



COMMERCIAL ROOF MANAGEMENT

Preventative & Scheduled Maintenance Programs

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Your building requires a high-performing roofing envelope. Our engineering-driven preventative maintenance programs are designed specifically to stop leaks before they start, maintain mandatory manufacturer warranties, and defer major capital replacement costs.

THE SINGLE-PLY REALITY: MITIGATING INHERENT RISKS

Low-slope roof configurations rely heavily on a perfect waterproof barrier. While TPO (reflective, heat-welded thermoplastic) and EPDM (highly flexible, synthetic rubber) offer exceptional defense, their single-ply nature means that minor wear spots rapidly turn into major structural challenges.

TPO Membrane Risks

- **Hot-Air Welded Seams:** Thermoplastic seam welds face micro-stresses during building movement, potentially causing splits.
- **Accelerated UV Wear:** Intense localized heat load can degrade polymers, leading to early brittleness.
- **Punctures & Traffic:** HVAC technician foot traffic, dropped tools, and hail can easily puncture unmaintained sheets.

EPDM Membrane Risks

- **Membrane Shrinkage:** Aging EPDM naturally contracts, placing structural stress on perimeter details and parapet walls.
- **Lap Splice Failure:** Field-applied seam adhesives or tapes degrade and loosen under chemical stress.
- **Ponding Exposure:** Long-term standing water accelerates seam adhesive breakdown.

Warning: The Commercial Warranty Trap

Almost all commercial roofing warranties from top manufacturers (such as GAF, Carlisle, Johns Manville, and Holcim) require proof of regular, professional maintenance. If leaks occur and there is no written inspection trail, your claim may be denied, transferring tens of thousands of dollars of repair liability to you.

90%

OF FAILURES HAPPEN AT SEAMS & PENETRATIONS

10 Yrs

ADDED LIFESPAN WITH SYSTEM MAINTENANCE

312%

AVERAGE RETURN ON PROACTIVE CARE SPEND

KODA COMMERCIAL SHIELD MAINTENANCE PLANS

We provide structured, highly reliable preventative maintenance. Our certified technicians clean, diagnose, and reseal crucial components during each scheduled deployment.

Service Element	Koda Shield Standard	Koda Shield Premier
Physical Field Inspections (Membrane, penetrations, parapets)	Annual (1 inspection per year)	Semi-Annual (1 inspection every 6 months)
Drainage Check & Debris Removal (Drains, sumps, and scuppers)	Included	Included
Minor Repair Allowance (Small punctures, seam reinforcement)	Up to 3 Minor Patches (Annually)	Up to 8 Minor Patches (Annually)
Sealant Top-offs (Pitch pans, penetration collars)	Included	Included
Thermographic Moisture Scan (High-end infrared technology)	Optional Add-on (\$250 per scan)	1 Annual Thermal Scan
Full Interactive Photo Reporting & Compliance Report	Included	Included

PRICING

Koda Commercial Shield STANDARD - \$1,999 Billed Yearly / or \$175 Monthly

Koda Commercial Shield PREMIER - \$2,999 Billed Yearly / or \$275 Monthly

ADDITIONAL ROOFING SERVICES

Enhance your scheduled inspection by adding any of the following services to your Koda Commercial Shield Maintenance Plan.

CLEANING SERVICE

TPO roofs are selected for their high solar reflectance index (SRI). Over time, dust, airborne soot, and standing organic grime lower reflectivity, causing heat loads to penetrate into the HVAC system. Regular cleaning restores reflection rates and helps lower monthly utility bills.

(CALL FOR ESTIMATE)

PARAPET WALL AND COPING MAINTENANCE

Protecting your building starts at the very top. Commercial parapet wall copings—the critical metal, stone, or clay caps along your roof edge—serve as your structure’s primary defense against water intrusion, wind uplift, and severe weather damage. Over time, cracked sealant, rusted joints, or loosened caps can compromise your building's envelope, leading to costly interior water damage and structural decay. Whether through proactive maintenance—like seam re-sealing, fast-fastener checks, and integrity inspections—or full system replacement with high-performance, code-compliant custom flashings, maintaining your parapet coping ensures long-term weatherproofing, extends roof lifespan, and protects your property investment.

(CALL FOR ESTIMATE)

EMERGENCY SERVICE RESPONSE WINDOW

When a roofing emergency strikes, every minute counts—especially with single-ply TPO and EPDM membrane systems where even minor tears can lead to massive interior damage. Our specialized emergency tarping team is on standby to protect your property and secure your roof immediately. We offer flexible emergency response tiers tailored to your urgency: choose our standard 24-Hour Emergency Response at \$299 per visit for dependable protection within the day, or upgrade to our rapid 4-Hour Priority Dispatch at \$599 per visit to stop leaks in their tracks before costly water damage sets in.

Service Tier	Response Window	Pricing	Best For
Standard Emergency	Within 24 Hours	\$299 / visit	Moderate leaks, forecasted storms, non-critical containment
Priority Rapid Dispatch	Within 4 Hours	\$599 / visit	Active severe leaks, immediate interior risk, severe storm damage

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

Note for Property Owners and Managers: TPO and EPDM roofs require specialized temporary fasteners and weighting methods to prevent puncture damage to the underlying membrane. Never attempt to nail standard tarps into flat membrane roofs.

THE KODA ADVANTAGE

- **Maintaining Commercial Warranties:** Every repair, patch, or modification we make complies fully with manufacturer warranty guidelines, maintaining coverage.
- **High-Definition Diagnostics:** We utilize infrared thermographic scanning to detect water trapped inside insulation blocks before it spreads or rusts metal framing; decking; or ISO boards (insulation)
- **Digital Asset Lifecycle Tracking:** Every visit includes a detailed lifecycle report, giving you structural roof condition indexes, including detailed mapped defect tracking

Is Your Building Shielded?

Request a comprehensive, complimentary 25-point visual audit of your commercial TPO or EPDM roof structure. We will provide a clean baseline health scorecard and risk assessment.

Koda Roofing & Construction — The Standard of Commercial Durability.

Contact

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