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.
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) on all systems except PVC and TPO membranes.
- 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 the ownership of the building is changing, it is important to ensure that the guarantee is transferred. The guarantee does not automatically transfer with the sale or purchase of the building. Transfer of the guarantee is solely at the discretion of Johns Manville.

In order to transfer the guarantee, the following conditions must be met:

1. The roof must be inspected and accepted by a Johns Manville Technical Representative.
2. An administrative fee is required prior to the transfer/reinspection. If payment is not received within 30 days from the request for transfer, the guarantee will be moved to suspended status.
3. Should the inspection result in finding necessary repair, the roof system must be returned to a warrantable condition meeting Johns Manville specifications, before the re-issuance of the guarantee.
   - Please note that any necessary repairs must be completed by a JM Peak Advantage Contractor at the expense of the owner.
   - If the signed and dated punch list issued is not received by JM within a timely manner from the date it is issued, JM will assume that the repairs have not been completed and guarantee coverage on this roof will be suspended until further communication is received.
An example of an actual guarantee may be found below.

**Peak Advantage Guarantee**

<table>
<thead>
<tr>
<th>Guarantee Number:</th>
<th>Sample - not issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expiration Date:</td>
<td>Sample - not issued</td>
</tr>
<tr>
<td>Job Name:</td>
<td>Sample - not issued</td>
</tr>
<tr>
<td>Date of Completion:</td>
<td>Sample - not issued</td>
</tr>
</tbody>
</table>

**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

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

- **Years:** XX Year
- **Coverage:** $0 No Dollar Limit

The components of the Roofing System covered by this Guarantee are:

**Total Squares:** XXX

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Sq.</th>
<th>Roof Type</th>
<th>Membrane</th>
<th>Insulation Type</th>
<th>Cover Board</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>XXX</td>
<td>XXXXX</td>
<td>XXXX</td>
<td>XXXX</td>
<td>XXX</td>
</tr>
</tbody>
</table>

**Accessories:**
- Type
  - EPDM-Oil/Flash (1) Style: 0 in. ft.
  - EPDM-Oil/Flash (2) Style: 0 in. ft.
  - EPDM-Oil/Flash (3) Style: 0 in. ft.
  - Cap Style: 0 in. ft.
  - Gravel Stop Style: 0 in. ft.
  - Drain (1) Style: 0 ea.
  - Vent (1) Style: 0 ea.
  - Stair System: 0 ea.

**Maintenance Program**

- The roof system is warranted for a period of ten (10) years from the date of installation.
- This warranty is applicable to labor and materials for any repair or replacement required due to defects in materials or workmanship.
- This warranty does not cover damage caused by acts of God, normal wear and tear, or damage caused by improper maintenance.
- This warranty is non-transferable and is only applicable to the original owner.

**Guarantee Services**
- Phone: (800) 922-5922
- E-mail: Roof.Leads@jm.com
- Website: www.jm.com/roofing

**Mailing Address:**
- Johns Manville
- Guarantee Services
- P.O. Box 23501
- Littleton, CO 80162-3501

**Shipping Address:**
- Johns Manville
- Guarantee Services
- 11000 West 64th Ave
- Littleton, CO 80127

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