

So, what is this all about ...

We know that living on a barrier island, we are at risk of flooding. Flood waters can severely damage our homes and property. During 2022-2023 many homes not only flooded once, but multiple times! These storms compelled some residents to consider relocating. When we talk to those who experienced flooding, we learned that in many cases limited preparation was completed, exposing their home to water and flooding.

The website provides readers ideas they can consider implementing to improve protection against the damage from potential flooding. These actions are not ours alone. They represent ideas form local residents, web-based information and information and conversations with companies that offer flood protection systems. We are sharing what was collected as well as steps we have taken to protect our own homes. These flood prevention steps are not recommendations with promised outcomes, they are suggestions for your consideration. The homeowner must decide if any steps are appropriate for them and if so, take action.

We accept the fact that it is not the responsibility of the state, county or town to protect our homes - it is ours. However, with the costs to restore one's home after a flood, and the potential loss of irreplaceable heirlooms, we believe protecting our homes against flood waters is the best financial investment one can make.

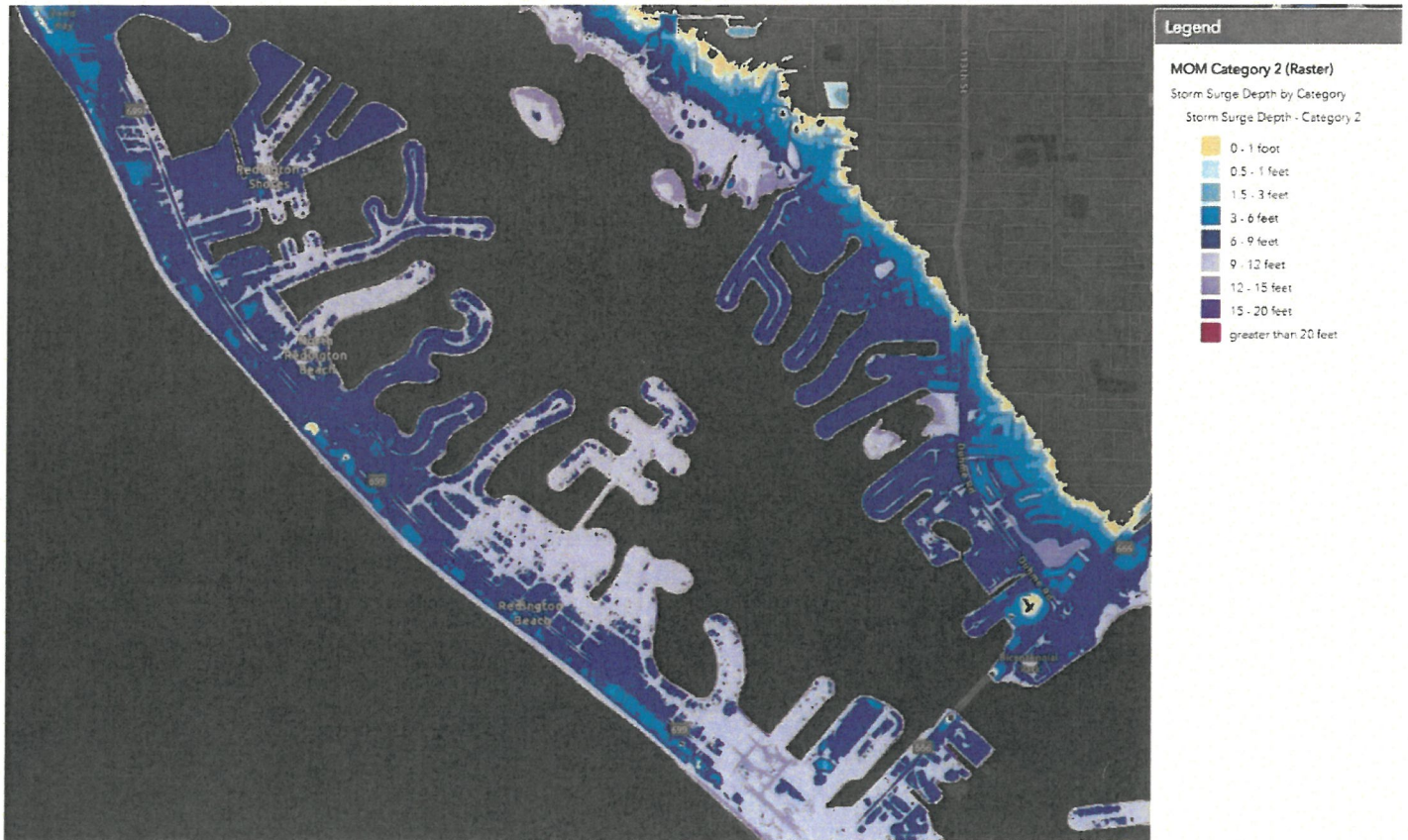
website <https://floodprep.weebly.com/home.html>

email: rbpoa44@gmail.com

Facebook Group www.facebook.com/groups/751274490438561

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What we can expect from a Cat 2 Storm directly hitting our area ...



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** 'Must Do' Home Preparation

page 2

Introduction ...

- Protecting your home against storm and flood damage is your responsibility!
- Below are actions we have taken to minimize flood water entering the home - you may consider them
- The products we used are noted. We know there are other products that will perform as well
- Website links and contact information on commercial flood barrier products are provided
- Included are ideas and suggestions we learned but may not have fully implemented ourselves but are provided for your assessment and possible application
- Ideas include basic or suggested must do, but also ideas that go beyond minimum suggestions
- Tips and FAQ's pages are just that - additional tips and answers to questions we received

The #1 flood prevention task we recommend for everyone is to walk around your home and inspect every 'nook and cranny' to identify all areas where water could enter the home? Once identified - take action.

