

What To Do If Your Roof Leaks

1. Building Owner must notify JM Guarantee Services Unit (see below) immediately upon discovery of the leak and in no event later than 30 days after discovery of the leak.
2. In response to this notice, JM will arrange to inspect the Roofing System, and
 - (i) if the leaks are the responsibility of JM under this Guarantee (see Limitations and Exclusions), JM will take prompt appropriate action to return the Roofing system to a watertight condition, or
 - (ii) if the leaks are not the responsibility of JM under this Guarantee, advise the Building Owner within a reasonable time of the minimum repairs that JM believes are required to return the Roofing System to a watertight condition. If the building Owner, at his expense, promptly makes such repairs to the Roofing System this Guarantee will remain in effect for the unexpired portion of its Term. Failure to make these repairs in a timely and reasonable fashion will void any further obligation of JM under this Guarantee as to the damaged portion of the Roofing System.
3. In the event an emergency condition exists which requires immediate repair to avoid damage to the Building or its contents, then Building Owner may make essential temporary repairs. JM will reimburse Building Owner for those repair expenses that would have been the responsibility of JM under the Guarantee.

Maintenance Program

In order to continue the coverage of this Guarantee the following maintenance program must be implemented.

There are a number of items not covered by this Guarantee that are the responsibility of the owner. In order to ensure that your new roof will continue to perform its function, you must examine and maintain these items on a regular basis:

- Maintain a file for your records on this roof, including this Guarantee, invoices, and subsequent logs of all inspections performed and repairs that are made to the roof.
- Inspect your roof at least semiannually. This is best done in the Spring, after the roof has been exposed to the harsh winter conditions, and, in the Fall after a long hot summer. It is also a good idea to examine the roof for damage after severe weather conditions such as hailstorms, heavy rains, high winds, etc.
- Since these types of roofs typically have a low slope they are easily examined. However, care must be taken to prevent falling accidents.

When checking the roof:

- Remove any debris such as leaves, small branches, dirt, rocks, etc. that have accumulated.
- Clean gutters, down spouts, drains and the surrounding areas. Make certain they allow water to flow off the roof. Positive drainage is essential.
- Examine all metal flashings and valleys for rust and damage that may have been caused by wind or traffic on the roof, and make certain they are well attached and sealed. Any damaged, loose, or poorly sealed materials must be repaired by an Approved Roofing Contractor.
- Examine the areas that abut the roof. Damaged masonry, poorly mounted counterflashing, loose caulking, bad mortar joints, and any loose stone or tile coping can appear to be a membrane leak. Have these items repaired if found to be defective.
- Examine the edges of the roof. Wind damage often occurs in these areas. Materials that have been lifted by the wind need to be corrected by an Approved Roofing Contractor.
- Examine any roof top equipment such as air conditioners, evaporative coolers, antennas, etc. Make certain they do not move excessively or cause a roof problem by leaking materials onto the roof.
- Check the building exterior for settlement or movement. Structural movement can cause cracks and other problems which in turn may lead to leaks in your roofing system.
- Examine protective coatings; any cracked, flaking, or blistered areas must be recoated.

Protecting your investment:

- Avoid unnecessary roof top traffic.
- If you allow equipment servicemen to go onto the roof, advise them to be careful. Dropped tools, heavy equipment, etc. can damage the membrane. Log all such trips to the roof.
- Do not allow service personnel to make penetrations into the roof; these are to be made only by an Approved Roofing Contractor.

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.

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

Guarantee Services Unit

Johns Manville, Guarantee Services Unit, 10100 West Ute Ave., Littleton, CO 80127 (shipping address)
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