



MODERA SOBRO

Contractor: Quality Exteriors | **Location:** Nashville, Tennessee
Square Feet: 117,908 membrane



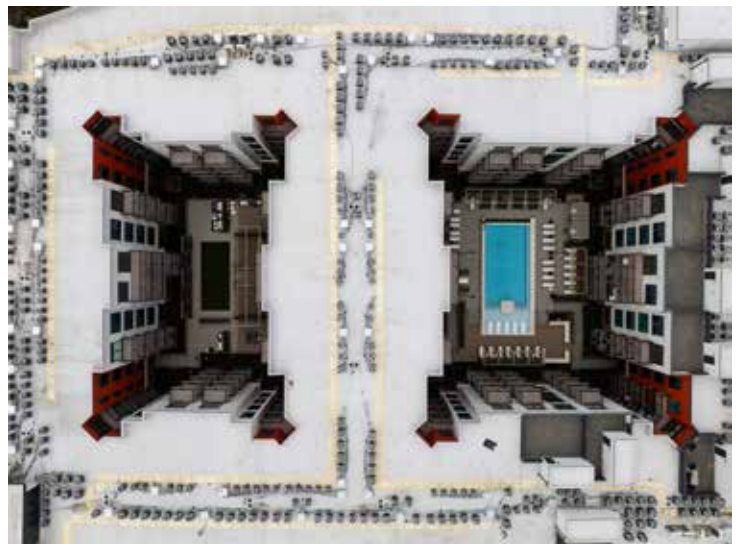
Products

Duro-Tuff® 50 and 60 mil light gray membrane; Duro-Guard® ISO insulation, DEXcell® Cover Board; 2-Piece Snap-On Compression; Fascia Covers; snap coping; custom curbs; scuppers; ROOF-TRAK® III Walkway Pads; Aspire Pavers

In the heart of Nashville's SoBro district, Quality Exteriors delivered an ambitious multi-phase roofing project for Mill Creek Residential's Modera SoBro development – a 404-unit luxury apartment complex with rooftop amenity spaces that demanded both beauty and performance.

"The amenity decks and mechanical areas are a big part of the resident experience," said Steven Naiman, senior superintendent with Mill Creek Residential. "We wanted a roof that would perform at a high level but also look great from day one."

Quality Exteriors was involved early in design, working closely with Mill Creek and Duro-Last to create a roofing system that balanced structural needs, warranty coverage and aesthetics.





"We caught this project during design," said Brandon Byrd, vice president of commercial roofing at Quality Exteriors. "That gave us time to fine-tune the specification and make sure the owner got a system built for longevity, with every component under a single Duro-Last warranty." Because Mill Creek builds, owns and manages its properties, long-term reliability was essential.

"We don't flip our projects," Naiman said. "Everything from the insulation to the pavers had to make sense for decades of operation."

With nearly no staging area at the busy downtown site, materials had to arrive in phases and be installed immediately.

"You can't leave trucks parked on Division Street," Byrd said. "We sequenced deliveries just-in-time and made sure every section was watertight as we went. Coordination was everything."

The system began with tapered Duro-Guard ISO insulation to establish proper slope, followed by 1/4-inch DEXcell cover board for added rigidity and fire resistance. Over this, the team fully adhered Duro-Tuff 50 and 60 mil light gray membrane, chosen for its performance and reduced glare for residents using rooftop terraces.



About Modera SoBro

Located near Nashville's bustling central business district, the vibrant Modera SoBro apartment community features 404 one-, two- and three-bedroom homes. The new-build facility offers a variety of high-end amenities including a resort-style pool with spacious sundeck, multiple fitness studios, coworking space and private work stations, 27 rooftop terraces and a rooftop lounge with catering kitchen.

"Originally the roof was spec'd in white," Byrd said. "But with all the open balconies and HVAC units, the glare was too intense. The light gray gave the same energy efficiency without the visual strain."

Across the 117,000-square-foot expanse, more than 650 balcony penetrations were individually flashed with custom-fabricated curbs and stacks, while pitch pans were used for irregular penetrations. Snap coping, finished parapet walls and custom-fabricated vinyl-coated metal scuppers provided overflow protection at balcony edges.

Drainage and ventilation were key to long-term performance. Drains and drain guards improved water flow, fascia cover secured perimeter terminations and two-way air vents balanced pressure within the assembly.

Amenity decks originally called for heavy 2-inch concrete pavers, but structural calculations revealed that the roof's wood framing couldn't support the load. Byrd's team proposed the Aspire Paver System, which offered a lighter, modular solution with the same high-end look.

"Weight was a big issue," Byrd said. "Once we ran the numbers with the engineer, Aspire was the obvious choice. It kept the design vision intact and stayed within Duro-Last's warranty system."

The final assembly incorporated ROOF-TRAK III walkway pads around service paths near rooftop equipment and solar inverters, protecting the membrane from maintenance traffic while maintaining warranty compliance.

The project ran for 12 months, with roofing, insulation and paver work phased from July 2024 through July 2025. Quality Exteriors maintained a steady 10-person crew throughout, completing each section in step with building progress.

"Brandon's team was incredibly organized," Naiman said. "They managed deliveries, coordination and safety flawlessly, and their communication made a huge difference."





The completed system is protected by a 20-Year Duro-Last NDL Warranty, offering comprehensive Edge-to-Edge & Deck-to-Sky™ coverage.

"This project is a great example of how teamwork pays off," Byrd said. "We built something that not only performs but also elevates the entire property. It's a roof that's as functional as it is beautiful."



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