

General Requirements

These general requirements govern the membrane-specific guarantee charges and requirements for each membrane and application method. Please refer to the individual requirements as noted on each guarantee charges and requirements page.

All guaranteed installations must follow the guidelines for the requested guarantee as outlined in the JM TPO Application Guide.

Not all JM specifications are eligible for all JM Peak Advantage Guarantee terms or enhanced coverage. Please contact Guarantee Services for specific requirements.

All deviations from the guarantee requirements must be approved in writing.

All projects requiring a guarantee from JM must be applied for a minimum of 14 days in advance of job start.

JM will inspect only those roof installations that are to be guaranteed and only if a guarantee is registered.

NDL Guarantees must be issued within 6 months of the substantial completion date of the roofing system.

All JM single ply guarantees are No Dollar Limit (NDL). Guarantee prices are in U.S. dollars.

JM Peak Advantage Guarantee Charges and Requirements Pages

JM TPO Adhered

JM TPO Mechanically Attached

Other Services and Approvals

GUARANTEE SERVICES

10100 West Ute Ave.
Littleton, CO 80123
(800) 922-5922



JM TPO ADHERED

GUARANTEE CHARGES AND REQUIREMENTS

5YRS	10YRS	15YRS	20YRS	25YRS	30YRS
\$4/SQ	\$4/SQ	\$7/SQ	\$10/SQ	\$12/SQ	\$15/SQ
\$350 min.	\$400 min.	\$700 min.	\$1,000 min.	\$1,200 min.	\$1,500 min.

Membrane							JM TPO - 45 mil
							JM TPO - 60 mil
							JM TPO - 80 mil
							JM TPO SA - 60 mil
							JM TPO FB 115
							JM TPO FB 135
							JM TPO FB 150
Adhesive/Primer							JM TPO FB 175
	1"	1"	1"	1"	1"	1"	JM Membrane Bonding Adhesive (TPO & EPDM)
	1"	1"	1"	1"	1"	1"	JM LVOC Membrane Adhesive (TPO & EPDM)
	2"	2"	2"	2"	2"	2"	JM TPO Water Based Membrane Adhesive
	2"	2"	2"	2"	2"	2"	JM QuickFoam Adhesive™ - Bead Pattern or Spatter
	2"	2"	2"	2"	2"	2"	JM Roofing System Urethane Adhesive - RSUA Bead Pattern or Spatter
	2"	2"	2"	2"	2"	2"	JM Two-Part Urethane Insulation Adhesive (UIA) Canister Spatter
							Hot Asphalt (JM TPO 150)
							Hot Asphalt (JM TPO 175)
	1"	1"	1"	1"	1"	1"	JM TPO 1168 Membrane Adhesive
							SA Primer (SA Only, As Required)
							All Season Sprayable Bonding Adhesive
Approved Substrate for Membrane Adhesion	Adhesives						SECUROCK® Gypsum-Fiber Board
							SECUROCK® Cement Roof Board
							DensDeck® Prime & StormX™ Prime Roof Boards
							DEXcell® FA & FA VSH Glass Mat Roof Boards
							DEXcell® Cement Roof Board
							RetroPlus™ Roof Board
							ProtectoR® HD
							SeparatoR® CGF
							ENRGY 3® Flat & Tapered
							ENRGY 3® Flat & Tapered CGF
	Hot Asphalt						SECUROCK® Gypsum-Fiber Board
							SECUROCK® Cement Roof Board
							DensDeck® Prime & StormX™ Prime Roof Boards
							DEXcell® FA & FA VSH Glass Mat Roof Boards
Flashings							DEXcell® Cement Roof Board
							RetroPlus™ Roof Board
							DuraBoard®
							DuraFoam®
							FESCO® Board
							Fesco Foam® Flat & Tapered
							FESCO® HD
							1/2" Retro-Fit™ Board
							JM TPO - 45 mil
							JM TPO - 60 mil
							JM TPO - 80 mil
							JM TPO SA - 60 mil
							JM TPO FB 115
							JM TPO FB 135
							JM TPO FB 150
							JM TPO FB 175

1" Smooth Back Only 2" Fleece Back Only

5YRS	10YRS	15YRS	20YRS	25YRS	30YRS
\$4/SQ	\$4/SQ	\$7/SQ	\$10/SQ	\$12/SQ	\$15/SQ
\$350 min.	\$400 min.	\$700 min.	\$1,000 min.	\$1,200 min.	\$1,500 min.