Key areas included ... page 3 is an attempt to take the information below and provide a 'checklist'

1. Wall penetrations - all those areas that penetrate the exterior of your home that can allow water entry, etc.
2. Electrical risks - exterior receptacles, lighting, pool pumps, dock/boat lifts and more
3. Doors - entry doors, sliders, french doors, doogie doors, dryer vents and garage doors
4. Other - beyond basic protection: sink and shower drains, sewer backup prevention and more

1. Wall Penetrations ... Have you ever just walked around you house with the mindset "if water was 3-4 ft. high, how could it get into my home?". Most homeowners have not ... you should. Therefore inspect, caulk and seal all wall penetrations including:

- AC lines, drain lines, water, gas, cable, phone, etc. (see [sealing materials](#))
- Dryer vents ... replace vent with a [no-pest vent](#) (that can be sealed closed) 4" plug ([test ball](#))
- Pet doors ... seal 'closed'

2. Electrical ... Do you - know what breakers control outside receptacles and are the marked, are any external receptacles lower than 3 ft above grade, do you have lighting, speakers, pool pumps and more at ground level, are their outdoor receptacles fed form indoor receptacles? If so consider if practical:

- Raise exterior electrical receptacles at least 3 ft above grade (if unable; seal the receptacle box (to the wall). Also, protect the receptacle itself with rope caulk). Also, don't limit protection to these receptacles, protect other receptacles/devices (dock, lighting, camera, electric fence wiring, etc.)
- If familiar with wiring, consider using dielectric grease or insulated connectors for wired connections inside of receptacle box
- Protect low-voltage outdoor electrical connections from water. Consider: tape with electrical or self-fusing silicone tape, apply waterproof silicone paint, wrap all connections, preferably - raise connections
- If any outdoor receptacles are 'fed' directly from an interior receptacle on the inside via a drilled 1" hole through the concrete block - you have a easy flood water pathway See [add GFCI](#) minute 1:15 video
- Exterior circuit breaker positions (in the service panel) should be identified and marked with whiteout, black dot, etc. for yourself or others to know what breakers control outdoor receptacles to turn off

refrigerator, fans or ????. If you know that now, you can have a 'backup extension' layout plan.

3. Doors ... *When was the last time you checked the closure of your doors and whether they close completely and whether they seal tightly in the jam and hinges are tight. Also, are the door sills or thresholds sound, solidly in place and recently called or sealed.*

1. Caulk and seal all possible water entry areas. Sealing areas where the material will need to be removed later, may best be accomplished using DAP Seal 'n Peel, rope caulk or a combination of both
2. Inspect each door for gaps between the door and jam ... adjust/align are required
3. For doors, windows, and sliders that are inactive or never used - consider permanently sealing
4. Inspect each door's sill and threshold to be sure they do not flex and gaps do not exist. ... repair: remove existing grout/caulking and replace with caulk 'inside and out' or replace the threshold
5. As a final prep before the storm: doorways that open 'out' can be caulked (up both sides at least 36" and across the sill/threshold) with Peel 'n Seal or Rope Caulk ... if the door opens 'in', caulking will provide some protection, but it is suggested some form of barrier be used, consider a DIY 3/4" plywood barrier
6. Be sure the door hinge areas are caulked and sealed to waterproof the existing gaps
7. Commercial or DIY barrier installation are the most effective and should be given serious consideration

Double or French Doors

- See Entrance Doors notes: (1), (2), (3), (4), (5), (6) above
- Be sure the door floor and header locking bolts are working and securely hold the door without movement
- Restating: protect those hinges and sill/threshold

Sliders

- See Doors notes: (1), (2), (3), (4), (6) above
- Don't forget weep holes
- Restating: protect sill/threshold

Garage - typically the home's lowest elevation and the most vulnerable access for water entry

- The garage floor/wall joints should be checked for cracks and repaired (cement and/or caulk).
- Inspect floor slab for cracks and repair/patch as needed (caulk and/or cement)
- The garage door gasket (the gasket running on each side) should be flexible, tight and have no gaps
- Inspect the garage door bottom seal to be sure it is undamaged, clean when closed, no 'daylight' exists
- Cover any floor drains to prevent hydrostatic pressure forcing water into the garage
- Installation of flood barriers is the most effective way to minimize water entering (see [barriers](#))
- Be sure the washer discharge is at least 36" above the floor, and the drain pipe has no gaps
- All appliances in the garage, as well as tools and cabinets, etc. subject to water should be elevated

4. Other ... going beyond

- Extending protection of outdoor receptacles - applying dielectric grease or use waterproof wired connectors on existing at risk connections
- Installing a sump pump - here
- Backwater (sewage) backup prevention inline [Valve](#) or Test Plug (toilet)
- Power loss options

5. More ... additional consideration

- **First level floors and slabs should be inspected for cracks and repaired (caulk and/or cement)**
- **Make provisions for outdoor assets (boat, pontoon, furniture, grills, sheds, etc.) to be secured with rope and/or ratcheting straps. Pre-install eyebolts into exterior wall**
- **Interior 'at risk' furniture should be identified and a plan in place for relocating or elevating them before the storm. Consider wrapping a garbage bag around each furniture leg and tape where water risk exists**
- **The seal of the toilet seal to the floor should be checked & caulked. If no sewage back flow valve is installed in the main sewer line, consider placing a **inflatable test plug** in the toilet**
- **Tub and shower drains should be plugged with screw type stoppers ... or at least covered and weighed**

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Flood Prep Checklist

page 2a

(from detailed suggestions in Basic Flood Prep)

The bulleted items in each section are NOT in any particular order or priority. This is an attempt to provide a simple checklist that are considered basic actions a homeowner should consider to reduce the possibility of water entry. Only the homeowner should decide what steps they should take and whether they or a qualified contractor should perform.

#1 Begin flood protection TODAY! ... as an ongoing, routine and scheduled home maintenance activity

Penetrations

Perform a complete external water entry inspection to identify all penetration in exterior wall

- Check AC, electric service entry cables, internet cables openings, water, etc. and seal with caulk
- Move any structures (sheds, grills, etc.) that are against the house exterior and locate hidden penetrations
- Check inside garage walls for 'missed' penetrations and seal
- Check dryer vent location for flood risk - raise or replace cover (see supplies) and seal all wall gaps/holes
- Check clothes washer discharge for gaps and seal
- Identify other water entry points and seal like doggie doors
- Outdoor receptacles can be fed through and a drilled penetration from an indoor receptacle - seal!

Electrical

Identify all electrical devices that are at risk of damage by flood waters (and heavy rain) and seal

- Raise all low position receptacles to a level you feel will avoid flood waters - double protect w/caulk
- For receptacles that remain at risk - water proof: seal receptacle plug(s), and seal box to wall and its cover
- Use weather-proof junction boxes for raised devices and consider also 'water/weather protecting'
- Mark all circuit breakers in the service panel that supply exterior receptacles/devices
- Seal pool pump receptacles (see 'other considerations' below)
- Confirm that dock and boat electrical receptacles (and feeds) are protected and sealed
- Waterproof low-voltage exposed connections
- See Penetrations (above) for outdoor receptacles fed from indoor receptacles and seal penetration

Doors

- Examine all entry doors for gaps, closure tightness and type (in or out swing) - readjust as needed
- Identify any doors and sliders that are inactive or not used and consider sealing them in place 'permanently'
- Inspect all door sills and thresholds. Replace or Repair as needed. Seal both inside and outside.
- For active doors and sliders - seal those gaps the day of or the day before the flood/storm
- Remember to seal the kitchen to garage door and garage personnel door
- Fully seal all door hinges since this can be leak zone
- #1 door risk: garage door - check/clean or replace: the bottom seal, door side gaskets, deploy more than sandbags alone. Preferred option - a physical floor barrier either commercial or DIY, secondary option: taped plastic held in place w/staggered sandbags. See website [Barriers](#) page.

