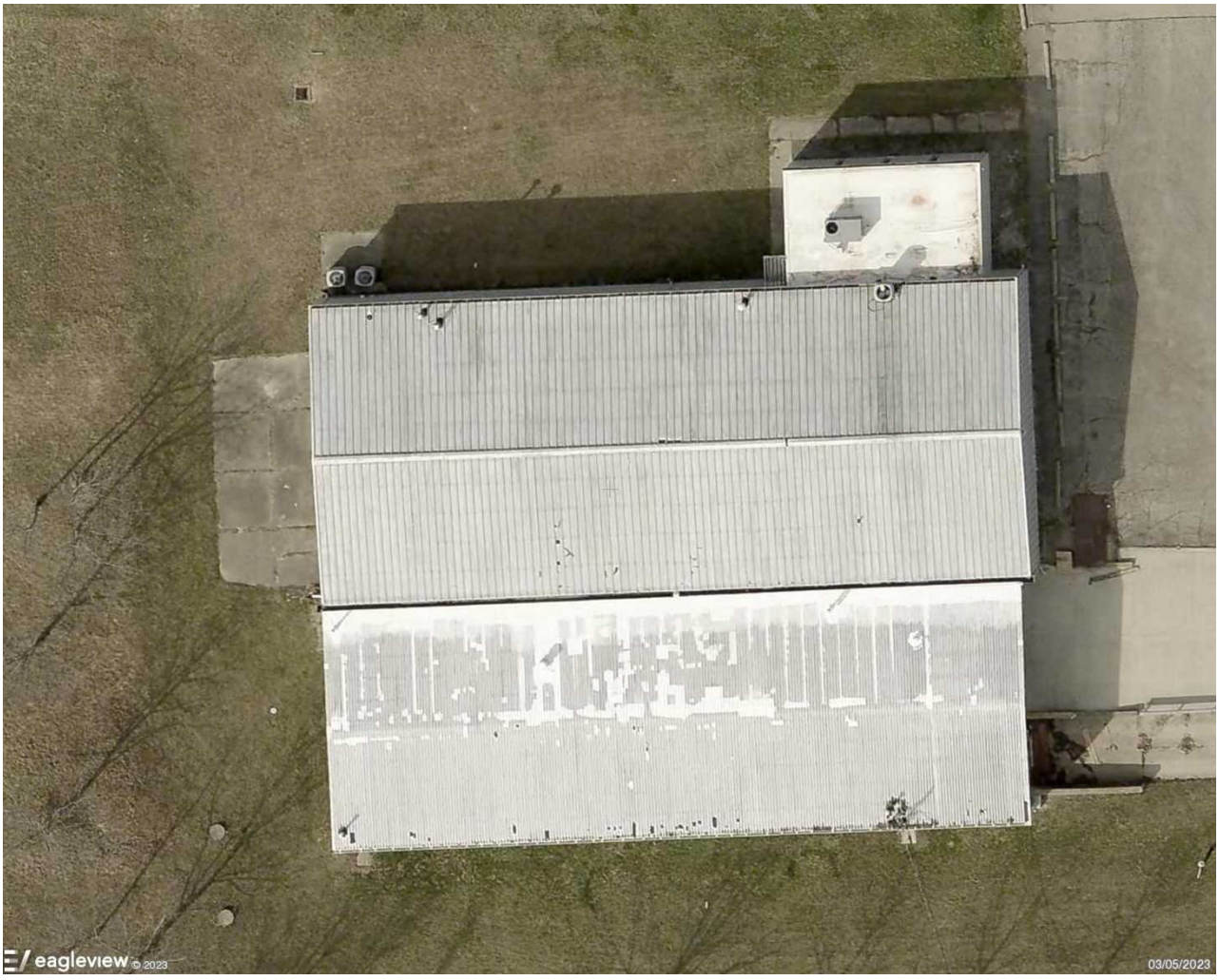
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IMAGES

