



Peak Plus Five™

JM Peak Advantage® Guarantee Extension

Johns Manville (JM) Peak Advantage® Guarantees are some of the strongest in the industry. We are pleased to have established agreements with select approved repair Pinnacle Council® and 5280 Council™ Peak Advantage® contractors for JM Peak Plus Five™. Upon meeting the criteria, this program will extend the Peak Advantage Guarantee by five years beyond the termination date.

Overview

To be eligible to receive a five-year extension, all of the following requirements must be met:

- The Building Owner purchases a Peak Advantage Guarantee through an approved Pinnacle or 5280 Council Peak Advantage Contractor*. In addition, the Building Owner signs up for Annual Maintenance and Inspection through the Pinnacle or 5280 Council Peak Advantage Contractor.
- JM issues our Peak Advantage No Dollar Limit Guarantee with a five-year Extension Option rider.
- The Pinnacle or 5280 Council Peak Advantage Contractor will schedule the inspections with the Building Owner annually over the original Guarantee term. The Building Owner pays the Pinnacle or 5280 Council Peak Advantage Contractor for the annual inspections, routine maintenance, and any applicable repairs not covered under the terms and conditions of the JM Guarantee.
- The annual inspection reports are submitted to the JM Owner Services Team for review and are documented within the Guarantee file for the subject building.
- Upon expiration of the Guarantee's original term, JM will review the file and activate the five-year extension on qualifying roofing systems that have successfully performed and completed the annual inspection and maintenance requirements.

System Requirements

- Proposed roof system must qualify for the published base JM Guarantee term to be eligible for the five-year extension rider.
- All properly installed and approved adhered, mechanically fastened, induction welded systems would qualify to be eligible for a five-year extension rider.
- Coating systems do not qualify.
- Extension program eligibility available for 10, 15, 20, and 25-year.
- Minimum 60 mil membrane required for all single ply systems.
- JM reserves the right to deny extension requests for certain membrane JM Guarantee term combinations.

Contract Program Requirements/Eligibility

- All riders, except five-year extension options, terminate at the end of the original JM Guarantee term (e.g., wind, hail, ponding, LWIC, overburden, puncture, etc.). JM accessories would maintain coverage for the Peak Plus Five-term.
- Building Owner must notify JM of any leak services required or completed per the terms of the JM Guarantee.
- Building Owner contact information (e.g., name, email, and phone number) must be accurate and updated.
- Peak Plus Five JM Guarantee rider is eligible for transfer following the standard JM Guarantee transfer procedures.
- If a roofing system is eligible, a Pinnacle or 5280 Council Peak Advantage Contractor may apply for a Peak Plus Five JM Guarantee rider before the second anniversary of completion date with Owner Services, but the rider and all pre-qualifications requirements must be satisfied within 90 days of the second install anniversary or the roofing system is ineligible to receive the rider. JM reserves the right to inspect the roof and require the Building Owner make certain repairs before the Plus Five JM Guarantee rider program is approved.
- JM has the sole and absolute discretion to determine whether a roofing system may receive a Plus Five JM Guarantee rider.
- Annual Inspection documentation is the SOLE responsibility of the building owner and must be submitted on an annual basis. If at any point during the original guarantee term or any applicable extension term, annual maintenance documentation is not timely submitted, time being of the essence, or the Building Owner ceases participation in the Inspection and Maintenance Program, the Plus Five Guarantee rider program will terminate automatically without further notice to the Building Owner, and the duration of the JM Peak Advantage Roof System Guarantee will revert to or remain at its original term.
- JM Guarantee Maintenance Guidelines must be followed, and annual inspections shall focus on the field, edge details, flashings, drainage, and penetrations. The roof will be cleaned of debris (trash that might clog the drains, sharp objects, etc.). Documentation of any anomalies within the roofing system will be noted on the report and repairs completed.

JM is proud to offer this program as an option for Building Owners looking for approaches to maximize the value of their roofing asset. If you have any questions or if we can be of any further assistance, please reach out to the JM Owner Services Group.

** Contractors may be eligible if they meet Pinnacle Council within six months of offering the program. Please contact your JM Sales Representative to discuss. If a contractor does not maintain their Pinnacle Council status, they may not offer the Peak Plus Five program to Building Owners. Any Peak Plus Five agreements offered during the contractors term as a Pinnacle contractor will be honored if all above requirements are met.*

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