

EL NIÑO *Home Prep* TOOLKIT

A practical East Bay homeowner's guide to getting ahead of the rainy season.

ZIP CODE

EAST BAY

Hello, neighbor!

I'm here to help you prep your home for El Niño this winter.

Rain is coming. Is your house ready?

El Niño can bring periods of heavy rain and saturated ground to the East Bay. A little preparation now can help prevent water intrusion, drainage problems, fallen branches, and costly repairs later.

We've put together this guide to help you identify potential trouble spots, tackle a few preventative maintenance projects, and know when to call in a professional.

Let's get your home ready.

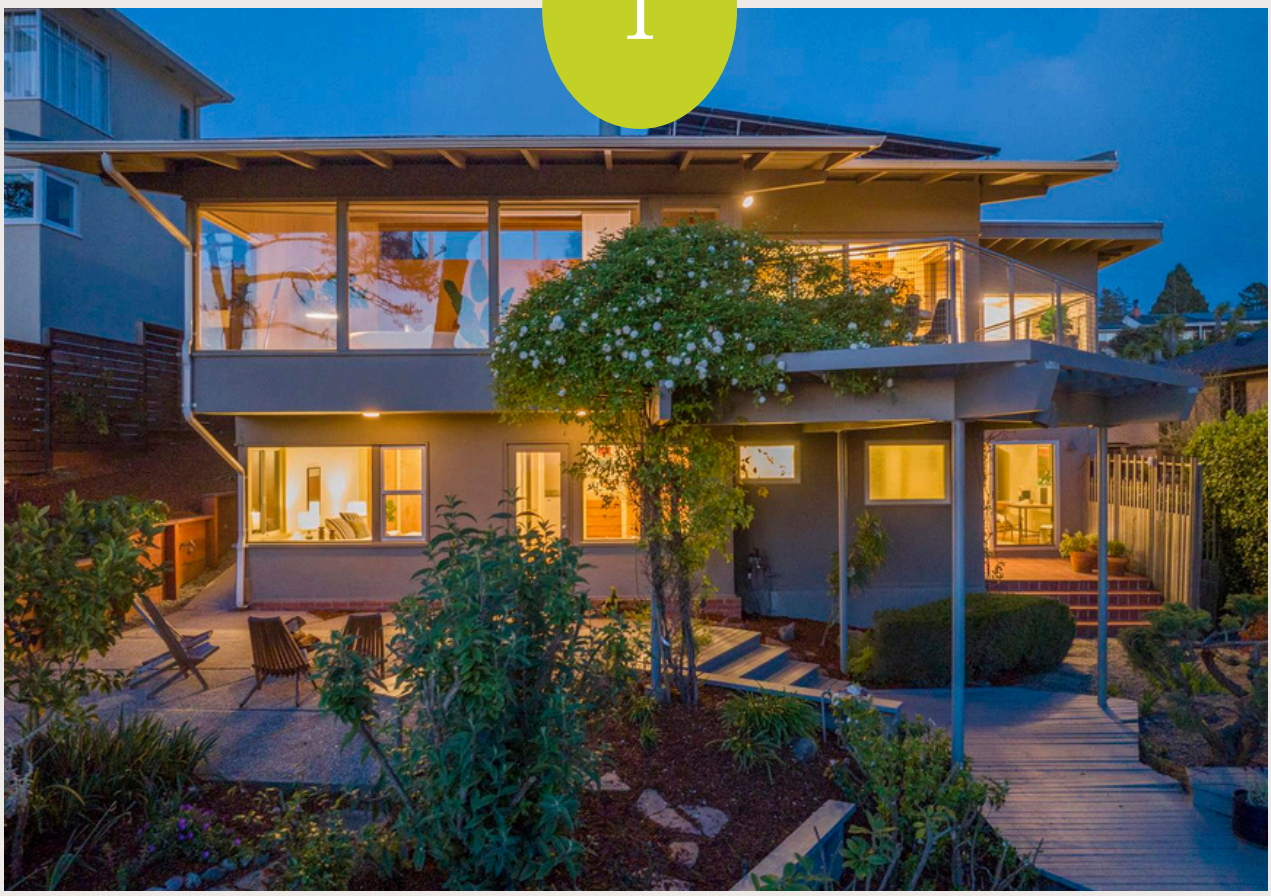
JOSH DICKINSON

REALTOR® DRE 01918183
JOSH@ZIPCODEEASTBAY.COM
C: 510-323-3669
ZIPCODEEASTBAY.COM



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ROOF + GUTTERS

Your roof and gutter system are your home's first line of defense against rain. Small issues can become expensive problems when water has nowhere to go.