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

Top View

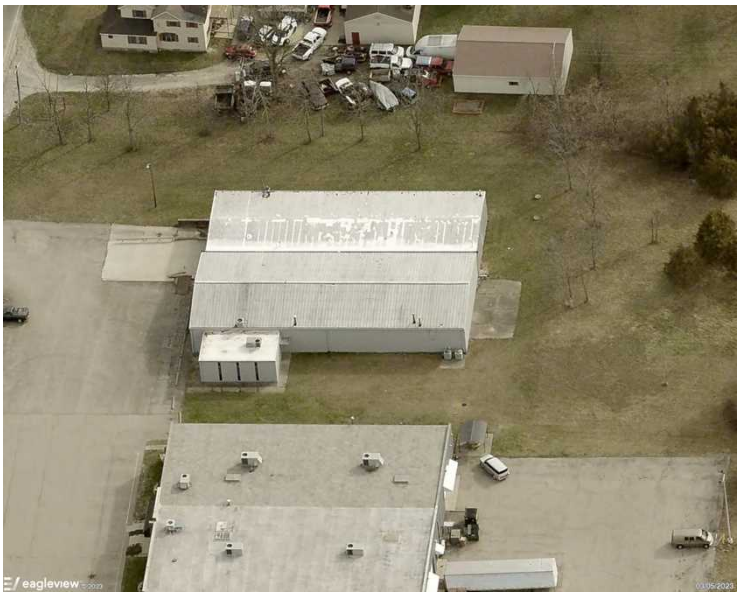


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IMAGES

North Side



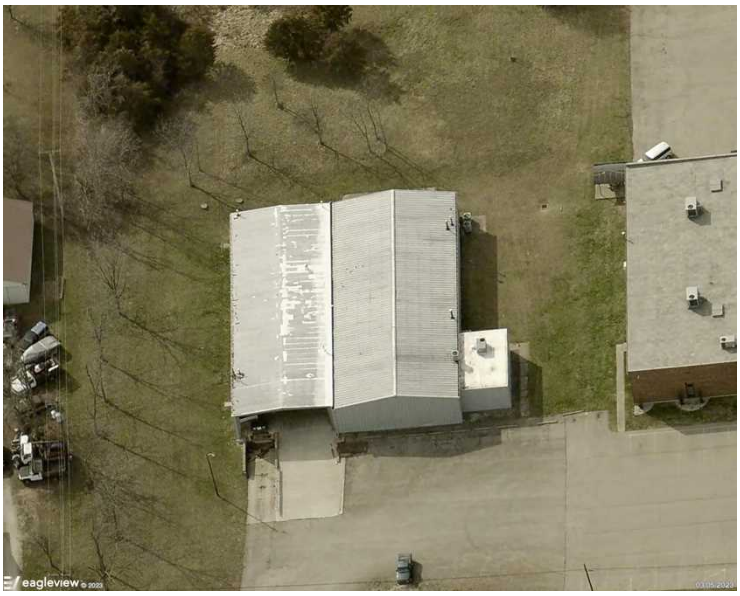
South Side



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IMAGES

East Side



West Side



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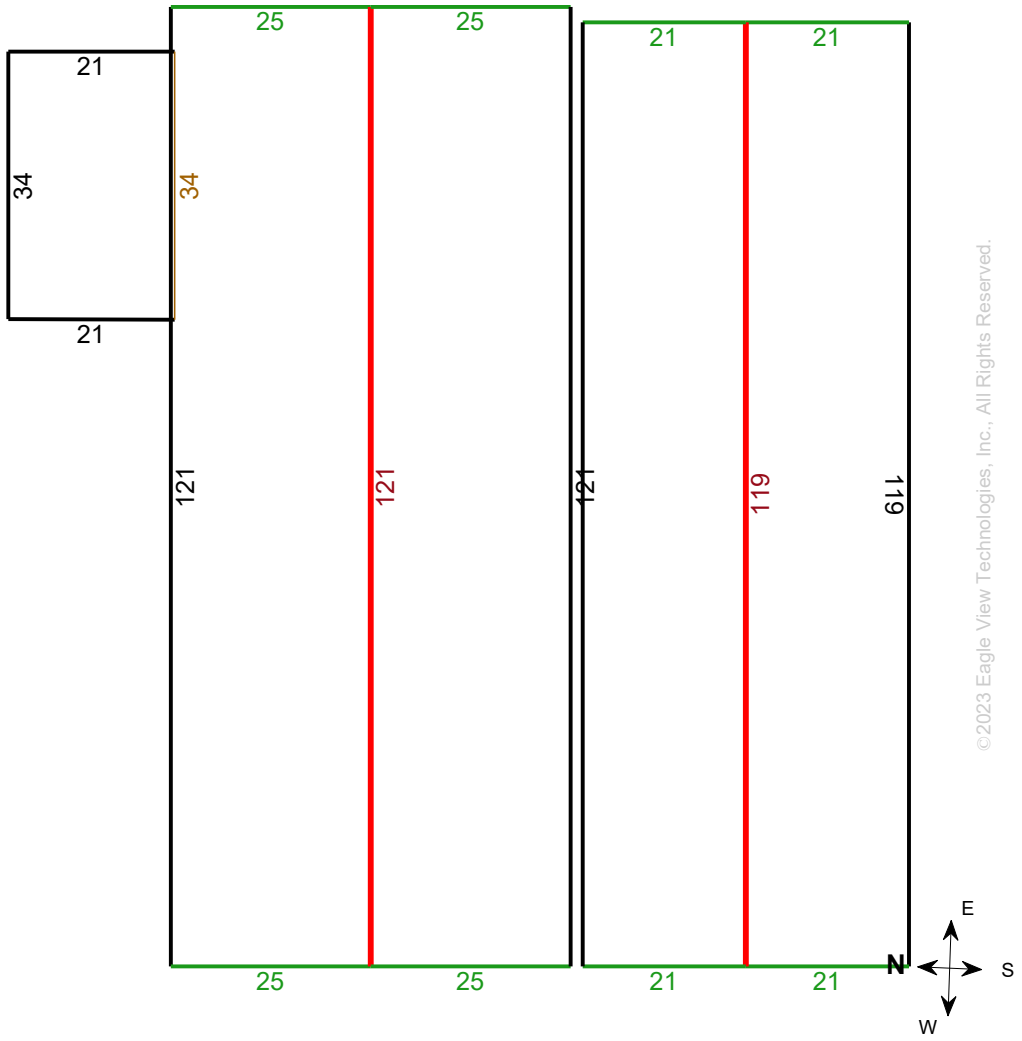
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LENGTH DIAGRAM

