

Mesa Homeowner's Monsoon Readiness Checklist

Prepare your home before the dust storms and microbursts arrive. Use this list to audit your property every May.

1. The Roof & Drainage (The First Line of Defense)

- Clear the Scuppers: If you have a flat roof (common in Mesa), ensure the drainage scuppers are free of bird nests and debris.
- Check the Valleys: Remove leaves and "pigeon debris" from the valleys of your tile roof to prevent water from backing up under the tiles.
- The Ground-Level Scan: Walk around your house with binoculars. Look for slipped tiles or "shingle smile" (curling edges) that the summer sun has warped.
- Gutter Flush: Even if we haven't had rain, Arizona dust can settle in gutters and create a "mud plug" when the first rain hits. Flush them with a hose.

2. Landscaping & Yard (The Wind Prep)

- The "Palo Verde" Trim: Thin out the canopy of desert trees like Palo Verdes and Mesquites. Their "sail" effect in high winds is the #1 cause of branch-to-roof impact damage in Mesa.
- Secure the "Missiles": Identify loose patio furniture, umbrellas, or trampolines. In a 60mph microburst, these can become airborne and puncture your roof or windows.
- Check Perimeter Walls: Ensure drainage holes (weep holes) at the bottom of your yard's block walls are clear to prevent backyard flooding.

3. Interior & Tech (The Backup Plan)

- Attic Inspection: Take a flashlight into the attic before the season starts. Look for light peeking through or existing water stains so you have a "baseline" to compare against after a storm.
- Surge Protection: Monsoon lightning is frequent in the East Valley. Ensure your expensive HVAC system and home electronics are on high-quality surge protectors.
- Contact Sync: Save your roofer's number (**Dwell Restoration: 480-454-6002**) and your insurance policy number in your phone now.

4. Post-Storm "Quick Look"

- Ground Check: After a storm, walk your property. If you see "sand" (shingle granules) or pieces of mortar on the floor, your roof has likely sustained damage.
- Ceiling Check: Check the corners of your ceilings and around light fixtures for faint yellow rings.