□ Clean gutters and remove leaves, branches, and debris.
□ Check downspouts for blockages and make sure water flows freely.
□ Confirm downspouts direct water away from the foundation.
□ Look for missing, cracked, loose, or damaged shingles or roofing materials.
□ Inspect flashing around chimneys, skylights, vents, and roof penetrations.
□ Check for signs of previous leaks, water stains, or moisture in the attic.
□ Have a roofer inspect and repair any concerns before the rainy season.

Call a pro if: You notice a roof leak, sagging gutters, damaged shingles, or deteriorating flashing. Leave roof inspections and repairs to qualified professionals.



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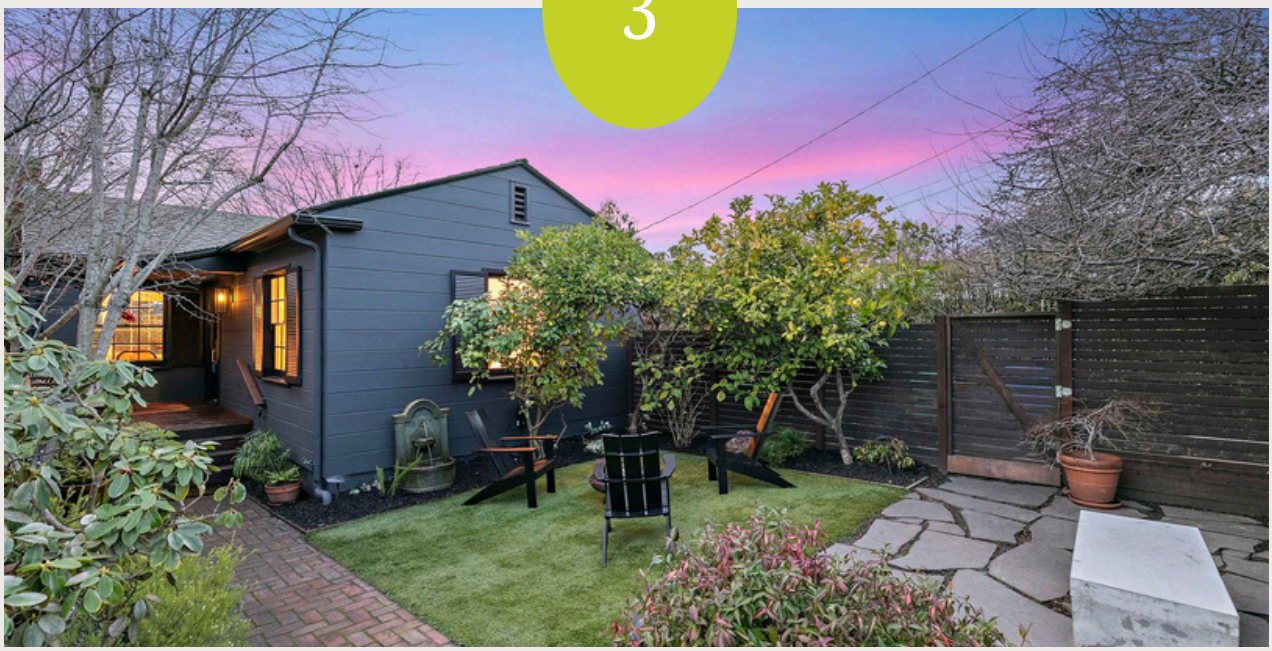
DRAINAGE + FOUNDATION

Water should always have somewhere to go—and that somewhere shouldn't be your house.

- ☐ Check the ground around your home for areas where water collects.
- ☐ Make sure soil slopes away from your foundation.
- ☐ Clear leaves and debris from yard drains, catch basins, and drainage channels.
- ☐ Check that driveway and patio drains are clear.
- ☐ Inspect retaining walls for cracks, bulging, or signs of water buildup.
- ☐ Look for cracks in the foundation or new signs of moisture in crawl spaces.
- ☐ Check basement window wells and exterior stairwells for proper drainage.
- ☐ Make sure sump pumps are working, if applicable.

Call a pro if: *Water pools near your foundation, you notice recurring moisture, or you see new cracks or movement in retaining walls.*

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TREES + LANDSCAPING

Saturated soil and strong winds can make unstable trees and overhanging branches a bigger concern.