Total Line Lengths:
Ridges = 240 ft
Hips = 0 ft

Valleys = 0 ft
Rakes = 186 ft
Eaves = 555 ft

Flashing = 34 ft
Step flashing = 0 ft
Parapets = 0 ft



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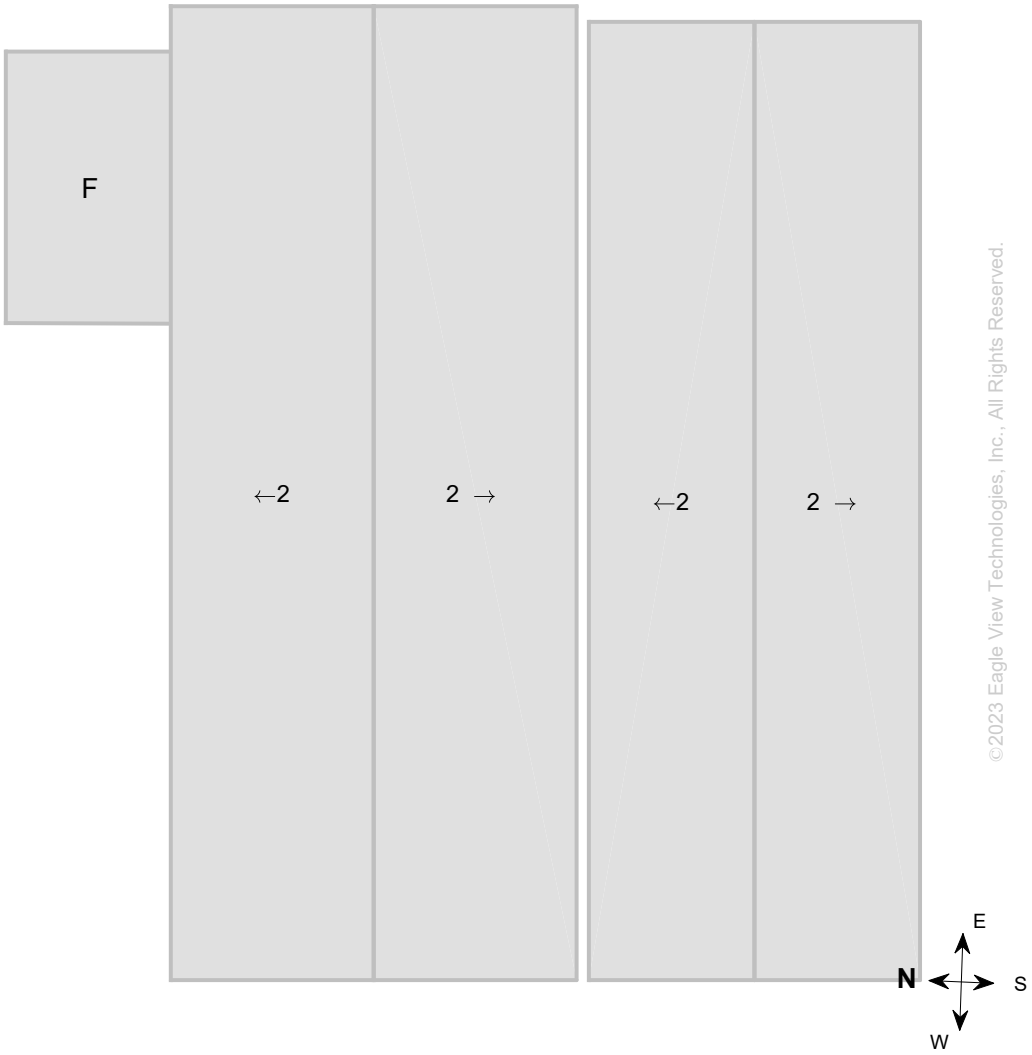
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 2/12



