



EL NIÑO PREP SERIES • STORM SEASON 2026-27

# 81% isn't a weather forecast. It's a deadline.

NOAA puts the odds of a very strong El Niño this fall at 81% — an event that would rank among the largest since 1950. This is the ten-point walkthrough we use on a low-slope roof before the first storm — written so your own maintenance team can run it in about thirty minutes.

## 01 • THE WINDOW

Why October through December decides your winter, and what each month costs you.

## 02 • THE TEN POINTS

What to look at, what a finding means, and when it stops being a repair.

## 03 • THE TEAR-OFF

One page to print, clip to a board, and mark up as you walk the field.

# 81%

Odds of a very strong  
El Niño, October–  
December 2026.

## 97%

Odds El Niño  
conditions hold into  
early spring 2027.

## OCT

When the window  
opens — and starts  
closing.

THE METHOD IS THE DIFFERENCE

Orange County • Los Angeles County • Inland Empire  
San Diego County • Ventura County

Source: NOAA Climate Prediction Center, ENSO Diagnostic

## SECTION ONE

# The peak isn't deep winter. It starts ten weeks from now.

In an El Niño year the subtropical jet drops south and parks over Southern California from October through December. The rain arrives in bands, back to back, with days of saturation between them instead of hours. Low-slope assemblies here shed a burst and give up under duration: a seam that handles a twenty-minute cloudburst fails under three days of standing water.

**Repair is measured in days. Restoration in weeks. Replacement in months. The calendar decides which one is still available to you.**

### WHAT CHANGES IN AN EL NIÑO YEAR

More storms in sequence, longer saturation, and wind-driven rain that pushes water up seams and behind base flashing instead of over them. Ponding depth and dwell time drive the risk, not rainfall totals.

### WHY THE CALENDAR MATTERS

Material lead times, permits, after-hours access windows, tenant coordination, and cure schedules all run on dry weather. Nothing coats in a wet week. Every week you wait removes an option from the list, and the cheapest options go first.

### ACCESS RULES

**Fall protection at every edge, skylight, and hatch.** Two people minimum, and never a wet membrane or a ponded low spot. **If your team is not trained and equipped for roof access, do not send them up.** We will run the walk, photograph it, and hand you the file.

## HOW TO USE THIS GUIDE

### 01 Walk it

Print page six. Take one lap of the perimeter, then one pass across the field.

### 02 Mark it

Pass, Watch, or Fix on every row. Photograph anything you mark Fix.

### 03 Send it

Email us the page and the photos with the building address. We will tell you what is urgent and what can be budgeted.

SECTION TWO

# The ten points

DRAINAGE, DETAILS, AND THE FIELD

01

## Roof drains and scuppers



### Look for —

Strainers missing or crushed, debris packed at the sump, silt rings that show where water has stood, scuppers blocked by mastic or nesting, and drain bowls sitting above the field around them.

### Why it matters —

One blocked drain turns a whole sector into a reservoir. Standing water weighs roughly five pounds per square foot per inch of depth, and the deck carries it whether it was designed to or not.

02

## Ponding and low spots



### Look for —

Dark stained rings and sediment lines, algae growth, insulation that feels soft underfoot, and any area still holding water more than forty-eight hours after the rain stops.

### Why it matters —

Ponding is a structural and a warranty problem before it is a leak. Many membrane warranties exclude standing water held past forty-eight hours, and the exclusion is easy to prove.

03

## Field seams and laps



### Look for —

Fishmouths and lifted edges, wrinkles running across the slope, patches laid over older patches, and sealant used to close a seam that should have been welded.

### Why it matters —

A membrane rarely fails in the middle of a sheet. It fails at the joint between two of them, and a seam that opens an inch will move a lot of water in a long storm.

04

## Parapet walls and coping



### Look for —

Open coping joints, loose or missing cleats, cracked through-wall counter-flashing, spalling above the base flashing, and sealant that has pulled away from the wall face.

### Why it matters —

Wind-driven rain climbs the wall and gets in above the membrane, so the leak appears far from its source and the roof takes the blame for a wall problem.

05

## Curbs and equipment supports



### Look for —

Base flashing that has slipped or been cut, sleepers bearing directly on the membrane, pipe supports worn through the surface, and curbs with no cricket on the upslope side.

### Why it matters —

Every curb is a dam. Water backs up on its upslope face and sits there, and the flashing on that face is the first detail on the roof to give up.

# The ten points, continued

EDGES, EQUIPMENT, AND THE PAPER TRAIL

06

## Rooftop units and condensate



### Look for —

Panel screws backed out, doors that will not close, condensate lines discharging onto the membrane, rust streaks below the units, and any unit resting on a corroded support.

### Why it matters —

A condensate line running onto the roof keeps one small area wet all year. That patch ages first, and it is where most equipment-related leaks begin.

07

## Edge metal and terminations



### Look for —

Gravel stop or fascia that has lifted, open joints between metal lengths, termination bars with missing fasteners or dried sealant, and membrane pulling back at the drip edge.

### Why it matters —

The perimeter takes the highest uplift in a storm. Once the edge lets go the wind gets under the membrane, and a peel that starts at the edge does not stop at the edge.

