

# Hurricane Season Property Readiness Checklist

A practical pre-season checklist for Florida property owners, HOAs, real estate investors, businesses, and coastal property managers. Use this as a planning guide before hurricane season, before a tropical threat, and after a storm if documentation is needed.

## 1. Document the Property Before Storm Season

- Take dated photos/video of roof, gutters, soffits, windows, doors, screens, pool cage, fences, trees, dock/seawall, HVAC, generator, and exterior assets.
- Save insurance policy, prior repair invoices, inspection records, roof age, elevation certificate, and survey/property documents.
- Consider baseline aerial documentation for roofs, waterfront assets, large properties, HOAs, commercial sites, or hard-to-access areas.

## 2. Reduce Wind, Debris, and Water-Intrusion Risk

- Trim dead limbs and remove loose outdoor objects before a watch or warning is issued.
- Inspect roof penetrations, flashing, gutters, downspouts, drains, garage doors, and low entry points.
- Confirm shutters, impact protection, sandbags/barriers, pumps, and backup power are functional before the season ramps up.

## 3. Plan for Flood, Surge, and Drainage

- Identify low spots, ponding areas, nearby canals/bays/bayous, drainage paths, and street-flooding history.
- Move valuables, chemicals, tools, electronics, and documents above expected flood-prone levels.
- For waterfront property, document docks, lifts, seawalls, boats, davits, electrical service, and shoreline conditions before the storm.

## 4. Build the Weather and Communication Plan

- Have multiple alert sources: NOAA Weather Radio, phone alerts, local NWS office, emergency management, and trusted meteorologists.
- Know your evacuation zone, shelter options, pet plan, medication needs, fuel plan, and family communication plan.
- For events, businesses, construction, marinas, or HOAs, consider a site-specific forecast and decision-support briefing.

## 5. After the Storm: Preserve Evidence

- Do not discard damaged materials until documented when safe and practical.
- Take dated photos/video before cleanup. Capture wide context, close details, water marks, debris direction, roof/exterior impacts, and surrounding damage.
- Record timing: when power failed, when water entered, wind direction observed, peak flooding, rainfall periods, and when damage was first noticed.
- If a claim, dispute, or legal matter develops, EKAS can help organize weather evidence, official records, radar, warnings, reports, and aerial documentation.

**Need help?** EKAS can support hurricane property documentation, forensic weather analysis, aerial documentation, event weather planning, and weather-risk consulting. This checklist is informational and not a substitute for emergency management guidance, engineering advice, legal advice, or insurance policy review.