□ Look for dead, damaged, or hanging branches.
□ Check for trees leaning more than usual or showing signs of instability.
□ Trim branches that are too close to your roof, gutters, or home.
□ Clear leaves and debris from outdoor drains and pathways.
□ Secure outdoor furniture, umbrellas, planters, and other items that could blow away.
□ Turn off automatic sprinklers during rainy periods.
□ Check that landscaping isn't blocking drainage paths.

Call a pro if: *A tree appears unstable, has significant dead limbs, or is close to power lines. Consult a certified arborist rather than attempting major tree work yourself.*



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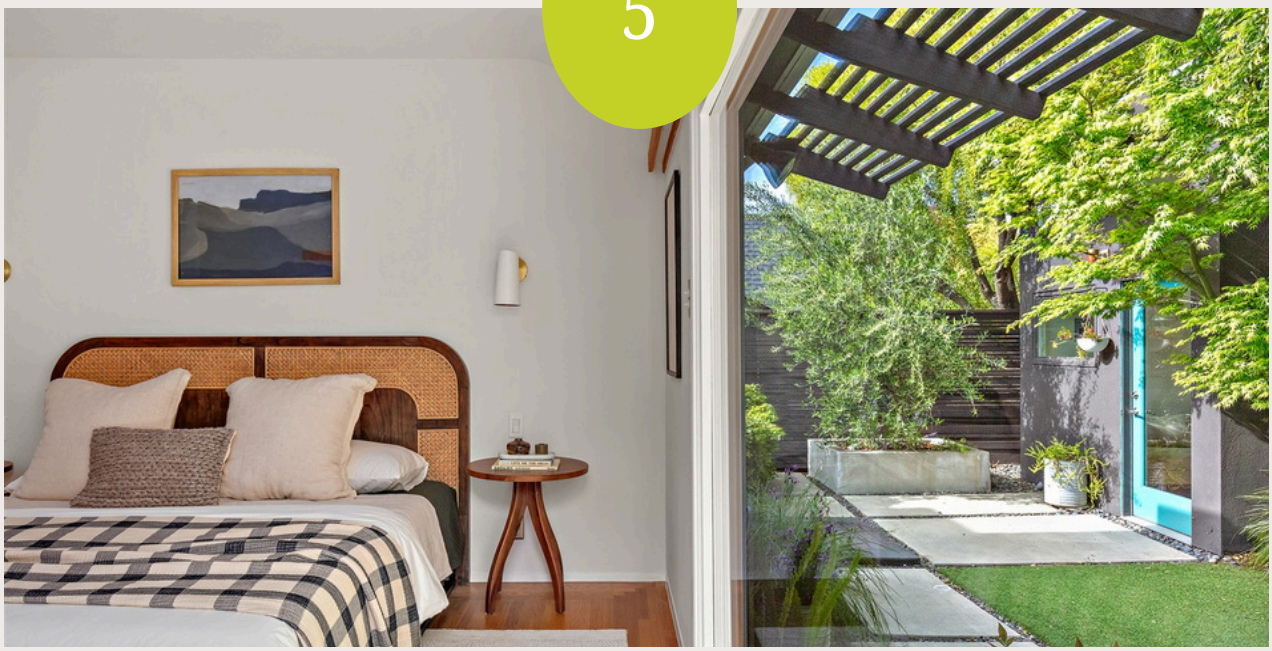
SIDING, WINDOWS + EXTERIOR

Wind-driven rain can find its way into even the smallest openings.

- ☐ Inspect exterior caulking around windows and doors.
- ☐ Check weatherstripping for wear or gaps.
- ☐ Look for peeling paint, damaged siding, or deteriorating trim.
- ☐ Check exterior doors for a tight seal.
- ☐ Inspect decks, balconies, and exterior stairs for drainage issues.
- ☐ Make sure window wells and exterior vents are clear.
- ☐ Check for signs of moisture around windows, doors, and ceilings.

Call a pro if: *You see recurring water intrusion, wood rot, damaged siding, or deteriorating window and door seals.*

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INTERIOR + CRAWL SPACE

Some of the most important signs of water trouble show up inside.

□ Check ceilings and walls for water stains or bubbling paint.
□ Inspect under sinks and around appliances for leaks.
□ Check the attic for damp insulation, mold, or signs of roof leaks.
□ Inspect crawl spaces for standing water or excess moisture.
□ Move valuables, storage boxes, and electronics off basement floors.
□ Check that your sump pump and backup system work, if applicable.
□ Consider a moisture inspection if you've had previous water problems.

