Dupre
HOME INSPECTIONS



BEFORE THE STORM

# SUPER EL NIÑO

## HOMEOWNER PREPAREDNESS GUIDE

Practical preparation, inspection insights and trusted local resources.




**12-POINT CHECKLIST • 12 LOCAL PROFESSIONALS**

### A NOTE FROM THERESA

A home inspection is not just for buying or selling. I created this guide to help you notice potential concerns, protect your property and feel more prepared before severe weather arrives.

**THERESA GRANT | DUPRE HOME INSPECTIONS**
(310) 422-6525 duprehomeinspections@gmail.com duprehomeinspections.com

01 / START HERE

# 12 priorities before heavy rain

A practical first-pass checklist for any homeowner - start with known trouble spots and work through the rest.

**NOAA CLIMATE OUTLOOK | NOVEMBER 12, 2026**

NOAA reports a **greater than 79% chance of a strong-to-very strong El Niño** continuing through January-March 2027. That percentage describes the climate pattern - **not** the chance of local flooding or a guarantee of unusually heavy rain at your home.

- [ ] **01 Clear gutters**
  Remove leaves; check downspout outlets.
- [ ] **02 Check the roof**
  Watch for prior leaks or damaged materials.
- [ ] **03 Open yard drains**
  Clear grates, catch basins and outlets.
- [ ] **04 Review insurance**
  Ask about floods, backups and exclusions.
- [ ] **05 Trim risky branches**
  Get professional advice for hazardous trees.
- [ ] **06 Secure the outdoors**
  Move debris and tie down loose items.
- [ ] **07 Test the heater**
  Replace filters and address performance issues.
- [ ] **08 Store food and water**
  Plan for at least three days per person.
- [ ] **09 Charge backup power**
  Prepare lights, chargers and safe alternatives.
- [ ] **10 Set up local alerts**
  Know evacuation routes and a meeting place.
- [ ] **11 Prepare your vehicle**
  Check tires, wipers, brakes and lights.
- [ ] **12 Document the home**
  Save property photos and important records.

02 / PROTECT YOUR HOME

# Look at where water can enter

A ground-level review now may help you identify conditions that deserve professional attention.

## ROOF + GUTTERS

- Look for visible roof damage, stains or prior leak areas.
- Check gutters, downspouts and discharge locations.
- Do not climb a wet or unsafe roof; hire a qualified specialist.

## YARD + STORM DRAINS

- Clear catch basins and visible drainage grates.
- Watch for standing water near garages or foundations.
- Have recurring ponding or erosion evaluated.

## WINDOWS + EXTERIOR

- Check caulking, weatherstripping and door seals.
- Look for wall cracks and staining from prior leaks.
- Move vulnerable stored items off garage floors.

## PLUMBING + SEWER

- Address slow fixtures, leaks or sewer backup signs.
- Know where the main water shutoff is located.
- **Remember:** sanitary sewers and storm drains are different systems.

## TREES + LANDSCAPING

- Check vulnerable branches near structures.
- Secure loose mulch, pots and exterior furnishings.
- Inspect retaining walls, slopes and runoff channels.

## CLEANUP + PESTS

- Move yard waste and trash away from drainage paths.
- Seal practical pest entry points and fix moisture sources.
- Remove or secure loose materials before wind and rain.

03 / HOUSEHOLD READINESS

# Make a three-day safety plan

Supplies, communication and safe backup options matter just as much as building maintenance.

## WATER: THE BASIC FORMULA

**1 gallon per person per day, for at least 3 days.** Plan more for pets, infants, medical needs or hot conditions.

| | | |
|---|---|---|
| 1: 3 gal | 2: 6 gal | 3: 9 gal |
| 4: 12 gal | 5: 15 gal | |

## FOOD + ESSENTIAL SUPPLIES

- [ ] Shelf-stable food; manual can opener
- [ ] First aid, prescriptions, personal items
- [ ] Flashlights, batteries, weather radio
- [ ] Cash, documents, sturdy shoes
- [ ] Pet food, sanitation and baby supplies

## POWER + DEVICE BACKUP

- Charge phones and battery banks.
- Identify essential medical/electronic devices.
- Test battery lighting and CO alarms.
- Know your backup connectivity plan.

## FAMILY + EMERGENCY ALERTS

- Sign up for city/county alerts.
- Choose an out-of-area contact.
- Know routes and a family meeting point.
- Plan for pets and vulnerable neighbors.

## STORM SAFETY - DO NOT TAKE CHANCES

**Generators:** Never run fuel-burning generators in a home or garage. Follow manufacturer and official guidance; keep units outdoors at least 20 feet from doors, windows and vents. Use working carbon monoxide alarms.

**Floodwater:** Never drive or walk through flooded roads or channels. Follow official evacuations; do not touch electrical equipment in standing water.

04 / PROTECT YOUR INVESTMENT

# Know what to check and who to call

Preparation also means understanding your insurance, documenting conditions and catching issues early.

## QUESTIONS FOR YOUR INSURANCE AGENT

- [ ] Is rising-water flooding excluded from my policy?
- [ ] Do I need separate flood insurance?
- [ ] Is sewer or drain backup covered?
- [ ] What deductibles and roof exclusions apply?
- [ ] Do I have replacement-cost coverage?
- [ ] Is temporary housing / loss of use covered?

