

# Precise Aerial Measurement Report

Prepared for you by QXO



eagleview © 2024

02/10/2024

10519 Scotland Dr, Saint Louis, MO 63114

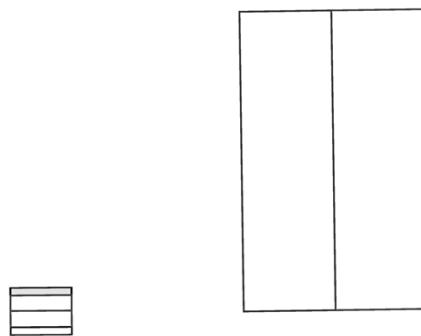
# QXO

QXO  
505 Huntmar Park Drive Suite #300  
Herndon, VA 20170

Master Account  
tel. 571.323.3939  
email: [QXO@eagleview.com](mailto:QXO@eagleview.com)  
[QXO.com](http://QXO.com)

10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413



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

## PREPARED FOR

Contact: Keith Brigman  
Company: Roof Depot - O'FALLON  
Address: 1441 N. Warson Rd.  
St. Louis, MO 63132  
Phone: 314-473-1904

## TABLE OF CONTENTS

Images .....	1
Length Diagram .....	4
Pitch Diagram .....	5
Area Diagram .....	6
Notes Diagram.....	7
Report Summary.....	10

## MEASUREMENTS

Total Roof Area =1,784 sq ft  
Total Roof Facets =6  
Predominant Pitch =4/12  
Number of Stories <=1  
Total Ridges/Hips =61 ft  
Total Valleys =0 ft  
Total Rakes =91 ft  
Total Eaves =122 ft  
Estimated Attic=1,653 sq ft

Measurements provided by [www.eagleview.com](http://www.eagleview.com)



Certified Accurate

[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

## IMAGES

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

Top View



 eagleview © 2024

02/10/2024

10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

## IMAGES

North Side



South Side



10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

## IMAGES

East Side



West Side



10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

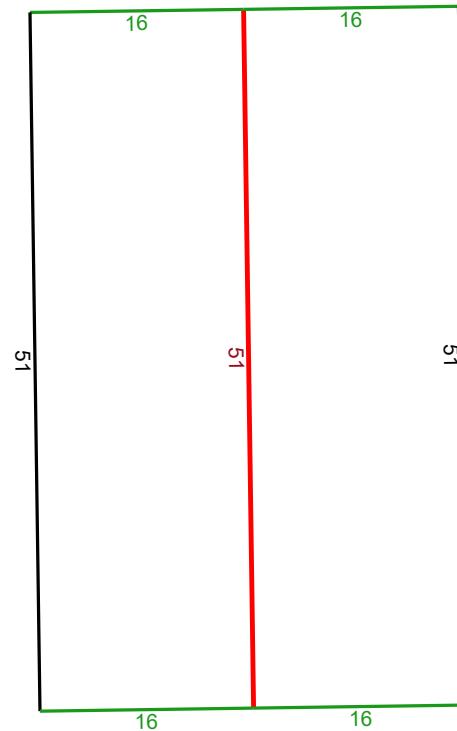
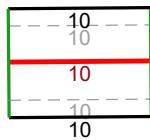
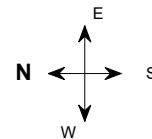
## LENGTH DIAGRAM

Total Line Lengths:

**Ridges = 61 ft**  
**Hips = 0 ft**

**Valleys = 0 ft**  
**Rakes = 91 ft**  
**Eaves = 122 ft**

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


©2025 Eagle View Technologies, Inc., All Rights Reserved.


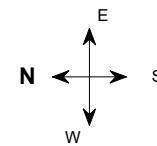
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

## PITCH DIAGRAM

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



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.

