



Prepare Before the Forecast. Recover with Confidence.

A practical electrical storm-readiness guide for RV parks and MH (manufactured home) communities.

Severe weather can expose weaknesses that have been developing beneath the surface for months or even years. Understanding the condition of your electrical infrastructure before a storm arrives can support safer operations, faster decisions, and a more confident recovery.

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Prepared by Electrical Works

Powering communities with more than 30 years of specialized electrical experience.



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Readiness Begins Before the Forecast

Severe weather can take many forms, including hurricanes, tropical storms, tornadoes, flooding, storm surge, lightning, high winds, and wildfires. For outdoor communities, these events can place enormous stress on infrastructure that is already exposed to heat, moisture, vegetation, and changing electrical demand throughout the year.

However, storms do not always create electrical problems. More often, they reveal existing weaknesses.

A transformer, pedestal, underground conductor, distribution panel, or service connection may continue operating despite corrosion, deteriorated connections, aging components, or insufficient capacity. It can take the additional pressure of severe weather to turn a hidden vulnerability into an outage or equipment failure.

That is why two neighboring properties can experience the same storm but face very different outcomes. The weather may be the same; the condition of the infrastructure before it arrives is not.

More Than an Emergency Plan

Storm readiness is not limited to stocking supplies, checking generators, or knowing who to call after an outage. It begins with understanding the condition of the electrical system and identifying where the property is most vulnerable.

Preparing in advance can help operators:

- ✓ Identify aging or vulnerable equipment
- ✓ Document critical electrical assets
- ✓ Prioritize maintenance before conditions worsen
- ✓ Establish clear emergency responsibilities
- ✓ Plan for temporary power requirements
- ✓ Support insurance documentation
- ✓ Reduce uncertainty during recovery

Preparation cannot eliminate every risk. It can, however, provide the information needed to make better decisions before time, access, and repair options become limited.

Storms will always be unpredictable. The condition of your electrical infrastructure should not be.



The Damage You Cannot Always See

Restoring power is an important milestone after severe weather, but it should not automatically be considered the end of the recovery process.

Electrical equipment can remain energized while still carrying damage that is not immediately visible. Moisture, movement, impact, and contamination may weaken components without causing an instant outage. The first sign of trouble may not appear until weeks or months later, when the system is once again operating under normal or peak demand.

Common Hidden Problems After a Storm

Water Intrusion

Heavy rain, storm surge, and flooding can introduce moisture into panels, pedestals, transformers, junction boxes, and other equipment. Even where equipment appears to have dried, internal damage or contamination may remain.

Loose or Deteriorated Connections

Wind, vibration, debris impact, and movement of equipment can affect electrical connections. A compromised connection may continue operating while generating heat or causing intermittent faults.

Underground Infrastructure Damage

Flooding, soil movement, erosion, falling trees, and displaced structures can affect underground conductors and conduit. Because this infrastructure is out of sight, damage may go unnoticed until performance begins to decline.

Compromised Enclosures and Foundations

Equipment may remain upright while its enclosure, mounting, foundation, or weatherproof seal has been weakened. This can leave components more vulnerable to future water intrusion and physical damage.

Accelerated Corrosion

Salt air, floodwater, and moisture can accelerate corrosion across connections, enclosures, and electrical equipment. The effect may continue long after the weather has cleared.

Intermittent Electrical Faults

Storm damage does not always produce a complete loss of power. Operators may instead notice recurring breaker trips, low-voltage complaints, flickering lights, unexplained outages, or equipment that performs inconsistently.

Why Early Identification Matters

Hidden damage can reduce reliability without immediately interrupting service. A professional post-storm assessment helps establish what has been affected, what requires immediate attention, and what should be monitored or included in future maintenance planning.

Power being restored does not necessarily mean the electrical system is fully recovered.

Know Where **Your Vulnerabilities Are**

Every property has a different risk profile. Its location, age, layout, drainage, electrical design, maintenance history, and proximity to trees or coastal conditions can all influence how the infrastructure responds to severe weather.

