

The Definitive 20-Point Winterization Plan & Checklist

For San Ramon & Danville Homeowners

(Localized for East Bay climate conditions – Rain, Expansive Clay Soil, and PSPS Preparedness)

Why This Matters

Unlike snowy regions, winters in the San Ramon Valley bring **intense rainfall, saturated soil, and utility shutdowns (PSPS)**, not deep freezes.

This checklist helps protect your home's **roof, drainage, foundation, heating systems, and plumbing** against these exact local hazards.

Phase 1 – Advanced Exterior Water Management

1. Roof Inspection

Hire a professional to check for missing or cracked shingles, sagging rooflines, and granule loss. Small roof issues can quickly turn into major leaks during heavy rain.

2. Gutter & Downspout Cleaning

Clear all gutters and downspouts to stop overflow and fascia rot. In the Bay Area, dry debris also poses a fire risk before winter rains arrive.

3. Flashing & Roof Seal Checks

Inspect and seal flashing around vents, chimneys, and skylights. Even small gaps can lead to attic leaks and hidden water damage.

4. Tree Trimming

Cut back overhanging or dead branches to prevent storm damage and blocked gutters during high-wind events.

5. Gutter Alignment & Pitch Verification

Make sure gutters are tightly secured and pitched toward downspouts. Sagging gutters trap water, leading to rot and detachment.

Phase 2 – Foundation & Drainage Integrity

6. Downspout Extensions

Extend all downspouts at least 6–10 feet away from the house to prevent saturation of expansive clay soil and reduce hydrostatic pressure on foundations.

7. Yard Drains & Catch Basins

Clear debris from all drains, driveway basins, and low-lying areas. Blocked drainage can cause backyard flooding or water pooling near the slab.

8. Landscape Grading

Ensure soil slopes away from the home's perimeter. Poor grading allows water to pool, saturating reactive clay and risking structural stress.

9. Crawlspace / Basement Check

Inspect for dampness, standing water, or musty odors. Seal air leaks and improve ventilation to prevent mold and wood decay.

10. Foundation Perimeter Inspection

Look for new cracks, uneven floors, or sticking doors/windows, signs of soil expansion or settlement. Call a structural expert if detected.

Phase 3 – HVAC Reliability & Energy Efficiency

11. Professional HVAC Tune-Up

Service the furnace or heat pump before winter. Inspect heat exchanger, gas connections, and CO output to ensure safety during outages.

12. Replace or Clean Air Filters

Dirty filters restrict airflow and raise energy bills. Replace every 30–60 days during the heating season.

13. Seal Window Drafts

Use silicone caulk or temporary window insulation film to seal leaks and retain indoor warmth.

14. Weatherstrip Doors & Garage Access

Replace worn seals and add door sweeps to prevent cold air infiltration and energy waste.

15. Insulate Attic & Crawlspace

Verify that insulation is dry, intact, and evenly distributed. Proper coverage stabilizes indoor temperatures and reduces heating costs.

Phase 4 – Plumbing, Landscape & Safety Systems

16. Disconnect and Drain Garden Hoses

Attached hoses can freeze internally and burst indoor piping during rare cold nights.

17. Cover Exterior Hose Bibs

Add insulated faucet covers or close indoor shut-off valves to protect exposed plumbing.

18. Winterize Irrigation Systems

Hire a professional to blow out sprinkler lines and backflow valves. Prevent costly underground pipe bursts.

19. Insulate Exposed Pipes

Use foam sleeves or heat tape on water lines in crawlspaces, garages, and attics. Focus on north-facing or exterior walls.

20. Test Smoke & CO Detectors

Replace batteries, verify alarms, and confirm CO sensors are less than 7 years old. Critical during PSPS events when using alternative heating or generators.

Bonus: Smart Local Homeowner Tips

- Schedule gutter & roof maintenance **before the first heavy rain in November**.
- During storms, visually check for **overflow or pooling water near the foundation**.
- After PG&E power shutoffs, test CO detectors again before restarting appliances.
- Keep emergency lighting and portable power sources ready for PSPS events.
- Store PPWPM's contact info for quick maintenance or inspection needs:
 - 📍 12907 Alcosta Blvd Unit F, San Ramon CA
 - 📞 (925) 633-4342
 - ✉ info@ppwpm.com



Exclusive Offer for Local Homeowners

Weekly Free Exterior Maintenance Inspection

Download this checklist and get automatically entered to win a **Free On-Site Home Inspection & Exterior Maintenance Report** (1 winner each week).

Our experts will evaluate your roof, gutters, downspouts, and foundation drainage, helping you identify risks before costly damage occurs.

How to Enter:

1. **Download** this checklist (PDF form below).
2. **Comment** on our Facebook post: "Checklist."
3. You'll be automatically entered in the weekly draw.

Quick Summary Table

Category	Key Actions	Local Risk Mitigated
Roof & Gutters	Inspect, clean, seal, align	Heavy rain & runoff
Foundation	Downspout extensions, drains, grading	Expansive clay soil
HVAC	Tune-up, filters, seal leaks	Energy waste, CO risk
Plumbing	Drain hoses, insulate lines	Rare freezes
Safety	Test alarms, prepare for PSPS	Utility shutdown hazards

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