08

## Skylights, hatches, and smoke vents



### Look for —

Cracked or crazed domes, failed gaskets, condensation between panes, hatch curbs with no counter-flashing, and any opening that is not screened or fall-protected.

### Why it matters —

These are one of the most common sources of interior water complaints on a low-slope roof, and the most common fall hazard on it. Both problems get looked at in the same pass.

09

## Membrane surface and coating



### Look for —

Chalking and crazing, exposed scrim or reinforcement, blisters larger than a hand, granule loss on cap sheet, and coating worn through along the traffic paths.

### Why it matters —

The surface is the wear layer. While it is intact a silicone restoration is usually still on the table; once the reinforcement is exposed the conversation becomes replacement.

10

## Documentation and warranty file



### Look for —

A current roof plan, the warranty certificate and its exclusions, dates of the last two inspections, repair invoices with photographs, and a log of equipment changes made on the roof.

### Why it matters —

An undocumented roof is an argument you cannot win. Warranty claims are frequently denied on maintenance records rather than on the membrane, and the file is what settles it.

## SECTION THREE

# If you only fix three things before the rain, fix these.

Ranked by what we actually open up in January — not by what costs the most. Each of these is a maintenance line item in October and a capital problem in February, and the difference is entirely a matter of when you look.

## NO. 1

## Clear every drain and scupper, then verify flow

Strainers, sumps, scuppers, and the leaders they feed. Treat it as one system, because water does. This is the highest-return hour anyone can spend on a low-slope roof this month.

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### DO THIS NOW

Flow-test every drain with a hose, not by eye.

Clear sumps and re-fit any missing strainer.

Confirm the leaders run clear to grade.

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### COST OF WAITING

**A ponded sector and a structural review instead of a clean-out.**

## NO. 2

## Close the details: seams, curbs, and the parapet base

Every seam, curb, and wall base is a joint, and joints are where storms get in. These are small repairs on a dry roof and tear-off areas on a wet one.

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### DO THIS NOW

Probe every seam and re-weld what opens.

Re-flash curbs instead of sealing over them.

Photograph each detail while the roof is dry.

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### COST OF WAITING

**Saturated insulation and a tear-off area instead of a repair.**

## NO. 3

## Decide on restoration before the schedule closes

If the surface is chalking, patched in three places, or out of warranty, get it documented in October. Silicone restoration is often still on the table — but only while the roof is dry and the schedule is open.

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### DO THIS NOW

Book the evaluation and core samples now.

Ask which sectors are genuinely still restorable.

Get the scope and numbers in writing this month.

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### COST OF WAITING

**An emergency mobilization in the rain and an unbudgeted capital project.**

**Restore before you replace.** With a sound deck and dry insulation, a silicone restoration can add years of service for a fraction of a tear-off, with a renewable warranty at the end of it. We will tell you which side of that line each sector is on, in writing, either way.

# Ten-point roof checklist

| PROPERTY | DATE                                          | WALKED BY                                                                  |
|----------|-----------------------------------------------|----------------------------------------------------------------------------|
| #        | CHECKPOINT                                    | PASS WATCH FIX NOTES                                                       |
| 01       | Drains and scuppers clear, strainers in place | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 02       | No water standing 48 hours after rain         | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 03       | Field seams and laps sound, no fishmouths     | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 04       | Parapet coping and counter-flashing intact    | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 05       | Curbs and supports flashed, not cut           | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 06       | Units secure, condensate off the membrane     | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 07       | Edge metal and terminations fastened          | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 08       | Skylights and hatches sound and protected     | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 09       | Membrane surface intact, no exposed scrim     | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 10       | Warranty and inspection file current          | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |

## STOP AND CALL — DO NOT WAIT FOR THE NEXT DRY DAY



Active leak into a tenant space or over stored product.



Ponding that has not drained in 48 hours.



Membrane lifted or peeled anywhere along the perimeter.

These are not the three from page five. These three mean stop.

## OBSERVATIONS

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Marked something Fix? Photograph it and send the page to us.

**949-866-3011**

SECTION FOUR

# Your roof deserves a documented plan.

Send us the page your team marked up, or let us walk the roof for you. Either way you get findings in writing, photographs you keep, and a straight answer about repair, restoration, or replacement — in the form your budget approval needs, before the first storm sets the schedule for you.

**Request an Evaluation**

Free evaluation. Honest findings. No obligation and no hard sell.



SCAN TO BOOK  
METHODROOFINGGROUP.COM

CALL OR TEXT

**949-866-3011**

EMAIL

**info@methodroofinggroup.com**

ONLINE

**methodroofinggroup.com**

## WHAT A DOCUMENTED EVALUATION INCLUDES

### Core samples

We cut, read, and patch the assembly instead of guessing at what is under it.

### Moisture scan

We map the wet insulation by sector, so the scope follows the moisture.

### Photo log you keep

Every finding photographed and located on a roof plan. Yours to keep, whoever does the work.

Prefer to send photos first? Send them to **949-866-3011** and we will tell you what we can see from the pictures before anyone mobilizes.