

Johns Manville Peak Advantage Guarantees are some of the strongest in the industry. However, many owners are not aware of what is and is not covered in the guarantee. It is always good practice to carefully read the guarantee document received from the installing contractor to truly understand the complete terms and conditions of the JM Peak Advantage Guarantee.



What Is Covered?

The Peak Advantage Guarantee promises that for a defined period of time JM will pay for repairs to stop leaks resulting from natural deterioration of the materials or poor workmanship in applying the guaranteed materials. The owner agrees to notify JM in writing of any defects or of any proposed changes to the roof, and also agrees to properly maintain the roof.

The Peak Advantage Guarantee covers leaks from the following causes (except where caused by the exclusions in the paragraph that indicates what is NOT covered by the roof guarantee):

1. Natural deterioration and workmanship of the membrane, membrane flashings, and roof insulation (if supplied by JM).
2. Under the right configuration a blister rider can be purchased.
3. Fishmouths.
4. Ridges.
5. Splits, unless due to movement or failure of the substrate, abuse or neglect.
6. Buckles and wrinkles.
7. Slippage of the roof membrane or flashing.
8. Repairs due to local wind gusts less than or equal to 55 mph (88 km/h).

What is NOT Covered by Roof Guarantees?

To better protect and maintain your roofing asset, it is important to understand what is not covered by the guarantee:

- Roof maintenance for corrections of conditions other than leaks covered under the guarantee. Roof coatings are maintenance items and should be recoated as needed.
- Natural disasters such as, but not limited to, windstorm, hail, flood, hurricane, lightning, tornado, earthquake, vermin or other phenomena of the elements.
- Structural defects or failures.
- Damage to building or its contents.
- Changes in building usage (including vegetative and solar overlays) unless preapproved by JM in writing.
- Damage resulting from any new installation on, through or adjacent to the roofing membrane.
- Repairs or other applications to the membrane or flashing after date of completion unless performed in a manner acceptable to JM by an approved JM contractor.

- Damage to or resulting from any material used as a roof or wall base over which a JM roof system is applied.
- Damage to or resulting from any material used as insulation unless the insulation is supplied by JM.
- Damage resulting from foot traffic or storage of material on the roof surface, or any physical abuse.
- Damage resulting from infiltration of moisture in, through or around walls, copings, penetrations, building structure or underlying or surrounding areas.
- Damage due to improper drainage (ponding water) of all system with the exception of TPO and PVC membranes which is available with prior approval.
- Damage due to movement or deterioration of non-JM metal components adjacent to or incorporated into the roof.
- Condensation.
- Performance of pre-existing materials that predate a re-cover.
- Any other exclusion contained in the most current guarantee document.

Guarantee Transfer Information

If you're planning to sell or purchase a building with a Johns Manville roof guarantee, it's important to know that the guarantee **does not automatically** transfer with ownership. However, Johns Manville may approve a transfer if certain conditions are met.



To request a transfer, please follow these steps:

1. **Submit a transfer request** through our website: jm.com/en/commercial-roofing/guarantee-transfer-request
2. **Pay the transfer fee** within 90 days of your request. If payment isn't received within that timeframe, we'll assume the request has been withdrawn.
3. **Roof inspection** by a JM Field Technical Representative may be required. If any issues are found that aren't covered by the guarantee, we'll share those with the building owner. We ask that the owner acknowledge the findings within 60 days—otherwise, we'll consider the request withdrawn.

An example of an actual guarantee may be found below.



Johns Manville
A Berkshire Hathaway Company

Peak Advantage Guarantee



Building Owner:
Name - SAMPLE
Address - SAMPLE
City, State Zip - SAMPLE

Building Name:
Name - SAMPLE
Address - SAMPLE
City, State Zip - SAMPLE

Approved Roofing Contractor:
Name - SAMPLE
Address - SAMPLE
City, State Zip - SAMPLE

Guarantee Number: Sample - not issued
Expiration Date: Sample - not issued
Job Name: Sample - not issued

Date of Completion: Sample - not issued

Terms & Maximum Monetary Obligation to Maintain a Watertight Roofing System.