Other Considerations and Possibilities to protect against flood damage

- Cut 3/4" PT plywood 24" and the width the door and secure/seal (i.e. kitchen to garage, and less risk entry door)
- Electrical motors/pumps: remove, raise, 'moat' or 'diaper' in some manner these expensive components
- Use wood shims to hold garage door rollers in place to minimize the gap between the door and side gaskets
- add more ...
- add more ...

Materials and Supplies

Prep Items/Supplies to consider - these are suggestions based only on products we found effective. Links to Amazon and others are not recommended sources but for illustration. (the list may have duplicates). Important: read manufacturers label for use and applicability! A photo gallery of many products used can be found [here](#) and below for convenience, we have identified those products that Home Depot at 10550 Park Blvd. Seminole have in stock and where in the store some products are located.

Penetrations

- **DAP Seal and Peel (to seal and close gaps) - [DAP](#)**
(Home Depot - on order) and (Ace Hardware Largo - Item # 1329770)
- **Plumbers Rope Caulk (to seal and close gaps) - [M-D Caulk](#)**
(Home Depot Aisle 13, Bay 022)
- **Alex Plus (waterproof seal for interior/exterior gaps and penetrations) - [Alex](#)**
(Home Depot Aisle 09, Bay 004)
- **Silicone Sealant (to seal outdoor electrical receptacle boxes and penetrations) - [GE Superior Caulk](#)**
(Home Depot Aisle 09, Bay 002)
- **Waterproof Duct Tape (to secure plastic to garage door, hold tarp) - [Gorilla Tape](#)**
(Home Depot Aisle 10, Bay 012)
- **Double Door Dryer Vent (option to sealing dryer vent from water entry) [No Pest Vent](#)**
- **Dryer Vent Seal Options 4" Rubber Test-Ball Plug (to seal off dryer vent) - [Test-Ball](#)**
(Home Depot Aisle 11, Bay 012)

Electrical

- **Sealant and Caulk - see Penetrations above**
- **Weatherproof Outdoor Receptacle Covers - protect exposed receptacles) [Covers](#)**
(Home Depot Aisle 45, Bay 008)
- **Waterproof Wire Connectors - (waterproof outdoor receptacle connections) - see [Connectors](#) and also [YouTube](#) (Home Depot Aisle 44, Bay 017)**
- **Self Fusing Silicone Tape - (protect low-voltage exposed connections) - [Tape](#)**
(Home Depot Aisle 32, Bay EC2)
- **Electric Light Bulb Socket Adapter (to identify internal and exterior circuits & breakers) - [Test Light](#)**

Doors and Entries

- **Sealant and Caulk - see Penetrations above**
- **Garage Door Threshold - (improve garage door seal to sill) [Floor Seal](#) (see how to install here)**
- **Garage Bottom Seal - (an option to replace worn and cracked gasket) - [Universal Seal](#)**
(Home Depot Aisle 13, Bay 022)
- **Extreme Duty 20x30 Tarp - (emergency cover) [Tarp](#)**
(Home Depot Aisle 09, Bay 013)
- **M-D Expand N Seal for (seal DIY bottom barrier board to uneven concrete sill) - [M-D Seal](#)**
(Home Depot Aisle 13, Bay 022)

(Home Depot Aisle 09, Bay 015)

Backwater Prevention

- **Line and Drain Plugs - (prevent sewer backup thru drains) NDSU and McMaster**
- **House Drain Plugs - (sewage backflow preventor) Options to Prevent Backflow**
- **Drain Plug - (sewage prevention) See 2-3-4 inch Plugs**
(Home Depot Aisle 11, Bay 014)
- **Test Plug - (to plug toilet from backwater sewage) - Test Plug/Ball**
(Home Depot Aisle 11, Bay 012)

Tools

- **Ratcheting tie-downs - (secure outdoor assets) - Harbor Freight**
(Home Depot Aisle 13, Bay 017)
- **Portable Single Burner Butane/Propane Stove - (emergency loss of power stove) Emerg Stove**
- **Electric Caulking Gun - (easy caulking for thicker caulk/sealer) - Electric Caulk Gun**
(Home Depot Aisle 14, Bay 004)
- **Waterproof Sealer - (exterior surface sealer) - Semco**
- **Appliance Movable Base - (elevate for appliances - or place on wood pallet) - Base**

Water 'Management' Supplies (suggested 'at the ready' articles)

- **Squeegee Push Broom - 2 in 1 Broom**
(Home Depot Aisle 48, Bay 009)
- **Shop Vac - (be sure it is a wet/dry Vac) - see BNG**
(Home Depot Aisle 16, Bay 018)
- **5 Gallon Buckets**
(Home Depot Aisle 09, Bay 009)
- **Towels**
- **Low profile submersible pump - (for interior 'spot' water management) - see Superior Pump**
(Home Depot Aisle 11, Bay 021)
- **Garden hose (for pump discharge)**
(Home Depot Aisle 55, Bay 016)

Commercial Barrier Systems

- **Dam Easy - flood barrier system - see Flood Barriers**
- **Flood Avert - optional flood barrier system - see Flood Avert**
- **Garrison Flood Barriers <https://www.garrisonflood.com/flood-plank-system>**
- **Flood Panel <https://www.floodpanel.com/>**
- **Flood Risk America (FRA) <https://floodriskamerica.com/products/flood-panels/>**
- **Quick Dam Flood Gate <https://amz.run/8uXF>**
- **Rapid Barriers - <https://acqua-shield.com/>**
- **Door Guard (option: using door as a mini-barrier) - <https://doorricade.com/>**
- **GaraDry (1 1/2" flood barrier) - Mini Barrier**
- **More ... web search 'home flood barriers'**

- **3/4" Plywood (for simple 30" - 36" door barrier)**
(Home Depot Aisle 18, Bay 002)
- **2x4, 2x10 and 2x12 lumber stock (for stackable barrier 'panels')**
(Home Depot Aisle 19, Bay 002)
- **1/2 in. x 4 ft. x 8 ft. White PVC Sheet Panel (full or half height slider barrier w/reinforcement)**
(Home Depot Aisle 18, Bay 001)
- **Neoprene Gasket Material - (gasket material, all types, DIY barriers) - goodyearfloridahydraulicstores.com/**
- **U-channel - (DIY barrier systems using 2x8, 2x10 or 2x12 lumber as side rails) - www.alro.com/**

