

# How to Tell if a Property is Hurricane Proof

By Isaac Benmergui

Hurricanes are a real threat in South Florida. Each season, there are several weather events that damage property and destroy buildings.

[Building standards](#) have improved over the years, but you can't necessarily rely on the fact that a building or home has been upgraded to the new codes.

Here's how to tell if a home has been hurricane proofed:

- **Ask.** First, the current homeowner has to disclose things that you specifically ask about. If the home was built before 2010, ask if any retrofits have been made or what existing hurricane proofing has been done. Make a note with the details of this conversation for reference later, should the information turn out to be incorrect.
- **Windows.** Windows should be impact-resistant or have working shutters that can be closed to protect the glass. Window frames need to be sealed tightly.
- **Roof.** Make sure the inspector checks out how the roof is fastened to the frame of the home. An improper fastening system means that your roof is in danger of becoming detached from the home in strong winds.
- **Garage Door.** Garage doors are wide and flimsy. If they fail in a hurricane, they let massive amounts of water into the home, and the wind that enters can tear the roof off. Look for a reinforced or braced hurricane door.
- **Redundant sump pump system.** Basements are at a huge risk for flooding in a storm, and often homes lose power during powerful storms, which means no sump pump. Look for two drain tile layers in the basement, and better yet, battery backup for the sump pump to keep flooding at bay.

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