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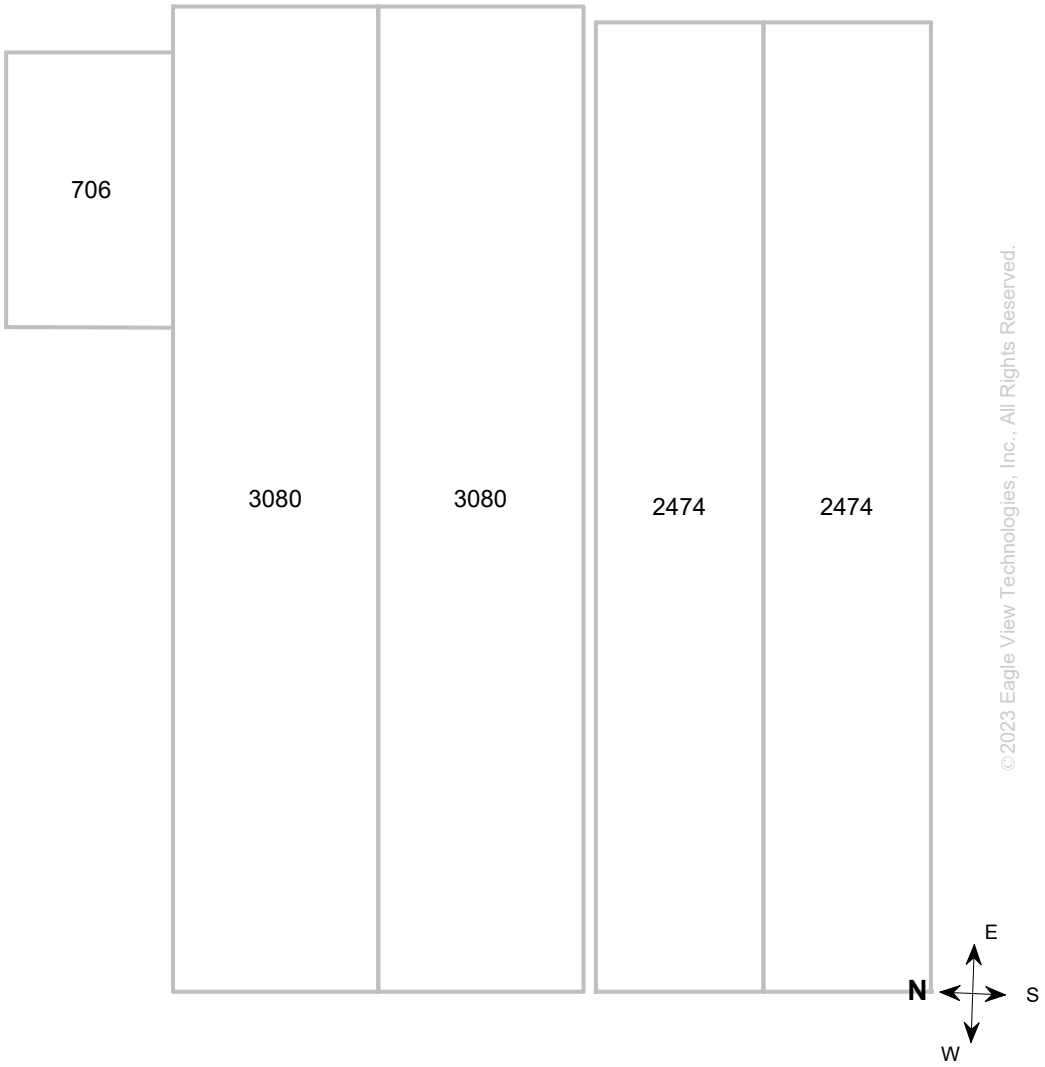
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

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AREA DIAGRAM

Total Area = 11,814 sq ft, with 5 facets.