Other - Beyond Basic Protection

1. Pump and Sump Systems

- **Low profile submersible pump (spot water management/cleanup) - [Superior Pump](#)**
(Home Depot Aisle 11, Bay 021)
- **Complete Sump + Battery Backup - (this is just one example - [Basement Watchdog](#) and [video](#))**
- **Best Battery Backup Sumps Systems (options) - [Bob Villa](#)**
- **Garage Sump Pump [Wayne Pump](#) and others**

2. Backwater Check Valve

- **4" Check Valve (prevent backwater / sewage backing up into your home) - [Backwater Check Valve](#)**

3. Power Backup and Restoration Systems

- **Battery Backup Power Systems (charging devices to whole house backup) see [Bluetti](#)**
- **Battery Backup for Pump - shared by [Ace Hardware](#)**
- **Portable Generator or a whole house generator like [Generac Power Systems](#)**
- **Inverter systems for short term AC power - [Inverters and additional units to choose from](#)**

4. Other

- **Waterproofing Membrane - (create a waterproof exterior wall coating) - [Semco](#)**
(Home Depot Aisle, 07, Bay 004)

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Tape, Caulk and other sealing products

page 3c

Product, features and suggested use

- **Seal & Peel:** easy on & off, requires some skill to apply (caulk gun); good for sealing or preventing water entry where removal of caulk is required (doors and sliders, PVC and wood 'barriers') 'liquid gold'
- **Rope Caulk:** easy on & easy off; little skill to apply (use fingers), good for sealing or preventing water entry where removal of caulk is required - doors and sliders, PVC and wood 'barriers' 'liquid silver'
- **GE Silicone Caulk:** silicone caulk, good adhesion and sunproof, non-paintable (sealing wall penetrations, outdoor receptacles)
- **DAP Alex Plus All Purpose Caulk:** all-purpose acrylic latex caulk plus silicone that is highly flexible, durable, and has excellent adhesion to create a long lasting waterproof seal (seal wall penetrations, sills/thresholds)
- **Silicone Tape:** self-sealing silicone tape for plumbing, marine, hose, electrical, indoor and outdoor applications. (waterproof outdoor low-voltage exposed wiring)
- **Gorilla Waterproof Duct Tape:** used for taping plastic sheeting when doing sandbag prevention installation; claims to be waterproof. May leave adhesive upon removal, no experience with it's waterproof ability but great for rips and repairs
- **Gorilla Waterproof Patch and Seal:** for indoor & outdoor repairs, can be applied underwater (repairs roofs, gutters)
- **Concrete Siliconized Filler and Sealant:** for repairing concrete cracks in garage floor and sealing joint between garage floor and walls
- **CRC Dielectric Grease:** used in sealing/protection electrical connections where high moisture environment can exist (dock receptacles, connections for ground laid cable connections exist)

Flood Barriers

Sandbags, Commercial Flood Barriers and more ...

You cannot prevent all water from entering the home from a flood, but water can be managed by understanding where it can enter and address these vulnerable areas in advance.

Identifying and sealing/caulking penetrations in the exterior walls, sealing gaps in doors and windows using caulk or tape will help. However, the primary entry of flood water is through the garage door seal and gaps.

Mitigating Flood Water Entering the Garage: Typically, the garage floor is the lowest elevation in the home and therefore the highest risk for flooding. Preventing or minimizing flood water from entering the garage, requires a physical barrier between the flood waters and the garage door.

The Disaster Company (general info) - [What to Know About Flood Barriers](#)

Options we have seen (and what has been used by homeowners)

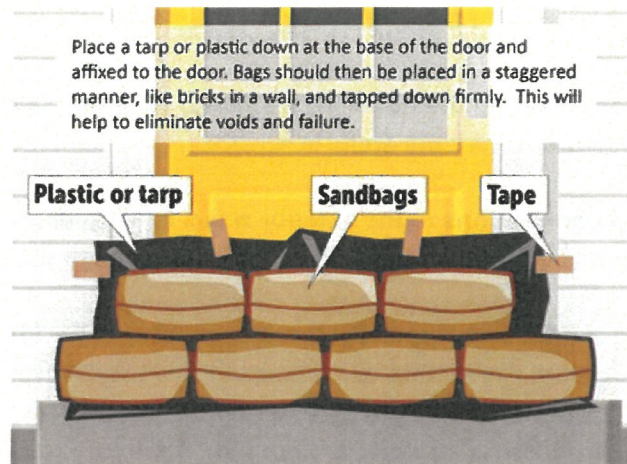
1. Nothing - **least effective**
2. Duct taping entry doors, sliders and garage doors - **ineffective**
3. Placing sandbags across the garage door. They are stacked in a pyramid fashion such that the bags are overlapped (one sandbag overlaps & spans the bags below, avoiding a common seam (water migration point) through the stack - **partially effective**
4. Recommended sandbag option - See below Sandbags 'Barrier' - **better than #3**
5. Sandbag video <https://www.youtube.com/watch?v=vqv5SUOhI5I>
6. Unverified Option: consider the hurricane rated garage door as a barrier (shim the door rollers to prevent door movement; then seal the sides and bottom of the door with Seal and Peel, rope caulk or Great Stuff (we have no experience with Great Stuff as a sealing option. A call to Great Stuff tech support stated "all our products are water resistant and not waterproof")
7. Commercial or DIY physical barriers - **effective** (see below)

Sandbags 'Barrier'

Sandbags: most homeowners know that basic flood protection for doorways and garage involves stacking sandbags in front of the entryways. However, we have to remember - sandbags are porous and will not prevent water from entering the home, but will slow the entry allowing for the homeowner to manage the water via vacuuming, sweeping or using towels to remove the water.

The basic 'barrier' system uses sandbags. This would not be our suggestion, but if sandbagging is an approach you decide to do, the recommended way to use them is to follow this model:

1. Place plastic sheeting on the ground in front of the door
2. Apply duct tape to keep plastic fastened to the door, and drape the plastic down and forward to allow placement of sandbags
3. Tightly pile sandbags against the door and the plastic on the ground, extend the bags beyond both sides
4. Stagger the sandbags on top of one another, similar to the way bricks overlap



Commercial Flood Barriers

Common Features Observed in Commercial Barriers (and ideas for the DIY'er building their own system)

1. **Zero reliance on sandbags to prevent water ingress**
2. **Barrier materials - steel or aluminum**
3. **Side and bottom gaskets or inflatable seals - rubber or neoprene**
4. **Downward sealing of barrier to concrete surface incorporated into design (downward compression of rubber / neoprene by a screw mechanism or inflatable seal)**
5. **Many barrier systems utilize aluminum side and/or front mounted channels**
6. **Barriers and hardware typically require minimum cleaning, lubrication and all require storage**
7. **No barrier system provides protection for wind-driven rain between the barrier and the door, requiring the owner to cover or seal that opening**
8. **All systems require a solid sill base (typically concrete) the length of the barrier width to insure flood water does not leak under the barrier seal. Placing the barrier on pavers or cracked concrete sill is ineffective**
9. **Physical storage may be an issue (stand alone racks or wall mounted hangers used for storing barriers)**

A review of available barrier systems.