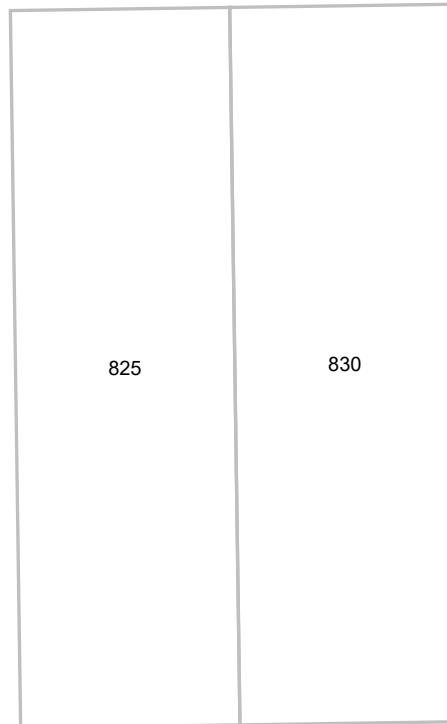
10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

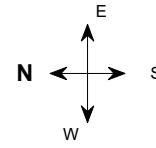
## AREA DIAGRAM

Total Area = 1,784 sq ft, with 6 facets.

34
29
31
34



©2025 Eagle View Technologies, Inc., All Rights Reserved.



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).

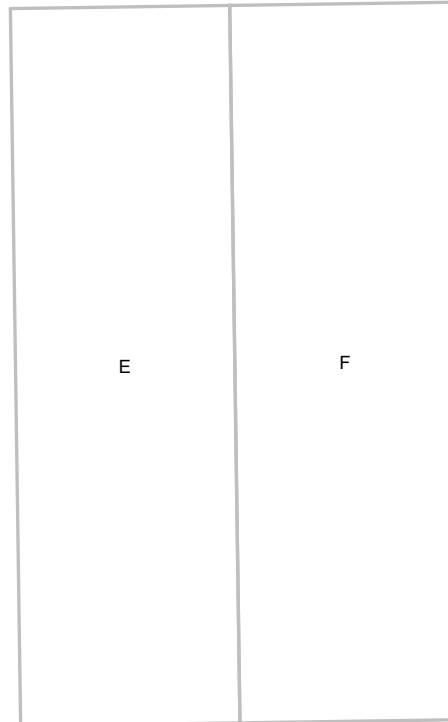
10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

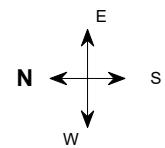
## NOTES DIAGRAM

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

A
C
D
B



©2025 Eagle View Technologies, Inc., All Rights Reserved.



10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

## REPORT SUMMARY

### Structure #1

Areas per Pitch	
<b>Roof Pitches</b>	4/12
<b>Area (sq ft)</b>	1655.3
<b>% of Roof</b>	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.

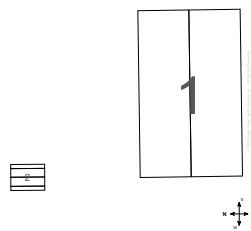
Waste %	0%	2%	5%	7%	9%	12%	17%	22%	27%
Area (Sq ft)	<b>1656</b>	1690	1739	<b>1772</b>	1806	1855	1938	2021	2104
Squares *	<b>16.66</b>	17.00	17.66	<b>18.00</b>	18.33	18.66	19.66	20.33	21.33

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

### Lengths, Areas and Pitches

Ridges = 51 ft (1 Ridges)  
 Hips = 0 ft (0 Hips).  
 Valleys = 0 ft (0 Valleys)  
 Rakes† = 65 ft (4 Rakes)  
 Eaves/Starter‡ = 101 ft (2 Eaves)  
 Drip Edge (Eaves + Rakes) = 166 ft (6 Lengths)  
 Parapet Walls = 0 (0 Lengths).  
 Flashing = 0 ft (0 Lengths)  
 Step flashing = 0 ft (0 Lengths)  
 Predominant Pitch = 4/12

**Total Area (All Pitches) = 1655 sq ft**

### Property Location

Longitude = -90.3924099

Latitude = 38.6989656

### 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.

10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

## REPORT SUMMARY

### Structure #2

Areas per Pitch		
Roof Pitches	5/12	30/12
Area (sq ft)	59.6	68.4
% of Roof	46.6%	53.4%

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 <b>Lengths, Areas, and Pitches</b> section below.									