Years: XX Year **\$** No Dollar Limit

Coverage:
The components of the Roofing System covered by this Guarantee are:
Total Squares: XXX

Sec.	Sqs.	Roof Type	Membrane Spec.	Insulation Type			Cover Board
				Layer 1	Layer 2	Layer 3	
1	XXX	XXXX	XXXXX	XXX	XXX	XXX	XXX

Accessories:

Type	Product Name	Quantity
Expand-O-Flash (1) Style:		0 lin. ft.
Expand-O-Flash (2) Style:		0 lin. ft.
Expand-O-Flash (3) Style:		0 lin. ft.
Fascia Style:		0 lin. ft.
Copings Style:		0 lin. ft.
Gravel Stop Style:		0 lin. ft.
Drains (1) Style:		0 ea.
Drains (2) Style:		0 ea.
Vents Style:		0 ea.
Skylight System:		0 ea.

These Johns Manville Guaranteed components are referred to above as the "Roofing System" and ALL OTHER COMPONENTS OF THE OWNER'S BUILDING ARE EXCLUDED FROM THE TERMS OF THIS GUARANTEE, including any amendments thereto.

Johns Manville* guarantees to the original Building Owner that during the Term commencing with the Date of Completion (as defined above), JM will pay for the materials and labor reasonably required in Johns Manville's sole and absolute discretion to repair the Roofing System to return it to a watertight condition if leaks occur due to: ordinary wear and tear, or deficiencies in any or all of the Johns Manville component materials of the Roofing System, or workmanship deficiencies only to the extent they arise solely out of the application of the Roofing System. Non-leaking blisters are specifically excluded from coverage. Should any investigation or inspection reveal the cause of a reported leak to be outside the scope of coverage under this Guarantee, then all such investigation and inspection costs shall be borne solely by the Building Owner.

Maintenance Program

and should be implemented and followed:

it (see below) immediately upon discovery of the leak and in no event later than ten (10) the essence. Failure of the Building Owner to provide timely notice to JM Guarantee n of the Guarantee.

the Roofing System, and onability of JM under this Guarantee (see Limitations and Exclusions), then JM will take ng system to a watertight condition, or esponsibility of JM under this Guarantee, then JM will advise the Building Owner within a t JM believes are required to return the Roofing System to a watertight condition. If the d timely makes such repairs to the Roofing System (time being of the essence) then this ired portion of its Term. Failure to make any of these repairs in a timely and reasonable under this Guarantee as to the damaged portion of the Roofing System as well as any by such failure.

ures immediate repair to avoid damage to the Building, its contents or occupants, then orary repairs. JM will reimburse Building Owner for those reasonable repair expenses responsibility of JM under the Guarantee.

r that are the sole, exclusive responsibility of the Building Owner. In order to ensure that itinue JM's obligations under the Guarantee, you should examine and maintain the items on findings that are the direct result of non-covered maintenance items are the sole

sm, including, but not limited to, this Guarantee, invoices, and subsequent logs of all i Roofing System.

his is best done in the spring, after the Roofing System has been exposed to the harsh mmer. It is also a good idea to examine the Roofing System for damage after severe ph winds, etc.

a low slope, they are easily examined. However, care must be taken to prevent falling mes no liability for any inspections performed on the Roofing System.

rt, rocks, etc. that have accumulated. fting areas. Make certain they allow water to flow off the Roofing System. Positive

amage that may have been caused by wind or traffic on the Roofing System and make aged, loose, or poorly sealed materials must be repaired by a JM Approved Roofing

aged masonry, poorly mounted counter flashing, loose caulking, bad mortar joints, and brane leak. Have these items repaired by a JM Approved Roofing Contractor if found to

age often occurs in these areas. Materials that have been lifted by the wind need to be

ers, evaporative coolers, antennas, etc. Make certain they do not move excessively or yling System.

it. Structural movement can cause cracks and other problems which in turn may lead to listed areas must be recoated.

roofing System, advise them to be careful. Dropped tools, heavy equipment, etc. can g System.

is into the Roofing System; these are to be made only by a JM Approved Roofing

All the terms and conditions of this Guarantee shall be construed under the internal law of the state of Colorado without regard to its conflicts of law principles. Invalidity or unenforceability of any provisions herein shall not affect the validity or enforceability of any other provision which shall remain in full force and effect to the extent the main intent of the document is preserved.

This form is not to be copied or reproduced in any manner. This Guarantee is valid only in the United States of America.

To obtain a copy of your guarantee(s) please call us at (800) 922-5922.