



RESIDENTIAL ROOF MANAGEMENT

Preventative & Scheduled Maintenance Programs

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Protecting Your Home's Building Envelope

Your home requires a robust, high-performing weather barrier. Our residential preventative maintenance programs are engineered specifically to stop water intrusion before it starts, preserve mandatory manufacturer warranties, and defer costly roof, siding, and gutter replacement expenses.

The Residential Exterior Reality: Mitigating Inherent Risks

Residential exteriors endure constant environmental stress. Minor cosmetic flaws or neglected drainage components can rapidly escalate into severe structural rot, interior water damage, and costly repairs.

Roofing & Flashing Risks

- **Asphalt Shingle Degradation & Storm Damage:** UV exposure and severe weather cause loss of protective granules, seam splitting, and premature curling. In addition; storm-related incidents such as hail damage or wind creased shingles.
- **Pipe Boot & Penetration Failures:** Rubber collar boots around plumbing vents dry-rot and crack within 7–10 years, causing subtle, persistent roof leaks.
- **Flashing Deficiencies:** Step and chimney flashing loosen over time, allowing wind-driven rain direct access to structural roof decking.

Siding, Trim & Gutter Risks

- **Gutter Overflow & Ice Dams:** Blocked downspouts force water beneath fascia boards, soffits, and underlying roof edges.
- **Siding Expansion & Sealant Breakdown:** Vinyl, fiber cement, and wood siding expand and contract with temperature shifts, degrading caulking around windows and trim.
- **Foundation & Drainage Erosion:** Improperly directed downspout runoff erodes soil near foundations, leading to basement leaks and structural settling.

85%

Of leaks originate at roof penetrations, gutters, or flashing

+10 Years

Average extended home exterior lifespan with proactive care

300%+

Average return on investment for preventative home maintenance

WARNING: The Residential Warranty & Insurance Trap

Major asphalt shingle and siding manufacturers (such as GAF, CertainTeed, Owens Corning, and James Hardie) as well as home insurance carriers require proof of regular property maintenance. If water intrusion occurs due to clogged gutters, degraded pipe boots, or unaddressed sealants, your warranty or insurance claim may be denied, leaving you fully responsible for thousands of dollars in unexpected repairs.

Koda Home Shield Maintenance Plans

We provide structured, highly reliable preventative care for residential exteriors. Our certified technicians clean, inspect, and seal crucial components during each scheduled deployment.

Service Element	Koda Home Shield Standard	Koda Home Shield Premier
Physical Exterior Inspection (Roof, siding, flashing, trim, windows and gutters)	Annual (1 inspection per year)	Semi-Annual (1 inspection every 6 months)
Gutter & Downspout Cleaning Complete debris clearing and full downspout flow check for up to 250 LF of standard single-story guttering. *Additional charges apply for multi-story homes or steep rooflines.	Annual Cleaning Included *additional \$79 every 250LF	Semi-Annual Cleaning Included *additional \$79 every 250LF
Patch Repairs (Wind lifted shingles, minor fixes; single shingle replacements)	Up to 3 Minor Repairs Included	Up to 8 Minor Repairs Included
Penetration & Flashing Resealing (Chimneys, skylights, vent pipes, and metal roofing)	Included	Included
High-Definition Thermal Imaging (Detect hidden moisture under siding/roof)	Optional Add-on (\$250 per scan)	1 Annual Thermal Scan Included
Digital Photo Report	Included	Included

PRICING TIERS:

Koda Home Shield STANDARD: \$699 Billed Annually / or \$65 monthly

Koda Home Shield PREMIER: \$1,299 Billed Annually / or \$120 monthly

Additional Residential Services

Enhance your scheduled inspection by adding any of the following services to your Koda Home Shield Maintenance Plan; or call to schedule a specific service. (CALL FOR ESTIMATE)

Exterior Soft Washing & Curb Appeal Maintenance

Algae, mildew, and moss retain trapped moisture against siding and shingles, accelerating material decay and diminishing curb appeal. Our low-pressure soft wash system restores your home's exterior safely without damaging shingle granules or paint finishes.

Siding, Fascia, Trim, Soffit & Window Resealing or Replacement

Protect your home from the elements and boost its curb appeal with expert exterior upgrades. Over time, worn siding, rotting fascia, and outdated trim can compromise your home’s structure, while aging soffits and degraded window seals let drafty air and moisture sneak indoors. Whether you need precise repairs, seam resealing, or a complete replacement, our specialized exterior services restore high-performance energy efficiency, prevent costly water damage, and give your home's facade a fresh, immaculate finish.

Pipe Boot & Vent Replacement

Protecting your home from water damage starts with securing its most vulnerable penetration points. Our specialized Pipe Boot & Box Vent Replacement Service removes aging, cracked, or improperly sealed roof penetrations and replaces them with durable, high-performance flashing components. Over time, intense UV exposure and seasonal temperature shifts cause rubber pipe boots to split and metal box vents to loosen or corrode, leading to hidden leaks, wood rot, and compromised attic ventilation. Our team carefully uninstalls damaged units, inspects the surrounding roof deck for moisture, and installs new, weather-tight assemblies integrated seamlessly under your existing shingles. By replacing these critical components before a major failure occurs, we help you prevent costly interior damage and extend the overall lifespan of your roof system.

Residential Emergency Tarping & Leak Response

When sudden storm damage or severe leaks occur, immediate action is crucial to prevent internal structural damage and mold growth. We offer rapid emergency tarping and dispatch services tailored to your situation:

Service Tier	Response Window	Pricing	Best For
Standard Emergency	Within 24 Hours	\$199 / visit	Minor leaks, forecasted rain, non-critical containment
Priority Rapid Dispatch	Within 4 Hours	\$399 / visit	Active interior leaks, severe storm damage, missing roof sections

**Pricing covers emergency dispatch. Temporary securement, final restoration, labor and materials are quoted separately.*

The Koda Advantage: Homeowner Peace of Mind

Manufacturer Warranty Preservation: All repairs, sealants, and adjustments strictly comply with manufacturer guidelines to keep warranties valid.

Advanced Diagnostic Scans: We utilize infrared thermal imaging to locate trapped moisture behind siding and beneath roofing before wood rot sets in.

Comprehensive Digital Reports: Receive a photo-documented inspection report after every visit for your records and insurance documentation

Is Your Home Fully Shielded?

Request a complimentary 25-Point Home Exterior Audit. We will evaluate your roof, siding, flashing, and gutter systems, providing a complete baseline health scorecard and risk assessment.

Koda Roofing & Construction — Protecting Your Home, Preserving Your Investment.

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