The decision of "what is best" is left to the homeowner's own evaluation.

Garrison Flood Control website <https://www.garrisonflood.com/flood-plank-system>

- **Pro's: set & forget, used in town, replaceable gaskets**
- **Con's: barrier rails 'permanent'**

QuickDam Flood Gate <https://quickdams.com> (see add'l info on Amazon here)

- **Pro's: set & forget; lighter than some others, setup per panel less than 10 minutes, used in town**
- **Con's: requires ratcheting expansion scissor; limited to 29" high**

Flood Panel <https://www.floodpanel.com/>

FRA Flood Panels <https://floodriskamerica.com/products/flood-panels/>

- **Pro's:** static system; set & forget; simple setup and take-down; lifetime warranty; Florida based, minimum tools required for setup, used at Madeira City Hall
- **Con's:** not pretty, 'appears' best suited for commercial applications (opinion)

Dam Easy <https://dameasyfloodbarriers.com/>

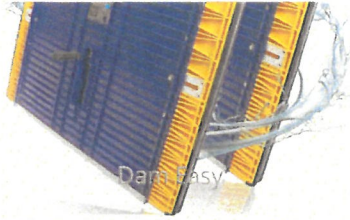
- **Pro's:** several installed in local homes
- **Con's:** setup more involved; 'moving' parts, no homeowner install instructions

Rapid Barriers <https://www.acqua-shield.com/>

- **Pro's:** quick snap-in setup, lightweight, used in town
- **Con's:** some moving parts

PS Florida Flood Barriers <https://www.psfloodbarriers.com/> and **Residential Barriers**
<https://www.psfloodbarriers.com/residential-flood-protection/>

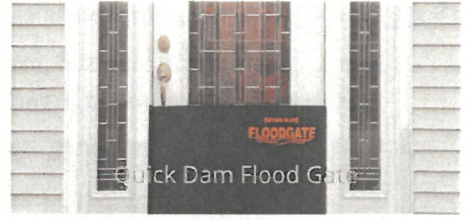
- **Pro's:** (from literature) static system; have national installation teams;
- **Con's:** not reviews



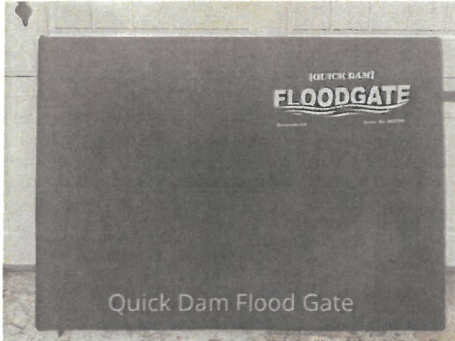
Dam Easy



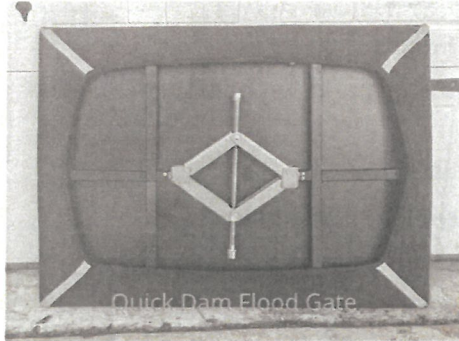
Dam Easy - Garage barrier with columns



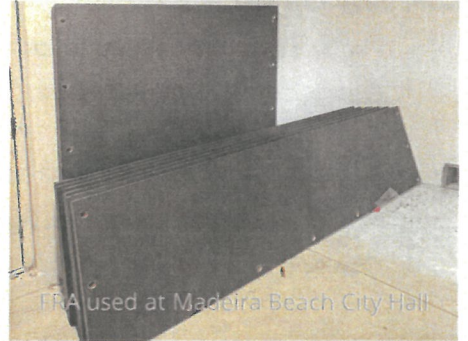
Quick Dam Flood Gate



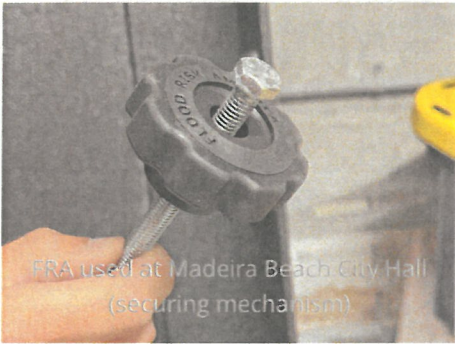
Quick Dam Flood Gate



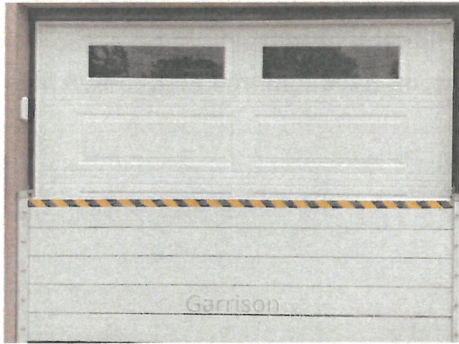
Quick Dam Flood Gate



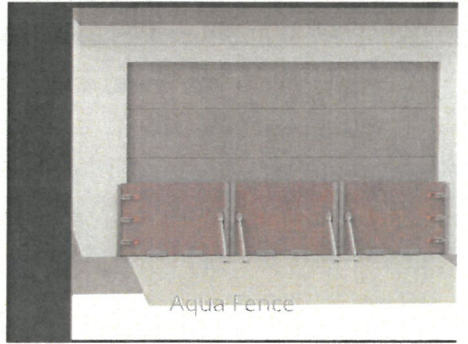
QDA used at Madeira Beach City Hall



QDA used at Madeira Beach City Hall (securing mechanism)