However, several parts of an outdoor electrical system deserve particular attention before and after a storm.

Electrical Pedestals

Pedestals are exposed to rain, flooding, debris, vehicle movement, and physical impact. Damaged doors, seals, receptacles, foundations, and internal connections may leave equipment vulnerable even when it continues to provide power.

Distribution Panels and Service Equipment

Panels and service equipment can be affected by water intrusion, corrosion, loose connections, and surge events. Equipment in low-lying or exposed locations may face increased risk.

Transformers

Transformers and their surrounding installations should be reviewed for signs of flooding, movement, impact, leakage, or compromised access. Vegetation and debris can also make safe inspection and restoration more difficult.

Underground Conductors and Conduit

Underground systems may be affected by saturated ground, erosion, soil movement, damaged conduit, uprooted trees, or displaced equipment. Problems may appear as intermittent faults or reduced reliability rather than visible damage.

Street and Common-Area Lighting

Lighting poles, fixtures, foundations, underground feeds, and control systems are vulnerable to high winds, falling trees, water, and flying debris. Damaged lighting can also affect safety and visibility during recovery.

Backup Power Systems

Generators and transfer equipment must be accessible, maintained, and appropriate for the critical loads they are expected to support. Fuel supply, ventilation, testing records, and operating responsibilities should be confirmed before severe weather approaches.

Utility Connections and Overhead Equipment

Utility-owned and property-owned infrastructure often meet at critical points. Operators should understand where responsibility changes and have the correct utility coordination information readily available.

Prepare Before Storm Season

A practical storm-readiness plan should be established well before severe weather enters the forecast. Once a storm is approaching, contractor availability, equipment lead times, site access, and safe working conditions can all become more limited.

1. Assess the Electrical Infrastructure

Arrange a professional assessment to identify visible deterioration, vulnerable equipment, recurring faults, and areas at risk from water or physical damage. This provides a clearer basis for maintenance and capital decisions.

2. Document Critical Assets

Maintain an up-to-date record of transformers, services, panels, pedestals, generators, transfer equipment, lighting systems, and important underground routes. Include photographs, locations, identification numbers, and known service history where available.

3. Address Known Deficiencies

Do not allow recurring problems to become part of normal operations. Low voltage, repeated breaker trips, corrosion, damaged enclosures, and temporary repairs should be investigated before a storm adds further stress.

4. Review Flood and Drainage Exposure

Identify electrical equipment located in low-lying areas or places vulnerable to storm surge, standing water, and erosion. Keep drainage routes clear and discuss appropriate protective measures with qualified professionals.

5. Test Backup Power Systems

Generators and transfer equipment should be professionally maintained and tested under appropriate conditions. Confirm which systems will receive temporary power and ensure responsible staff understand the operating procedures.

6. Establish Shutdown and Restart Responsibilities

Clearly document who is authorized to make electrical decisions, when systems may need to be isolated, and who can confirm that equipment is safe to re-energize. Electrical equipment should only be operated or inspected by appropriately qualified personnel.

7. Confirm Emergency Contacts

Keep contractor, utility, management, insurance, and emergency contact details available both digitally and offline. Define how faults will be reported and who has authority to approve urgent work.

8. Prepare for Documentation

Create a photographic record of key equipment before storm season. Accurate pre-event information can make it easier to identify changes, communicate with contractors, and support insurance requirements after a major event.

Inspect Before Returning to Normal

Once the immediate danger has passed, the priority is to protect people, secure the property, document visible conditions, and arrange qualified electrical inspection where required.

Staff and residents should never open, touch, move, test, or attempt to energize visibly damaged or water-affected electrical equipment.

Immediate Safety Review

From a safe distance, look for:

- ✓ Downed or damaged electrical lines
- ✓ Leaning poles or displaced equipment
- ✓ Flooded electrical areas
- ✓ Damaged pedestals, panels, and enclosures
- ✓ Exposed conductors
- ✓ Fallen trees or debris contacting equipment
- ✓ Smoke, unusual odors, heat, or arcing
- ✓ Areas where access is unsafe or obstructed

Keep people away from affected areas and report concerns to the appropriate emergency service, utility provider, or electrical professional.

