



Hurricane Recovery Inspection Guide

Post-Disaster Guide for Short-Term Rentals

Hurricane Recovery Inspection Checklist

Extreme weather events have become more frequent in recent years, increasing the recurrence and severity of hurricanes, monsoons, wildfires, droughts, heat waves, and other forms of natural disasters. Inclement weather creates additional operational challenges for property managers and hospitality operators; from property care preparation and recovery, to client safety and communication.

Managers have a responsibility to safeguard and protect their homeowners' assets during hurricane season. Especially critical for those in high-risk markets, hospitality providers can lean on smart programs and tools to coordinate and perform customized inspections, and assess, report and repair any damage that occurs (these inspections may vary if the property is occupied during the storm).

Based on a review of more than one thousand inspection checklists from leading vacation rental managers and hospitality operators on Breezeway's platform, we've compiled this inspection guide for 'Hurricane Recovery'. This guide will help your team check the condition of a property after each storm, so you can share time-sensitive information with homeowners. For more detailed guidance on hurricane preparation, general property inspections, or safety and preventative maintenance, please contact us.



General

2 Requirements

- Contact designated personnel and emergency contractors for the following:



- Visit every property to assess damage

- Begin maintenance repairs and storm recovery

- Review post-storm communication protocols for the following:



- Guests with upcoming arrivals

- In-house guests (if applicable)

- Homeowners

- Staff and service partners



Electrical/Mechanical

7 Requirements

- Turn main power on at breaker panel



- Confirm the following are working



- Air conditioning

- Heat

- Cable

- Internet

- Plug in electronics and appliances

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- Kitchen appliances

- TVs and media center

- Test sump pumps and drains

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- Has any electrical component or appliance been exposed to flood waters?

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- Inspect dryer, furnace and boiler vents for debris

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- Shut down back-up generator

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- Replenish extra fuel supply if used



Exterior

7 Requirements

- Check for any of the following on the property:

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- Loose power lines

- Broken docks or boardwalks

- Trip hazards on the driveway

- Large branches or clippings

- Damage to fences or gates
- Ensure address markers and signage are secure and visible ☐
- Return garbage containers to their normal location ☐
- Set up any outdoor furniture or equipment that was stored ☐
- Open hot tub and check for debris
- Open pool and check for debris
- Restore grills and lighting
- Turn any picnic tables or immovable furniture right-side up
- Take inventory and assess damage of all items left outside
- Inspect roof and remove any debris ☐
- Check roof flashings, coverings, drains, and gutters
- Replace any loose tiles
- Check for leaks
- Remove any hurricane shutters/plywood installed on windows and doors ☐
- Confirm there is no broken glass ☐



Interior

5 Requirements

- Inspect the floors and carpets for mold or water damage
- Check interior walls for cracks and bulging in the foundation
- Place all furniture back in correct location
- Replenish property if emergency supplies were used
 - Bottled water
 - Batteries
 - First-aid kit
 - Matches
- Go through room-by-room inventory list

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About Breezeway

Breezeway's property operations platform helps coordinate, communicate, and verify detailed work at properties, and deliver the best service experience. Breezeway's software and mobile apps have facilitated over 3M property tasks across 80+ million square feet, and help hundreds of short-term rental operators and hospitality professionals meet detailed service standards.

Combining deep learning technology, robust property data, smart messaging, and mobile-first task management, Breezeway is bringing service optimization to the property management space. Created by the founder of FlipKey (acquired by TripAdvisor), the Breezeway team is building the future of property care and service.