

Southern Maryland Roofing Updates Autumn Roof Maintenance Guidance

September 02, 2026

Lusby, MD - September 02, 2026 -

Southern Maryland Roofing has updated its autumn roof maintenance guidance in response to the latest seasonal outlook from the NOAA Climate Prediction Center, which projects a strong El Niño pattern developing through late 2026. The Lusby-based roofing contractor is treating the outlook as a planning assumption for scheduling inspection work ahead of the colder months.

In its most recent seasonal outlook, the agency identified parts of the Southeast and Mid-Atlantic among the regions where confidence in above-normal winter precipitation is highest. The full outlook, including the probability figures and the maps on which they are based, is published by the agency and updated monthly.

The agency has also noted that even strong El Niño events do not produce the same conditions in every location, and that seasonal outlooks describe probabilities rather than guaranteed weather. The company has said its guidance is framed accordingly, as preparation for a range of possible conditions rather than a prediction of any single winter.

Geography shapes what that preparation involves. Lusby and the surrounding communities of Calvert County sit along the Chesapeake Bay, where winter systems more often arrive as rain or a mixture of rain and ice than as sustained snowfall.

"A winter of alternating rain and ice asks more of a roof than a winter of snow," said Albert DeCesaris, Founder and Owner of Southern Maryland Roofing. "Snow sits on a roof and puts weight on it. Water gets into the small openings that are already there, and when it freezes it widens them. Then it thaws and does the same thing the following week."

The company's roof maintenance service consists of inspection, cleaning and minor repairs. The work covers the full roof surface rather than a single area, on the basis that water traveling beneath roofing materials can

surface at a distance from the point where it entered.

Clearing debris from valleys and roof edges forms part of that work, addressing material that holds moisture against the surface through the colder months. Flashing transitions at chimneys, skylights and adjoining walls receive particular attention, along with fasteners subject to movement across temperature swings.

Flat and low-slope commercial roofing systems present separate considerations. On built-up roofing, EPDM and TPO membranes, attention falls on drainage performance and seam condition, since water that remains standing after rainfall behaves differently once freezing conditions arrive. The company also applies roof coatings on systems of this type.

"Flat roofs report their own condition through drainage," DeCesaris said. "Water that sat through a summer storm will sit again through a winter one, and autumn is when that becomes measurable rather than theoretical. A seam that held through August is not automatically a seam that holds through February."

Seasonal timing also shapes what is practical to carry out. Roof work undertaken in late summer and autumn takes place under conditions that permit access and unhurried assessment, both of which become harder to arrange once winter weather sets in.

Findings from an inspection determine what follows. The company carries out repair, replacement and installation work in addition to maintenance, and also handles storm and wind damage repair for residential and commercial structures.

DeCesaris, a second-generation roofer and third-generation contractor, founded the company in March 2014. It operates from Lusby, Maryland, serving residential and commercial property owners throughout Calvert County and the surrounding region, and works with asphalt shingle, metal, built-up, EPDM and TPO roofing systems.

###

For more information about Southern Maryland Roofing, contact the company here: Southern Maryland Roofing Southern Maryland Roofing (443) 532-3017 info@somdroofing.com 1402 Gregg Drive, Lusby, MD 20657, United States

Southern Maryland Roofing

Southern Maryland Roofing is a locally owned company based in Lusby, MD, serving homeowners and businesses across Calvert, St. Mary's, and Charles counties.

Website: <https://smdroofing.com/>

Email: info@smdroofing.com

Phone: (443) 532-3017