Call a pro if: *You notice persistent dampness, musty odors, visible mold, or standing water.*



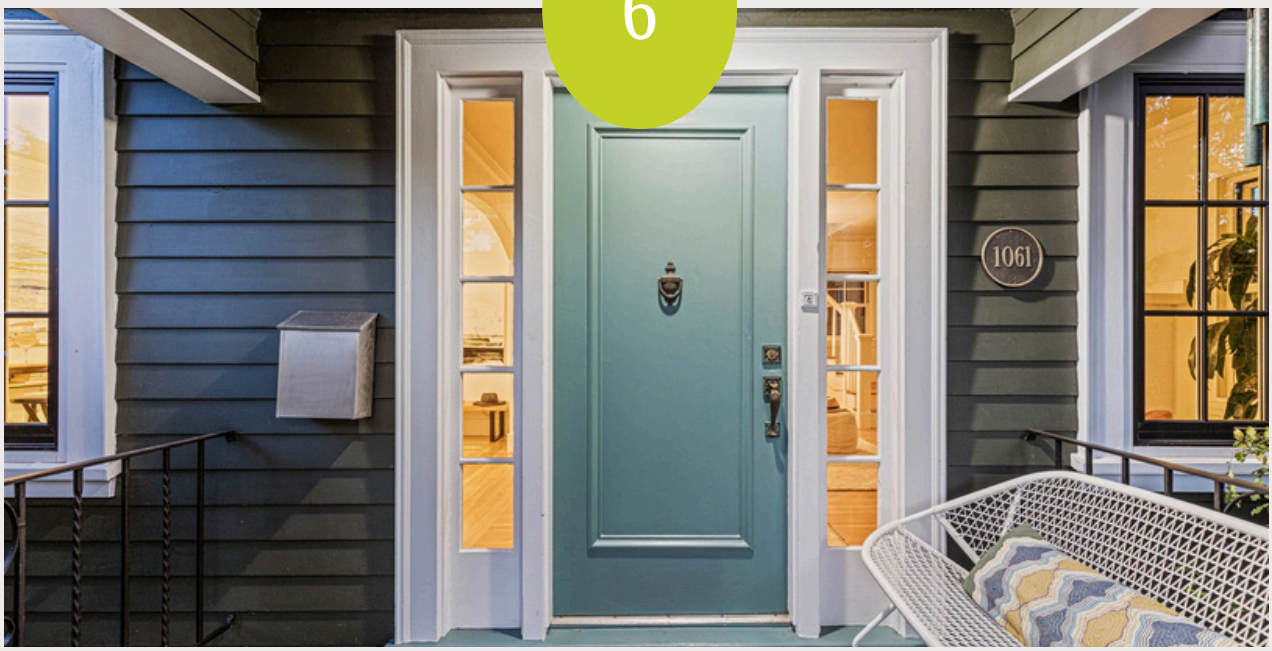
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A FEW THINGS YOU CAN DO BEFORE THE STORM

Storm preparation isn't just about your property. A few simple steps can help keep the neighborhood safer, too.

☐ Clear leaves and debris from the storm drain near your home, where safe and permitted.
☐ Keep leaves and yard waste out of street gutters.
☐ Make sure parked cars and trash bins aren't blocking stormwater flow.
☐ Know where your neighborhood tends to collect water.
☐ Find out where your city provides sandbags and whether you qualify.
☐ Sign up for local emergency alerts.
☐ Review your home's flood risk and insurance coverage.

A note about East Bay homes: *Hillside properties may need extra attention to retaining walls, slope drainage, and erosion. Homes in low-lying areas may need to pay closer attention to storm drains, groundwater, and flood exposure.*