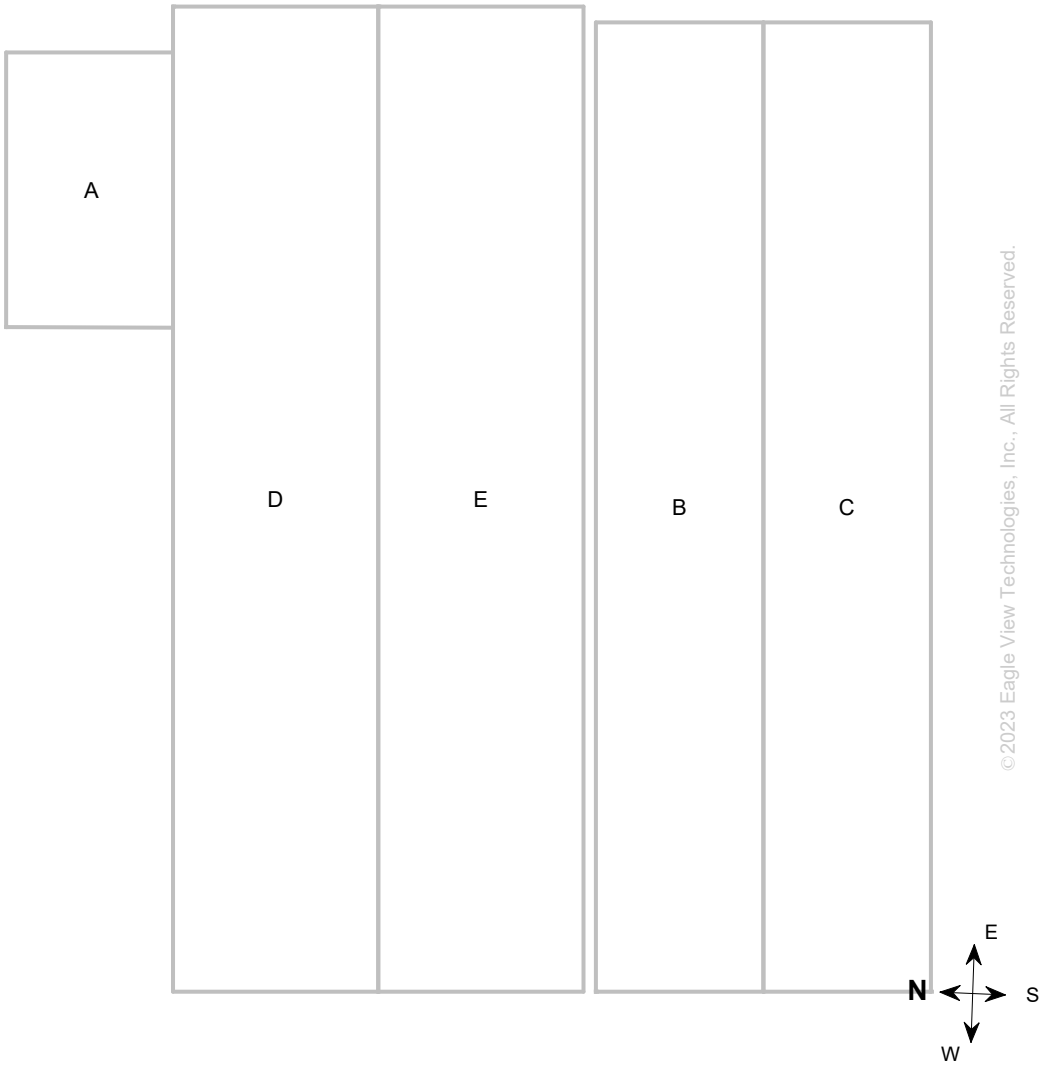
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Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being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