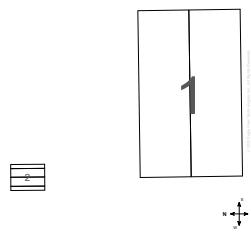
Waste %	0%	11%	16%	21%	26%	29%	31%	33%	36%
Area (Sq ft)	<b>128</b>	143	149	155	162	166	<b>168</b>	171	175
Squares *	<b>1.33</b>	1.66	1.66	1.66	1.66	1.66	<b>2.00</b>	2.00	2.00

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 = 4

#### Lengths, Areas and Pitches

Ridges = 10 ft (1 Ridges)  
 Hips = 0 ft (0 Hips).  
 Valleys = 0 ft (0 Valleys)  
 Rakes† = 25 ft (8 Rakes)  
 Eaves/Starter‡ = 21 ft (2 Eaves)  
 Drip Edge (Eaves + Rakes) = 46 ft (10 Lengths)  
 Parapet Walls = 0 (0 Lengths).  
 Flashing = 0 ft (0 Lengths)  
 Step flashing = 0 ft (0 Lengths)  
 Predominant Pitch = 30/12

**Total Area (All Pitches) = 128 sq ft**

#### Property Location

Longitude = -90.3924099

Latitude = 38.6989656

#### 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.

10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

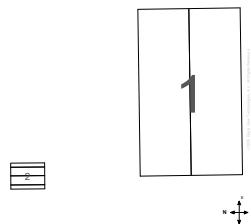
## REPORT SUMMARY

### All Structures

Areas per Pitch			
Roof Pitches	4/12	5/12	30/12
Area (sq ft)	1655.3	59.5	68.4
% of Roof	92.8%	3.3%	3.8%

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 = 6

#### Lengths, Areas and Pitches

Ridges = 61 ft (2 Ridges)  
 Hips = 0 ft (0 Hips).  
 Valleys = 0 ft (0 Valleys)  
 Rakes<sup>†</sup> = 91 ft (12 Rakes)  
 Eaves/Starter<sup>‡</sup> = 122 ft (4 Eaves)  
 Drip Edge (Eaves + Rakes) = 213 ft (16 Lengths)  
 Parapet Walls = 0 (0 Lengths).  
 Flashing = 0 ft (0 Lengths)  
 Step flashing = 0 ft (0 Lengths)  
 Predominant Pitch = 4/12

**Total Area (All Pitches) = 1,784 sq ft**

#### Property Location

Longitude = -90.3924099

Latitude = 38.6989656

#### 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)	Parapet s (ft)
1	1655	51	0	0	65	101	0	0	0
2	128	10	0	0	25	21	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.

### Online Maps

Online map of property

[http://maps.google.com/maps?f=g&source=s\\_q&hl=en&geocode=&q=10519+Scotland+Dr,Saint+Louis,MO,63114](http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=10519+Scotland+Dr,Saint+Louis,MO,63114)

Directions from Roof Depot - O'FALLON to this property

[http://maps.google.com/maps?f=d&source=s\\_d&saddr=1441+N.+Warson+Rd.,St.+Louis,MO,63132&daddr=10519+Scotland+Dr,Saint+Louis,MO,63114](http://maps.google.com/maps?f=d&source=s_d&saddr=1441+N.+Warson+Rd.,St.+Louis,MO,63132&daddr=10519+Scotland+Dr,Saint+Louis,MO,63114)

<sup>†</sup> Rakes are defined as roof edges that are sloped (not level).

<sup>‡</sup> Eaves are defined as roof edges that are not sloped and level.



## Legal Notice and Disclaimer

10/30/2025

10519 Scotland Dr, Saint Louis, MO 63114

Report: 68076413

### IMPORTANT LEGAL NOTICE AND DISCLAIMER

#### Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

EagleView Technologies makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose, usefulness, use or results to be obtained from the Copyrighted Materials.

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.