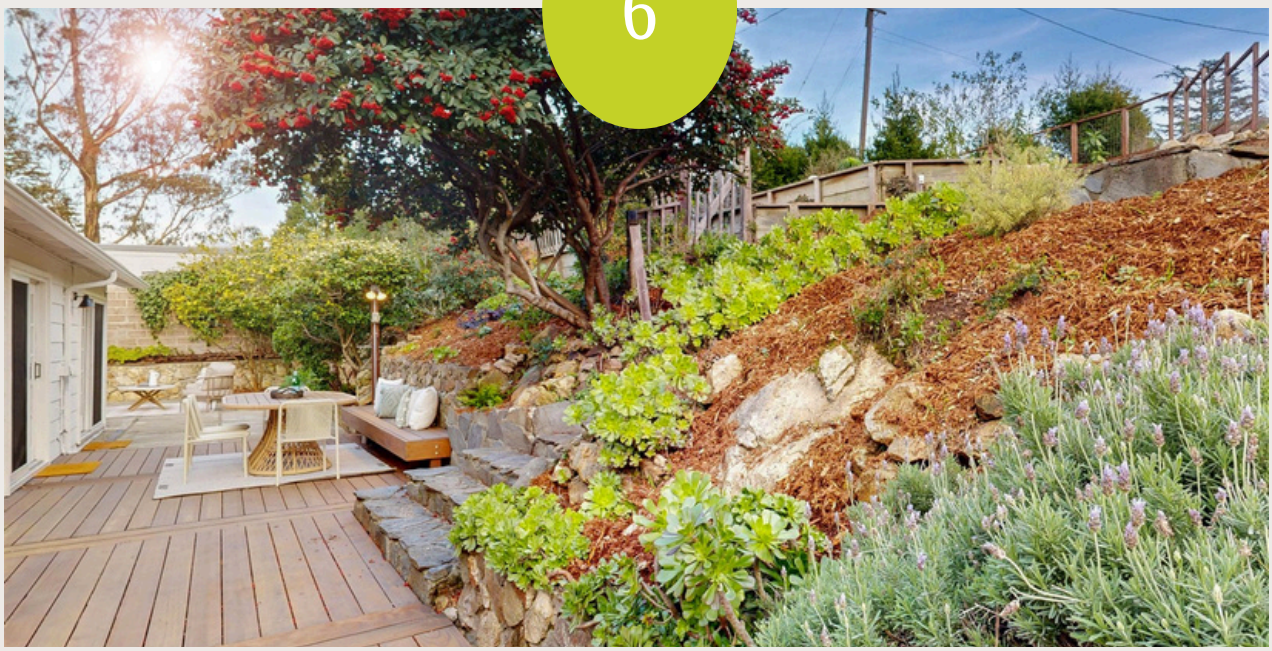


GET READY FOR A POWER OUTAGE

Even a well-prepared home can experience power outages or temporary disruptions. Keep these essentials somewhere easy to access.

- □ Flashlights and extra batteries
- □ Portable phone charger or power bank
- □ First-aid kit
- □ Drinking water
- □ Nonperishable food
- □ Essential medications
- □ Battery-powered or hand-crank radio
- □ Pet supplies
- □ Copies of important documents
- □ Emergency contact information

Insurance check: *Review your homeowners policy and understand what is and isn't covered. Standard homeowners insurance generally does not cover flood damage. If you're considering flood insurance, check waiting periods and eligibility well before a storm.*



WHEN THE STORM HAS PASSED

Don't assume you're in the clear once the rain stops. Take a few minutes to check your property before the next storm rolls in.

□ Walk around your property and look for standing water.
□ Check gutters and downspouts for debris that may have accumulated.
□ Look for new roof damage or missing shingles (from the ground).
□ Inspect ceilings and walls for new water stains.
□ Check crawl spaces, basements, and garages for moisture.
□ Look for fallen branches or newly damaged trees.
□ Check retaining walls and slopes for signs of movement or erosion.
□ Photograph any damage for insurance purposes.
□ Address problems before the next round of rain.

Important: *Stay away from downed power lines, unstable trees, and flooded areas. Never walk or drive through floodwater.*

YOUR LOCAL HOME MAINTENANCE RESOURCE LIST

Not every project is a DIY job. These are local professionals who can help:

For roof leaks, shingles, flashing:

LICENSED ROOFING CONTRACTOR

PACIFIC COAST ROOFING

PCROOFINGSERVICE.COM

510-912-5454

For gutter cleaning and repairs:

GUTTER SPECIALIST

GORILLA GUTTERS

GORILLAGUTTERS.COM

510-524-1111

For yard drainage + crawl space:

DRAINAGE CONTRACTOR

WARD CONSTRUCTION

WARDCONSTRUCTION.COM

510-215-3636

For window and door leaks:

WINDOW /EXTERIOR CONTRACTOR

WDM REMODELS

WDMREMODELS.COM

510-384-0805

For plumbing and sump pumps:

LICENSED PLUMBER

MALLARD PLUMBING

MALLARDPLUMBING.COM

510-465-3449

For tree health and stability:

CERTIFIED ARBORIST

EDEN TREE SERVICE

EDENTREEBERKELEY.COM

510-525-8159

For foundation or retaining walls:

STRUCTURAL ENGINEER

PEARL ENGINEERING

510-339-6655

LET'S CONNECT



Not sure where to start? That's where we can help.

Your home is one of your biggest investments. Taking care of the little things now can help prevent bigger headaches when the rain arrives.

Reach out to schedule a quick home check-up. I'll help you identify potential trouble spots and point you in the right direction.

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