JM TPO MECHANICALLY ATTACHED

GUARANTEE CHARGES AND REQUIREMENTS

Membrane

Approved Substrate

Flashings

Flashing Adhesive/Primer

JM TPO - 45 mil

JM TPO - 60 mil

JM TPO - 80 mil

JM TPO FB 115

JM TPO FB 135

JM TPO FB 150

JM TPO FB 175

SECUROCK® Glass-Mat Roof Board

SECUROCK® Gypsum-Fiber Board

SECUROCK® Cement Roof Board

DensDeck® Roof Board

DensDeck® Prime & StormX™ Prime Roof Boards

DEXcell® Glass Mat Roof Board

DEXcell® FA & FA VSH Glass Mat Roof Boards

DEXcell® Cement Roof Board

RetroPlus™ Roof Board

ProtectoR® HD

ENRGY 3®HD

SeparatoR®

SeparatoR® CGF

ENRGY 3® Flat & Tapered

ENRGY 3® Flat & Tapered CGF

JM 3-oz Polyester Slipsheet

JM TPO - 45 mil

JM TPO - 60 mil

JM TPO - 80 mil

JM TPO SA - 60 mil

JM TPO FB 115

JM TPO FB 135

JM TPO FB 150

JM TPO FB 175

JM Membrane Bonding Adhesive (TPO & EPDM)

JM LVOC Membrane Adhesive (TPO & EPDM)

JM TPO Water Based Membrane Adhesive

JM Roofing System Urethane Adhesive - RSUA Bead Pattern or Spatter

JM Two-Part Urethane Insulation Adhesive (UIA) Canister Spatter

JM TPO 1168 Membrane Adhesive

SA Primer (SA Only)

All Season Sprayable Bonding Adhesive

Other Services, Charges and Approvals

Guarantee Corrections ^{1*}	\$100.00 for minor corrections requiring re-issuance of guarantee
Inspection Fee	\$750.00 for projects under 500 squares. \$1.00 per square for each additional square
Reinspection Fee	Inspection fee for third and each additional final inspection required
Solar Inspection Fee	\$1,000.00 for solar array footprint under 500 squares. \$2.00 per square for each additional solar array footprint square
Interim Inspection Fee (As required by owner or contract)	\$500.00 per occurrence
Guarantee Transfer	\$500 if no inspection is required \$1000 if inspection is required (owner may be required to make necessary repairs not covered by Guarantee)
Annual Inspection and Report	Inspection fee will be the current fee at time of inspection to be billed at completion of inspection

Limited Material Warranty Fees

10 Year EPDM, TPO, PVC	\$100.00
15 Year EPDM, TPO, PVC	\$150.00
20 Year EPDM, TPO, PVC	\$200.00

NOTES:

^{1*} No charge for Pinnacle contractors.
\$50 charge for Summit contractors.

JM Peak Advantage® Guarantee Rider Charges — All Systems

Effective 10/20/2025

Wind Rider		
MPH	Price (US\$/SQ)	Min Price
Up to 72	No cost	
73-80	\$1.00	\$100.00
81-90	\$2.00	\$200.00
91-100	\$3.00	\$300.00
101-110	\$4.00	\$400.00
111-120	\$5.00	\$500.00

Hail Rider		
Diameter	Price (US\$/SQ)	Min Price
1"	\$1.00	\$100.00
1.5"	\$1.50	\$150.00
2"	\$2.00	\$200.00
2.5"	\$2.50	\$250.00
3"	\$3.00	\$300.00

Puncture Rider		
Hrs/Yr	Price (US\$/SQ)	Min Price
8	\$1.00	\$100.00
16	\$2.00	\$200.00
32	\$4.00	\$400.00

Ponding Water Rider	
Price (US\$/SQ)	Min Price
\$2.00	\$200.00

LWIC Rider	
Price (US\$/SQ)	Min Price
\$2.00	\$200.00

Overburden Rider	
Price (US\$/SQ)	
\$25.00	*minimum \$2,500

Blister Rider	
Price (US\$/SQ)	Min Price
\$3.00	\$300.00

Sheet Metal Rider	
Price (US\$/LF)	Min Price
\$2.00*	No minimum price

*This rider fee is waived for Summit® & Pinnacle® Contractors.

This document only provides pricing information for coverage riders listed above. All riders must be approved in advance by JM Technical Services or they will not be eligible for inclusion in the JM Peak Advantage guarantee. For riders not listed, or for rider approval, JM Technical Services can be reached at 1-800-922-5922 option 3.