

South Florida Hurricane Preparation Checklist

Presented by Coastal Palms Home Watch

Phase 1: The “Blue Sky” Phase (Start of Season - June 1st)

Complete these tasks before any storms are named.

Exterior & Landscaping

- **Tree Trimming:** Prune all trees and palms. Remove coconuts and loose fronds that can become projectiles.
- **Gutter Cleaning:** Clear all gutters and downspouts to ensure proper drainage during heavy rains.
- **Roof Inspection:** Check for loose tiles or shingles. Seal any potential leak points.
- **Shutter Service:** Test all accordion shutters or storm panels. Lubricate tracks and ensure locks work freely.

Interior & Systems

- **AC Maintenance:** Service your HVAC system. A power outage combined with high humidity equals mold risk.
 - **Backup Power:** Test your generator. Ensure you have fresh fuel and oil.
 - **Digital Inventory:** Take a video walkthrough of your entire home (open every drawer and closet) for insurance documentation.
-

Phase 2: The “Cone of Uncertainty” (5 Days Out)

Activate this plan when a storm watch is issued.

Securing the Perimeter

- **Furniture Removal:** Move all patio furniture, potted plants, and décor into the garage or house.
- **Pool Prep:** Lower water level by 6-12 inches (do not empty). Add extra chlorine to shock the pool.
- **Vehicle Storage:** Park cars inside the garage against the garage door to reinforce it.

Home Protection

- **Close Shutters:** Deploy all hurricane shutters or impact screens.
 - **Fridge/Freezer:** Turn settings to the coldest level. Freeze water bottles to keep food cold if power fails.
 - **Unplug Electronics:** Disconnect TVs, computers, and sensitive appliances to protect from power surges.
-

Phase 3: The “Absentee Owner” Protocol

If you are away for the season, ensure your Home Watch professional has:

- **Key Access:** Verified working keys or codes for entry.
 - **Vendor List:** Contact info for your roofer, plumber, and electrician.
 - **Shutter Plan:** A confirmed agreement on who will close your shutters (Home Watch services often require this to be scheduled months in advance).
 - **Post-Storm Authorization:** Written permission to inspect and authorize emergency repairs if you cannot be reached.
-

Coastal Palms Home Watch

Your Eyes & Ears While You're Away

Web: www.coastalpalmshomewatch.com **Email:** info@coastalpalmshomewatch.com

Phone: (561) 300-0204