JM Peak Advantage® Guarantee Charges and Requirements — JM EPDM

Effective 5/1/25

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 EPDM 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.

GUARANTEE SERVICES

10100 West Ute Ave.
Littleton, CO 80127
(800) 922-5922

JM Peak Advantage Guarantee Charges and Requirements Pages

JM EPDM Ballast

JM EPDM Adhered

JM EPDM Mechanically Attached

Other Services and Approvals

PEAK ADVANTAGE Johns Manville

JM EPDM BALLAST

GUARANTEE CHARGES AND REQUIREMENTS

	5YRS $4/SQ $350 min.	10YRS $4/SQ $400 min.	15YRS $7/SQ $700 min.	20YRS $10/SQ $1,000 min.	25YRS $12/SQ $1,200 min.	30YRS $15/SQ $1,500 min.
Membrane						
JM EPDM NR 45 mil	■	■	■			
JM EPDM NR FIT 45 mil	■	■	■			
JM EPDM NR 60 mil	■	■	■	■	■	■
JM EPDM NR FIT 60 mil	■	■	■	■	■	■
JM EPDM R 60 mil	■	■	■	■	■	■
JM EPDM R FIT 1-Sided 60 mil	■	■	■	■	■	■
JM EPDM R 75 mil	■	■	■	■	■	■
JM EPDM R FIT 1-Sided 75 mil	■	■	■	■	■	■
JM EPDM NR 90 mil	■	■	■	■	■	■
JM EPDM NR FIT 90 mil	■	■	■	■	■	■
Approved Substrate						
RetroPlus™ Roof Board	■	■	■	■		
SeparatoR® CGF	■	■	■	■		
ENRGY 3® Flat & Tapered	■	■	■	■	■	■
ENRGY 3® Flat & Tapered CGF	■	■	■	■	■	■
Seam Method						
3" EPDM Seam Tape Plus	■	■	■	■	■	
3" EPDM Seam Tape Plus With 6" Sealing Strip	■	■	■	■	■	■
6" EPDM Seam Tape Plus	■	■	■	■	■	■
4" FIT	■	■	■	■	■	
6" FIT	■	■	■	■	■	■
Flashings						
JM EPDM NR - 45 mil	■	■	■	■		
JM EPDM NR 60 mil	■	■	■	■	■	■
JM EPDM R 60 mil	■	■	■	■	■	■
JM EPDM R 75 mil	■	■	■	■	■	■
JM EPDM NR 90 mil	■	■	■	■	■	■

PEAK ADVANTAGE Johns Manville

JM EPDM ADHERED

GUARANTEE CHARGES AND REQUIREMENTS

	5YRS $4/SQ $350 min.	10YRS $4/SQ $400 min.	15YRS $7/SQ $700 min.	20YRS $10/SQ $1,000 min.	25YRS $12/SQ $1,200 min.	30YRS $15/SQ $1,500 min.
Membrane						
JM EPDM NR 45 mil	■	■	■			
JM EPDM NR FIT 45 mil	■	■	■			
JM EPDM NR 60 mil	■	■	■	■	■	
JM EPDM NR FIT 60 mil	■	■	■	■	■	
JM EPDM FIT SA 60 mil	■	■	■	■	■	
JM EPDM R 60 mil	■	■	■	■	■	
JM EPDM R FIT 1-Sided 60 mil	■	■	■	■	■	
JM WHITE EPDM 60 mil	■	■	■	■	■	
JM EPDM R 75 mil	■	■	■	■	■	■
JM EPDM R FIT 1-Sided 75 mil	■	■	■	■	■	■
JM EPDM NR 90 mil	■	■	■	■	■	■
JM EPDM NR FIT 90 mil	■	■	■	■	■	■
JM WHITE EPDM 90 mil	■	■	■	■	■	■
Adhesive						
JM Membrane Bonding Adhesive (TPO & EPDM)	■	■	■	■	■	■
JM LVOC Membrane Adhesive (TPO & EPDM)	■	■	■	■	■	■
JM EPDM Water Based Membrane Adhesive	■	■	■	■	■	■
All Season Sprayable Bonding Adhesive	■	■	■	■	■	■
Approved Substrate						
JM SECUROCK® Gypsum-Fiber Board (½" minimum)	■	■	■	■	■	■
JM SECUROCK® Cement Roof Board	■	■	■	■	■	■
JM DensDeck® Prime Roof Board	■	■	■	■	■	■
JM DEXcell® FA Glass Mat Roof Board	■	■	■	■	■	■
JM DEXcell® Cement Roof Board	■	■	■	■	■	■
RetroPlus™ Roof Board	■	■	■	■		
ProtectoR® HD	■	■	■	■	■	■
SeparatoR® CGF	■	■	■	■		
ENRGY 3® Flat & Tapered	■	■	■	■	■	■
ENRGY 3® Flat & Tapered CGF	■	■	■	■	■	■
Seam Method						
3" EPDM Seam Tape Plus	■	■	■	■	■	
3" EPDM Seam Tape Plus With 6" Sealing Strip	■	■	■	■	■	■
6" EPDM Seam Tape Plus	■	■	■	■	■	■
4" FIT	■	■	■	■	■	
4" FIT With 6" Sealing Strip	■	■	■	■	■	■
6" FIT	■	■	■	■	■	■
Flashings						
JM EPDM NR - 45 mil	■	■	■	■		
JM EPDM NR 60 mil	■	■	■	■	■	■
JM EPDM R 60 mil	■	■	■	■	■	■
JM EPDM R 75 mil	■	■	■	■	■	■
JM EPDM NR 90 mil	■	■	■	■	■	■

PEAK ADVANTAGE Johns Manville

JM EPDM MECHANICALLY ATTACHED

GUARANTEE CHARGES AND REQUIREMENTS

	5YRS $4/SQ $350 min.	10YRS $4/SQ $400 min.	15YRS $7/SQ $700 min.	20YRS $10/SQ $1,000 min.	25YRS $12/SQ $1,200 min.	30YRS $15/SQ $1,500 min.
Membrane						
JM EPDM R 60 mil						
JM EPDM R FIT 1-Sided 60 mil						
JM EPDM R 75 mil						
JM EPDM R FIT 1-Sided 75 mil						
Approved Substrate						
JM SECUROCK® Glass-Mat Roof Board						
JM SECUROCK® Gypsum-Fiber Board						
JM SECUROCK® Cement Roof Board						
JM DensDeck® Roof Board						
JM DensDeck® Prime Roof Board						
JM DEXcell® Glass Mat Roof Board						
JM DEXcell® FA Glass Mat Roof Board						
JM 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 3oz Polyester Slipsheet	1*	1*	1*	1*		
Flashings						
JM EPDM NR - 45 mil						
JM EPDM NR 60 mil						
JM EPDM R 60 mil						
JM EPDM R 75 mil						
JM EPDM NR 90 mil						
Flashing Adhesive						
JM Membrane Bonding Adhesive (TPO & EPDM)						
JM LVOC Membrane Adhesive (TPO & EPDM)						
All Season Sprayable Bonding Adhesive						
JM EPDM Water Based Membrane Adhesive						

1* Recover Only

JM Peak Advantage® Guarantee Charges and Requirements — JM EPDM

Effective 5/1/25

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.