



San Diego homes can be vulnerable to roof leaks, clogged drainage, wind-driven rain, erosion and localized flooding during strong winter storms. Use this checklist before the rainy season and again after major storms. Preventive maintenance can help identify small problems before they become costly damage.

ROOF & RAINWATER MANAGEMENT

- ☐ Schedule a roof inspection; look for cracked, slipped or missing tiles and damaged roofing materials.
- ☐ Check flashing and seals around skylights, vents, chimneys and other roof penetrations.
- ☐ Clean gutters and verify they are securely fastened, properly sloped and free of leaks.
- ☐ Clear and test downspouts. Confirm discharge is directed safely away from the foundation.
- ☐ For flat/low-slope roofs, clear roof drains and confirm there is no debris that could cause ponding.

DRAINAGE & GRADING

- ☐ Clear area drains, catch basins, channel drains, yard drains and visible drainage inlets.
- ☐ Test drains with water before the rainy season; investigate slow or backed-up drains.
- ☐ Remove leaves, soil and landscape debris that could block drainage paths.
- ☐ Check that soil and hardscape direct water away from the house, garage and crawlspace.
- ☐ Correct obvious low spots where water collects against the structure.

EXTERIOR WEATHERPROOFING

- ☐ Inspect caulking and sealant at windows, exterior doors and trim.
- ☐ Check stucco, siding and exterior wall penetrations for cracks, gaps or deterioration.
- ☐ Inspect door thresholds and low openings where wind-driven rain could enter.
- ☐ Check exterior vents, utility penetrations, hose bibs and light fixtures for failed seals.

LANDSCAPE, SLOPES & OUTDOOR AREAS

- ☐ Trim dead or hazardous branches and have questionable trees evaluated.
- ☐ Inspect slopes for erosion, new cracks, exposed soil or concentrated runoff.
- ☐ Visually check retaining walls for leaning, bulging, cracking or unusual movement.
- ☐ Secure patio furniture, umbrellas, decorations and other loose outdoor items before storms.
- ☐ Keep soil, mulch and landscape materials from blocking drains or weep paths.

FLOOD & EMERGENCY READINESS

- ☐ Know whether your property or access roads have a history of flooding.
- ☐ Move valuables and stored items off garage or basement floors if water intrusion is possible.

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- ☐ Keep appropriate flood barriers or sandbags available for known vulnerable openings.
 - ☐ Review insurance coverage; standard homeowners policies generally do not cover flooding from rising surface water.
 - ☐ Keep flashlights, chargers, medications, drinking water and essential supplies accessible.
 - ☐ Know how to shut off water, gas and electricity when appropriate and safe to do so.
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WHEN TO CALL A PROFESSIONAL

Active roof leaks, recurring drainage backups, significant slope movement, retaining-wall movement, electrical hazards, large unstable trees, or water entering the structure should be evaluated promptly by the appropriate qualified professional.

Home Care Concierge can help with preventive home-maintenance inspections, minor repairs, drainage cleaning/testing, exterior sealing and coordination of specialty trades when needed.

Safety note: Never enter moving floodwater or climb onto a wet roof. This checklist is a general maintenance guide and is not a substitute for an engineering, roofing, geotechnical, electrical, arborist or flood-risk evaluation when those services are warranted.