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NOTES DIAGRAM

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



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

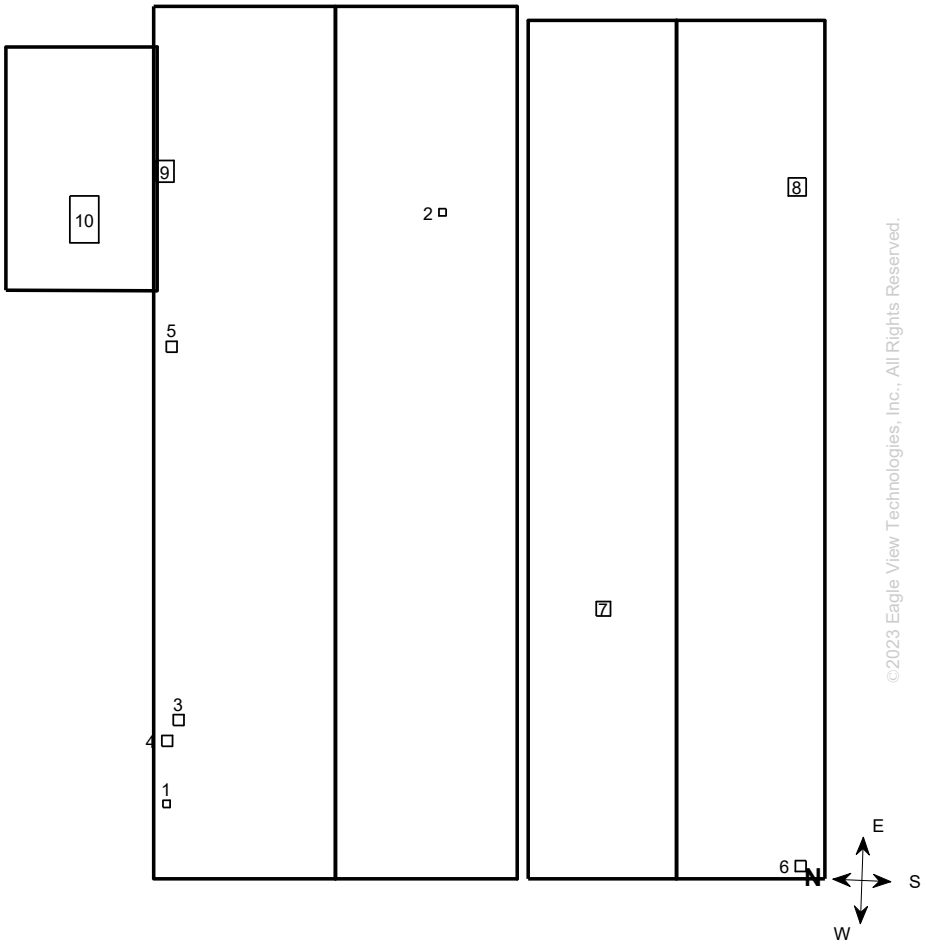
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PENETRATIONS NOTES DIAGRAM

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 10
Total Penetrations Perimeter = 82 ft
Total Penetrations Area = 55 sq ft
Total Roof Area Less Penetrations = 11,759 sq ft



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REPORT SUMMARY

All Structures

Areas per Pitch		
Roof Pitches	0/12	2/12
Area (sq ft)	705.7	11107.4
% of Roof	6%	94%

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

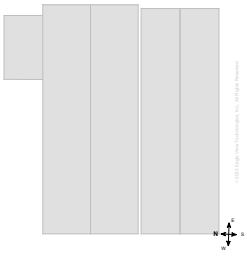
Waste Calculation Table							
Waste %	**0%**	**10%**	**12%**	**15%**	**17%**	**20%**	**22%**
Area (sq ft)	11,814	12995.4	13231.7	13586.1	13822.4	14176.8	14413.1
Squares	118.1	130.0	132.3	135.9	138.2	141.8	144.1

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1-2	3-6	7	8	9	10				
Area (sq ft)	1	2.3	4	6.2	7.5	26				
Perimeter (ft)	4	6	8	10	11	21				

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 = 5
Total Penetrations =10

Lengths, Areas and Pitches
Ridges = 240 ft (2 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 186 ft (8 Rakes)
Eaves/Starter‡ = 555 ft (7 Eaves)
Drip Edge (Eaves + Rakes) = 741 ft (15 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 34 ft (1 Lengths)
Step flashing = 0 ft (0 Lengths)
Total Penetrations Area = 55 sq ft
Total Roof Area Less Penetrations = 11,759 sq ft
Total Penetrations Perimeter = 82 ft
Predominant Pitch = 2/12
Total Area (All Pitches) = 11,814 sq ft

Property Location
Longitude = -84.1997208
Latitude = 39.9160524

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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Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=11591+N+Dixie+Dr,Tipp+City,OH,45371
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=11591+N+Dixie+Dr,Tipp+City,OH,45371

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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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