



# JM PEAK PLUS FIVE™

## EXTEND YOUR ROOF'S LIFE BY 5 YEARS—AT NO EXTRA COST

Johns Manville's **Peak Advantage® Guarantees** are among the strongest in the industry designed for building owners who demand the highest level of protection and performance. With **JM Peak Plus Five™**, eligible building owners can extend their roofing guarantee **five years beyond the original term**—maximizing the value of their roofing investment.

### PROGRAM HIGHLIGHTS

- **5-Year Extension** of the Peak Advantage® Guarantee at no additional cost.
- Available only through **Pinnacle Council®** and **5280 Council™** contractors.
- **Annual Maintenance & Inspection** agreement required.
- **No Dollar Limit Guarantee** with extension rider.

### SYSTEM REQUIREMENTS

- Roof system must qualify for JM's base Guarantee.
- Eligible systems: adhered, mechanically fastened, induction welded.
- **Minimum 60 mil membrane** for single-ply systems.
- **Coating systems are not eligible.**
- Extension available for **10, 15, 20, and 25-year** guarantees.

### ELIGIBILITY REQUIREMENTS

To qualify for the extension:

1. Purchase a Peak Advantage Guarantee via an approved Pinnacle or 5280 Council Peak Advantage Contractor\*.
2. Enroll in **Annual Maintenance & Inspection** with the same contractor.
3. Contractor performs and documents **annual inspections**.
4. JM reviews and activates the extension upon successful completion.
5. JM issues a **Guarantee with a 5-Year Extension Option rider**.

### EXCLUSIONS

The guarantee coverage does not include:

- Natural Disasters and/or Wind Speeds in Excess of Coverage
- Non-Manufacturer Metals
- Drainage and Ponding Water
- Punctures, Cuts, and Chemicals
- Lack of Maintenance/Aesthetics
- Building Envelope/RTU, Movement

## ONLY THE MOST DISTINGUISHED CONTRACTORS EARN THE ESTEEMED DESIGNATION OF PINNACLE COUNCIL® OR 5280 COUNCIL™, REFLECTING A LEVEL OF EXCELLENCE ACHIEVED.

- These elite two groups make up less than 10% of approved Peak Advantage™ Contractors.
- 5280 Council™ rank in the top 20 JM Peak Advantage™ Contractors.

### ADDITIONAL INFORMATION



Peak Plus Five  
Guarantee Extension



Peak Plus Five Application



## WHAT MAINTENANCE IS INCLUDED, BUT NOT LIMITED TO

Below is a checklist of things to look for while on your roof. Use this as a guideline for semi-annual maintenance, and maintain the records to help promote the integrity of your roofing system.

### MAINTENANCE CHECKLIST

Building Exterior	General Condition	Inspect all areas for signs of leaks and/or deterioration.	<input type="checkbox"/>
	Walls & Roof Edge – Coping Caps or Gravel Stop, Gutter	A coping is a covering for the top of a wall that is exposed to weather. It is usually sloped to shed water to the roof. Inspect for deterioration, missing mortar and stains in walls indicating possible leaks. Check for cracking, splits and mortar integrity. Replace any damaged, loose or cracked areas. Caulk joints if necessary.	<input type="checkbox"/>
	Fascia	Inspect all surfaces for signs of leaks and/or deterioration.	<input type="checkbox"/>
Building Interior	General Condition	Inspect all areas for signs of leaks and/or deterioration.	<input type="checkbox"/>
	Walls	Inspect all surfaces for signs of leaks and/or deterioration.	<input type="checkbox"/>
	Underside of Deck	Inspect for stains, discoloration, spalled or rusted surfaces.	<input type="checkbox"/>
	Ceilings	Inspect for evidence of staining.	<input type="checkbox"/>
Field of Roof	General Condition	Remove any debris such as leaves, small branches, dirt or rocks that have accumulated.	<input type="checkbox"/>
	Surfacing	Minimize the amount of foot traffic on the roof whenever possible. Place walkway pads at roof entry areas and at rooftop equipment access panels.	<input type="checkbox"/>
	Laps	Inspect the condition of membrane laps, if applicable.	<input type="checkbox"/>
Drainage System	General Condition	Water should flow freely, unobstructed from the roof.	<input type="checkbox"/>
	Gutters, Scuppers, Downspouts, Drains	Remove any debris from inside and the surrounding areas. Make sure strainers and clamping rings are secure.	<input type="checkbox"/>
Perimeter/Flashings	General Condition	Inspect attachment to make sure it remains watertight. All metal work must be caulked and watertight. Only JM metal is covered by the JM Peak Advantage Guarantee.	<input type="checkbox"/>
	Base Flashing	Inspect for adequate fastening at top of the flashing. Check attachment to the substrate. Inspect vertical flashing end laps and horizontal laps at membrane.	<input type="checkbox"/>
	Counterflashing	Ensure that the counterflashing is well secured. Periodically remove and replace caulking to ensure watertight conditions. Only use commercial grade caulk suitable for rooftop application.	<input type="checkbox"/>
Roof Top Units	General Condition	All roof penetrations are prone to leaks. All units should be installed using compatible roof materials and should be properly flashed. Be sure to have a JM approved contractor assist in the installation and flashing of new rooftop equipment.	<input type="checkbox"/>
	HVAC	Check condensation lines for positive drainage and ensure they are flowing freely to roof drains. Condensation lines should rest on wood blocks or rubber supports and never directly on the roof surface. Ensure equipment is in good condition and working properly. Install protection/walkpads around perimeter of any equipment that requires periodic maintenance.	<input type="checkbox"/>
	Equipment Supports: Satellite Dishes, Signs, Antennas, etc.	Properly support all heavy equipment on vertical curbs. All vertical curbs should be properly flashed and covered with a metal cap. Use protection/walkpads below all lightweight horizontal wood equipment supports.	<input type="checkbox"/>
	Lightning Protection	Should not penetrate the roof surface. Ensure there are no overly loose or dangling cables.	<input type="checkbox"/>
	Equipment Flashing	Ensure equipment base flashings are secure, watertight and counterflashed.	<input type="checkbox"/>
Penetrations	General Condition	Do not allow exhaust fats, petroleum or other chemicals or contaminants directly onto the roof. Contact JM if any chemicals or service fluids come into contact with the roofing system.	<input type="checkbox"/>
	Pipes and Vent Penetration Pan, Pitch Pocket	Inspect the lap at membrane and vertical lap. Ensure that the top to the flashing is secured and caulked properly. An enclosure made of sheet metal, rubber or other material used to flash penetrations through a roof system. Often a source of leaks. Must be topped-off annually with compatible sealer.	<input type="checkbox"/>
Expansion Joints	General Condition	A structural separation between two building elements that allows free movement between the elements without damage to the building or roofing system. Check for excessive movement or deterioration. Check all end laps and repair or replace lap splice as necessary. JM Expand-O-Flash expansion joints are covered under the terms of the JM Peak Advantage Guarantee.	<input type="checkbox"/>