Property Documentation

When it is safe to do so:

- ✓ Photograph visible damage before cleanup begins
- ✓ Record affected locations and site numbers
- ✓ Note the apparent depth and extent of flooding
- ✓ Document outages and resident complaints
- ✓ Record unusual sounds, odors, or intermittent operation
- ✓ Preserve maintenance and emergency-repair records
- ✓ Notify insurers in accordance with policy requirements

Professional Electrical Assessment

A qualified electrical professional should review potentially affected infrastructure, including:

- ✓ Main service and distribution equipment
- ✓ Transformers
- ✓ Panels and disconnects
- ✓ RV and manufactured home pedestals
- ✓ Underground conductors and conduit
- ✓ Grounding and bonding systems
- ✓ Street and common-area lighting
- ✓ Generators and transfer equipment
- ✓ Equipment exposed to water or impact
- ✓ Areas experiencing low voltage or recurring faults

Before Re-Energizing Equipment

Electrical equipment affected by flooding, moisture, impact, or physical movement should not be assumed safe simply because it appears intact. Inspection, testing, repair, or replacement may be required before it can be returned to service.



Recovery Is More Than Restoring Power

Emergency repairs play an essential role in restoring operations, but a successful recovery should look beyond the most visible damage.

Repairing a failed component without assessing the wider infrastructure can leave hidden problems unresolved. A professional post-storm assessment helps operators understand the full impact of the event, prioritize work according to actual condition, and distinguish immediate repairs from improvements that can be planned and phased.

A More Informed Recovery Process

Assess

Establish what has been affected, including damage that may not be immediately visible.

Secure

Isolate unsafe areas and protect residents, guests, staff, and contractors from electrical hazards.

Document

Create a clear record of conditions, affected assets, testing, repairs, and recommended next steps.

Prioritize

Address immediate safety and operational concerns before progressing to wider maintenance and resilience improvements.

Restore

Coordinate permanent repairs and temporary power requirements to support a safe return to operation.

Strengthen

Use the findings to improve future maintenance, capital planning, and storm preparedness.

What a Professional Assessment Can Provide

Depending on the condition and requirements of the property, a post-storm assessment can help provide:

- ✓ A clearer understanding of affected infrastructure
- ✓ Documentation of visible damage and electrical concerns
- ✓ Identification of immediate safety priorities
- ✓ Investigation of intermittent or recurring issues
- ✓ Recommended repairs and replacements
- ✓ Priorities for temporary and permanent restoration
- ✓ Practical guidance for future resilience planning
- ✓ Supporting information for internal and insurance records

The goal is not simply to return to where the property was before the storm. It is to understand what the storm revealed.



Be Ready for What Comes Next

Reliable electrical infrastructure supports more than power. It protects residents and guests, maintains critical operations, reduces disruption, and helps preserve the long-term value of the property.

With more than 30 years of experience and over 20,000 RV and manufactured home sites completed, Electrical Works understands the electrical challenges facing RV parks and MH communities.

From pre-season assessments and maintenance planning to emergency storm response, temporary power, rebuilding, and post-storm inspections, its team helps operators prepare before the forecast and recover with greater confidence. Electrical Works' emergency response includes evaluating and securing affected commercial properties, supporting insurance documentation, deploying temporary power, and completing permanent repairs.

Has Your Property Experienced Severe Weather?

Visible damage may only tell part of the story. A professional post-storm assessment can help identify hidden concerns, establish clear priorities, and provide greater confidence in the condition of your electrical infrastructure.

Book a Storm-Readiness Electrical Assessment

Speak with Electrical Works about your property's electrical infrastructure, storm preparedness, or post-storm assessment needs.

When it matters, you can count on Electrical Works.



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