*Standard homeowners policies generally exclude flooding from rising surface water. Flood insurance may have waiting periods.*

## DOCUMENT THE HOME

- Photograph major belongings and systems.
- Capture a video walk-through before storms.
- Securely back up receipts and documents.
- Keep policy and emergency contacts handy.

If damage occurs, prioritize safety, photograph conditions, notify your insurer promptly and save repair receipts.

## A HOME INSPECTOR IS A RESOURCE FOR OWNERS, TOO

A professional inspection may help identify **visible** concerns with roofing, drainage, accessible plumbing/electrical components, moisture and other property systems - even when you are not buying or selling. Findings may indicate when to consult a licensed trade specialist.

**Have questions about a home inspection? Call Theresa: (310) 422-6525**

For rental properties, coordinate tenant communication, access, inspection needs, insurance and emergency repairs before the next storm.

05 / YOUR RESOURCE NETWORK

# Trusted local professionals

Part one - property care and preventive maintenance.

### ROOFING

**Kertland Roofing**

Roof inspection and repairs

CALL (909) 772-3750
EMAIL kertland@earthlink.net
WEB kertlandroofing.com

Evaluate suspected leaks, roof wear and storm-related concerns.

### GUTTER + EXTERIOR CLEANING

**Alejandro Meza Jr.**

AAA Solar Cleaning Services LLC

CALL (909) 330-9698
EMAIL alejandro@aaasolarcleaningservices.com
WEB aaasolarcleaningservices.com

Clear gutters and downspouts so rainwater can drain as intended.

### PLUMBING + DRAIN CLEANING

**Tyler Clark**

Poetic Plumbing

CALL (909) 788-4426
EMAIL poeticplumbing@gmail.com

Assess slow drains, recurring sewer backups and suitable cleaning.

### HVAC + HEATING

**Lisa Villasenor**

A/C and Heat Services

CALL (909) 566-4241
EMAIL lisa@acandheatservices.com
WEB acandheatservices.com

Prepare heating equipment, filters and thermostats for winter.

### TERMITE + PEST CONTROL

**Danny Rubio**

Upright Termite Control

CALL (626) 939-3320
EMAIL uprighthm16@gmail.com
WEB uprighttermite.com

Inspect for termite activity and discuss treatment or wood repairs.

### DUMPSTER + OUTDOOR CLEANUP

**Olman Rodriguez**

Bins 4 Less Inc.

CALL (626) 964-9453
EMAIL olman@bins4less.com
WEB bins4less.com

Remove loose yard and property debris before severe weather.

Local professional contacts are shared as homeowner resources, not service guarantees. Independently confirm fit, credentials, licensing, insurance, pricing and availability.

06 / YOUR RESOURCE NETWORK

# Trusted local professionals

Part two - recovery, household support and financial resources.

### WATER DAMAGE RESTORATION

**Amy Moufarrege**

SERVPRO

CALL (626) 447-4111

EMAIL amy@servpropasadenanorth.com

Help with water intrusion response and damage cleanup.

### HOMEOWNERS INSURANCE

**George Henderson**

Henderson Insurance Services

CALL (909) 392-5535

EMAIL George@brokerswhocare.com

Discuss flood, sewer backup and other coverage questions.

### PROPERTY MANAGEMENT

**Duke Draeger**

Key Priorities LLC

CALL (877) 539-7707

EMAIL Duke@keypriorities.com

WEB keypriorities.com

Coordinate tenant contact, maintenance and storm preparation.

### VEHICLE SAFETY

**Michael Garibay**

Quality Auto Service

CALL (909) 596-5502

EMAIL qas2@verizon.net

Check tires, brakes, wipers, lights and battery readiness.

### HOME WARRANTY

**Chanin Carrillo**

Choice Home Warranty | Senior Account Executive

CALL (909) 367-5119

MAIN 1 (888) 275-2980

EMAIL ccarrillo@chwpro.com

Discuss warranty options and covered home systems; exclusions apply.

### HOME EQUITY + FINANCING

**Tim Manfro**

Mortgage Manfro / Loan Advisor Group

CALL (909) 837-8777

EMAIL Tim@MortgageManfro.com

WEB mortgagemanfro.com

Explore HELOC and financing options for major repairs, if appropriate.

Local professional contacts are shared as homeowner resources, not service guarantees. Independently confirm fit, credentials, licensing, insurance, pricing and availability.

07 / KEEP THIS GUIDE HANDY

# Your storm-readiness worksheet

Print this page, fill it out and keep it with your insurance documents and emergency supplies.

## HOUSEHOLD CONTACT PLAN

Primary emergency contact _____

Out-of-area contact _____

Insurance agent / phone _____

Policy number _____

Family meeting location _____

Pet / dependent plan _____

## HOME PREPARATION NOTES

Water stocked (gallons) _____

Food stocked (days) _____

Backup power location _____

Water shutoff location _____

Emergency alert source _____

Other important notes _____

## ONE MORE WAY TO PROTECT YOUR HOME: AN INSPECTION

An inspection is useful beyond a real estate transaction. It can help identify visible moisture, drainage and system concerns so you can prioritize your next steps.

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duprehomeinspections.com

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61 S. Baldwin Ave., #403, Sierra Madre, CA 91024

## OFFICIAL RESOURCES

NOAA ENSO OUTLOOK

NWS FLOOD SAFETY

FEMA FLOOD MAPS

READY.GOV EMERGENCY KITS

Please share this guide with friends, neighbors and family who own a home. Stay informed through local official alerts; safety guidance and forecasts can change.