Garrison



Aqua Fence

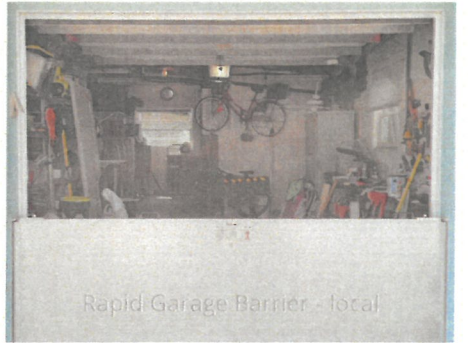


Rapid

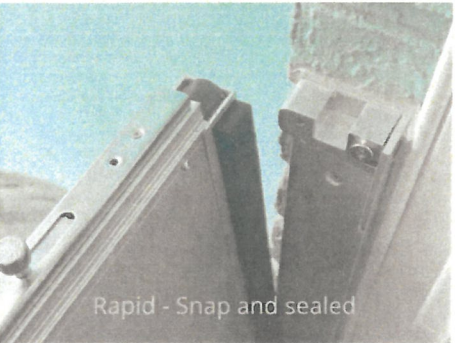


ANTI-FLOOD BARRIER

rapid



Rapid Garage Barrier - local



Rapid - Snap and sealed



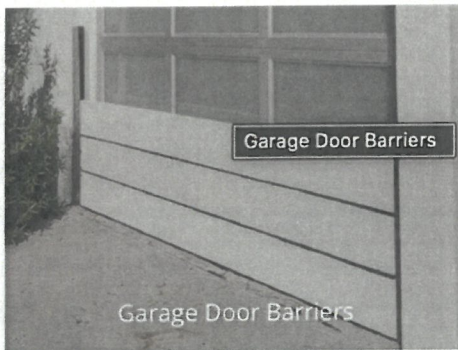
Dooricade - indoor open door barrier



GaraDry 1 1/2" barrier

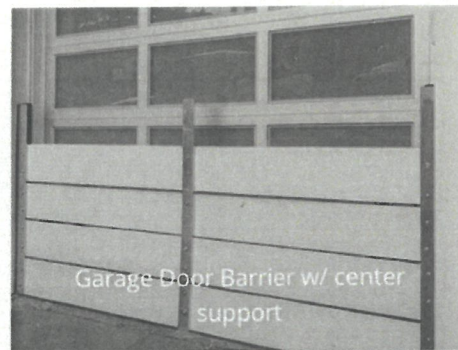


2 Door Protection

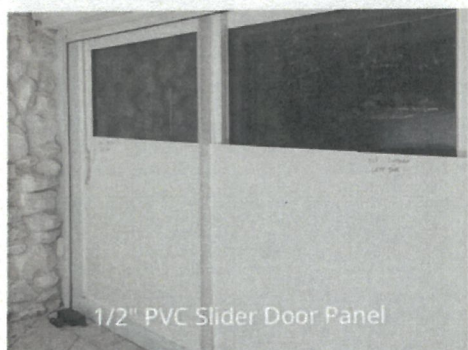


Garage Door Barriers

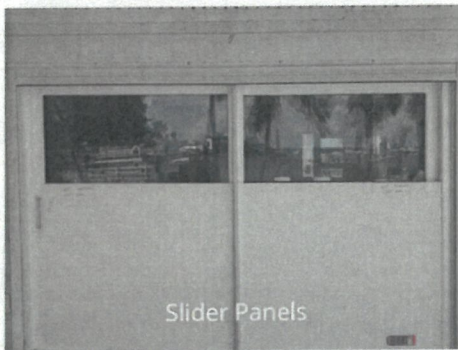
Garage Door Barriers



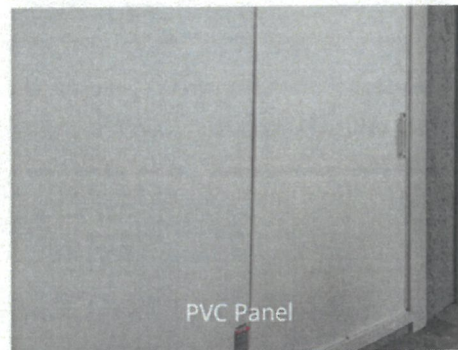
Garage Door Barrier w/ center support



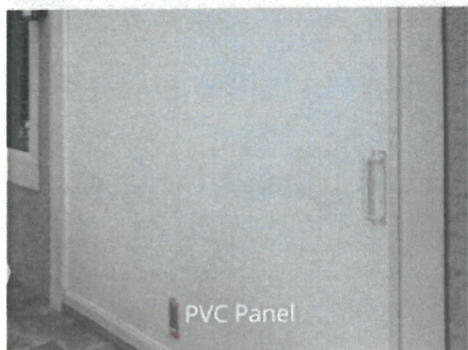
1/2" PVC Slider Door Panel



Slider Panels



PVC Panel



PVC Panel



Interior Garage replacement of sheetrock with PVC panels

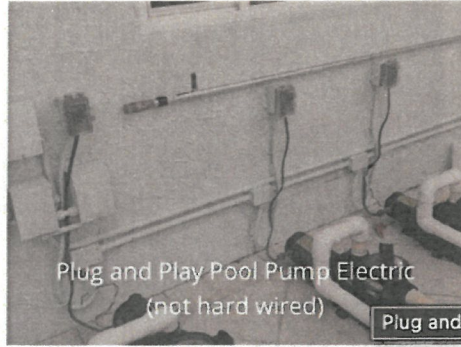


Raised tools and supplies inside home

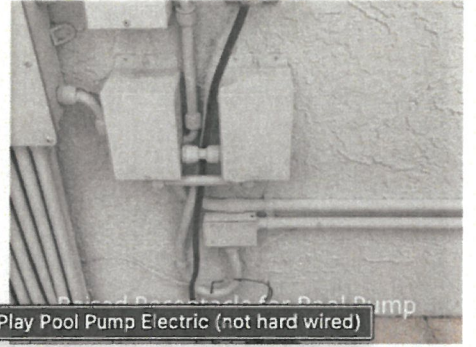
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Quick Disconnect Pool Pumps



Plug and Play Pool Pump Electric (not hard wired)



Plug and Play Pool Pump Electric (not hard wired)



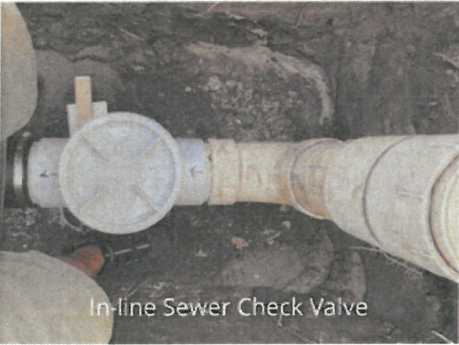
Raised platform for AC



Waterproof Receptacle



In-line Sewer Check Valve



In-line Sewer Check Valve



In-line Sewer Check Valve

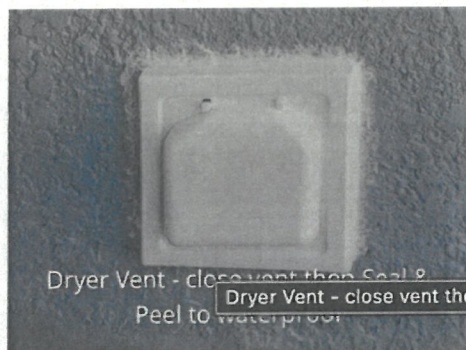


In-line Sewer Check Valve

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Dryer Vent - close vent then Seal & Peel to waterproof



Dryer Vent - close vent then Seal & Peel to waterproof

LEAVE INSIDE
Hoses in dock, HD heater
vacuum fire pit
PUT Things up in garage
Tie off lift/drop
can't get in water
? shut off water & gas
bring in some cameras
bring in speaker covers (all of them)
screens out of windows over sink
to garage
checklist
raise pumps for pool (main & spa)



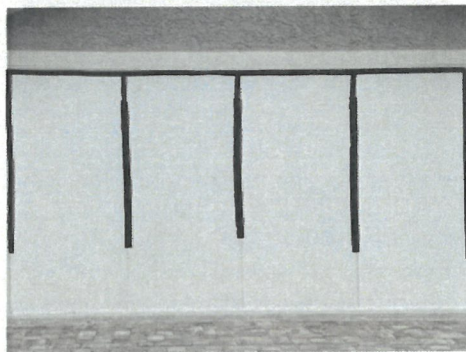
Boat Lift Receptacle repositioned higher



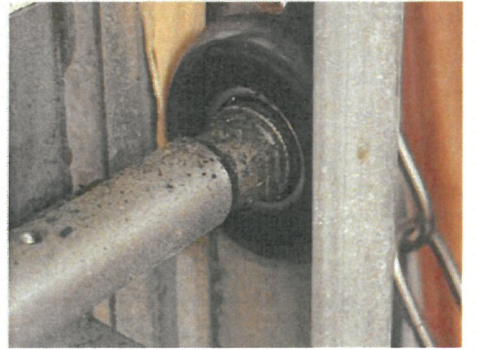
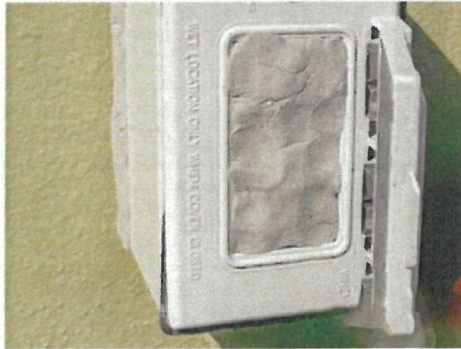
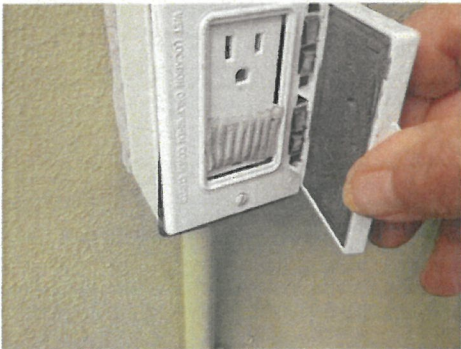
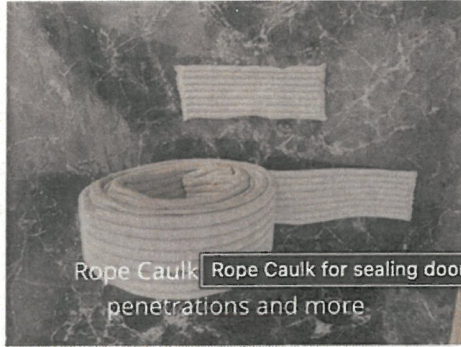
Slider PVC Support



Protected Sliders



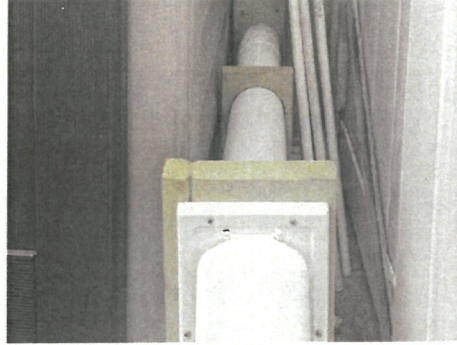
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Storm Preparation Checklist

Below is a home preparation checklist to review at least 7 days before a storm is expected to hit our area. This list assumes that much if not all of the basic pre-storm tasks have been completed.

Preparation before the 7-Day Prep Window

- [] Be sure that propane tanks are filled
- [] Prepare and test run portable gas generators (if you have one)
- [] Inventory all storm management supplies and have available and accessible
- [] Fill gasoline containers for generator operation
- [] Have an evacuation decision and plan prepared in advance
- [] Confirm we have all personal, financial and legal documents (cash and go) records ready to go
- [] Pre-book hotel reservations if evacuation plan is necessary

Preparation in the 7-Day Prep Window

- [] General: move everything indoors, turn outdoor light(s) upside down
- [] Tie down sheds, storage units, boat
- [] Secure yard spigots
- [] Wrap stacked garden vegetable plants with sheets
- [] Bring indoors the electric fence power source
- [] Bring in other yard stuff - landscape lights, speakers, cameras, equipment covers, etc
- [] Remove outdoor hoses
- [] Position generator on patio
- [] Bring in outdoor plants and move others to patio
- [] Tie together front shrubs (to each other and to utility pole)
- [] Charge all devices and battery power packs
- [] Identify (list out) all evacuation items
- [] Prepare a 2 day overnight suitcase (clothes, toiletries, dog supplies, etc)
- [] Charge and have ready flashlights, lanterns, etc
- [] Agree on evacuation plan go
- [] Refuel escape route cars and motorcycles

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Going Beyond 'Basic Flood Protection'

page 7

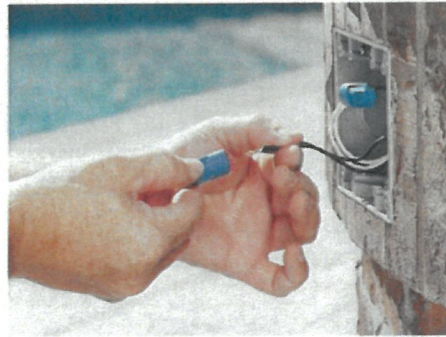
Waterproofing Electrical Connections

Being electrically skilled and aware of the dangers of live electrical wiring or hired a licensed electrician, outdoor connections can be weather/waterproofed by using the following products on new wired connections (and on existing wired connections that are deemed to be high risk for becoming submerged or wet - possibly shorting that circuit and possibly causing a fire).

Info on Electrical Connections

<https://sparewater.com/how-to-waterproof-electrical-connections/>

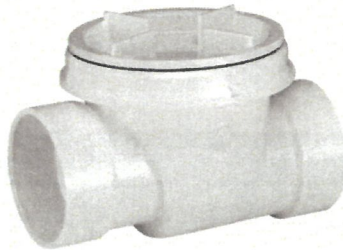
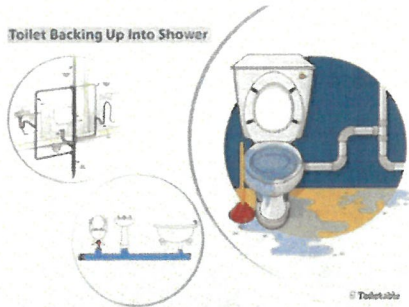
<https://www.instructables.com/3-Ways-on-How-to-Waterproof-Electrical-Connections/>



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Sewage Backup

A backwater check valve is the best way to prevent main line sewage being back fed into homes under conditions of high water. We show a simpler but not as effective option using test plugs and drain plugs to protect the home ([click here](#)). The check valve is installed in the sewer line between your home and the main county line in the street. They can be can be a DIY project, but it is not for the average homeowner. Most homeowners have them installed by a licensed plumber for a cost of \$800 - \$1200 (guess). The check valve stops backwater flow to the home by the use of a one-way 'flap' in the valve. They are not a set and forget system, and require maintenance 1-2 times a year to insure that they continue to function properly.



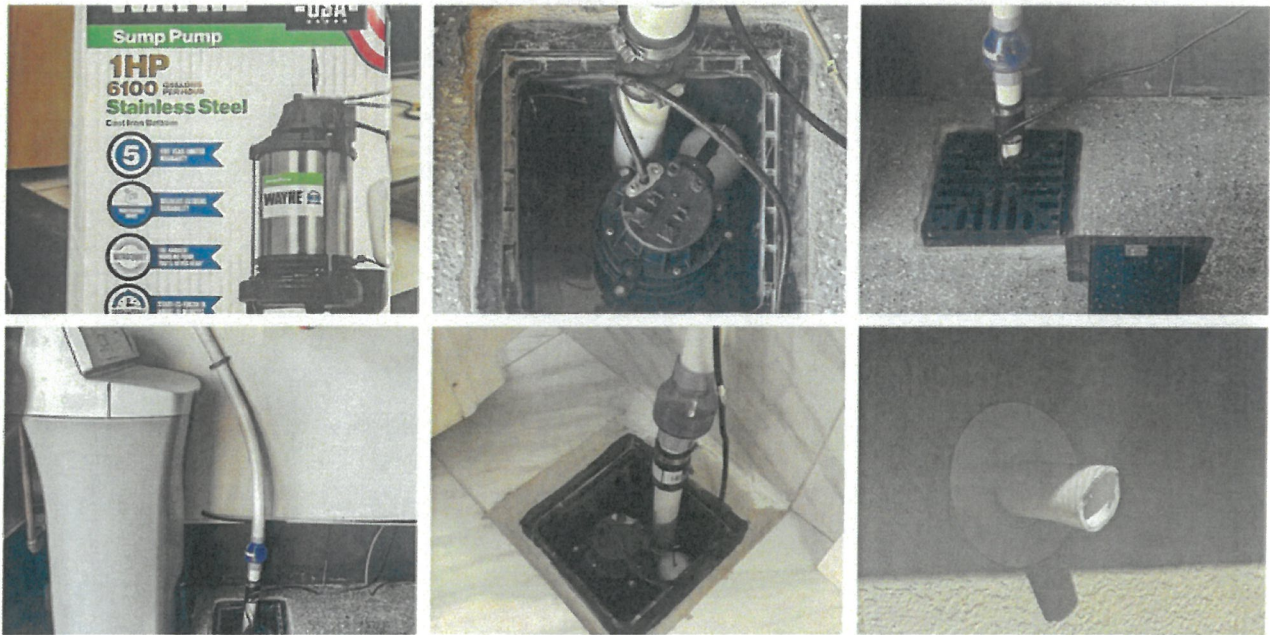
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Sump Pump

For additional flood protection and water mitigation, a 1/2 to 1 hp submersible pump may be an option one can consider. Essentially the pump is placed in the garage, in close proximity to the garage door. Hopefully a) a 120 volt power source is close by (preferably a GFCI), and 2) the pump's location in such that the pump discharge can be directed away for the home (to avoid pumping water out form the garage only to reenter the garage again).

General installation notes:

The pump well is cut into the concrete floor and sized to fit an appropriate sized collection 'basin' or bucket (below is a 12x12x12 inch fiberglass basin). Then the collection basin is set at a depth that the top of the basin is slightly below the floor grade (so that a fiberglass or metal grate can be placed flush with the floor). Once the proper depth is set, and the basin is placed in the well, the well is filled with concrete (of course around the basin). Once set, the pump is installed, the float is adjusted and the discharge pipe attached. Power it up, and your set. Any water entering the garage that gets past the flood barrier or finds it's way into the garage should collect in the pump well and be discharged automatically. We thank John for allowing us to share his install.



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Power Inverters

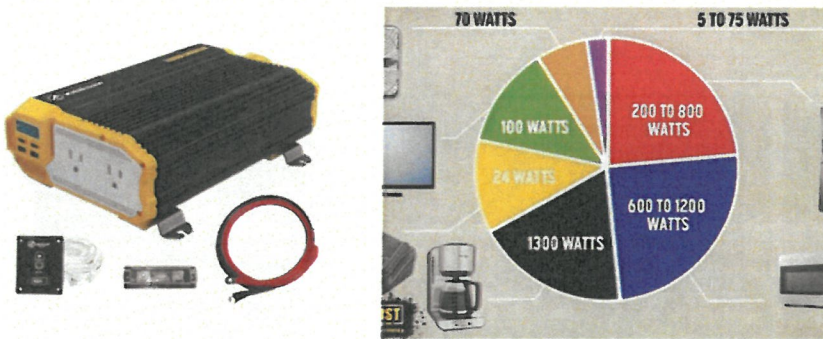
Inverters are devices that can change DC battery power to AC 120V power to help you power small devices for a relatively short period of time using 12 volt batteries or a car typically during a home power outage.

The Best Power Inverters of 2024

<https://www.lifewire.com/best-power-inverters-4160503>

Power Out - Hooking your vehicle to an inverter

<https://www.youtube.com/watch?v=HmqH6TGUpwQ>



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