

THE COASTAL HOMEOWNER'S GUIDE

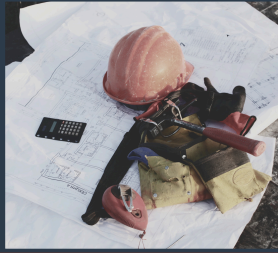


**BUILDING &
PROTECTING
YOUR SOUTHWEST
FLORIDA HOME**





**SEA LEVEL
CONSTRUCTION CO.**



Sea Level Construction Co.

**MEET YOUR NEIGHBOR CONTRACTOR
(LICENSE #CGC1536726)**



We created this **FREE** guide to help our neighbors in Southwest Florida protect, improve, and enjoy their homes and businesses. Living here comes with unique challenges like salt air, humidity, and storms, and we want to give you practical tips that make a real difference.

At Sea Level Construction, we believe every project should be built to last, whether it is a home for your family or a space for your business. With over 20 years of experience serving Fort Myers, Fort Myers Beach, Cape Coral, Pine Island, and beyond, we know what it takes to design and build structures that stand strong in our coastal environment.

This guide is our way of giving back to the community we call home. Whether you are building, remodeling, or maintaining your property, our goal is to help you make smart decisions and feel confident every step of the way.

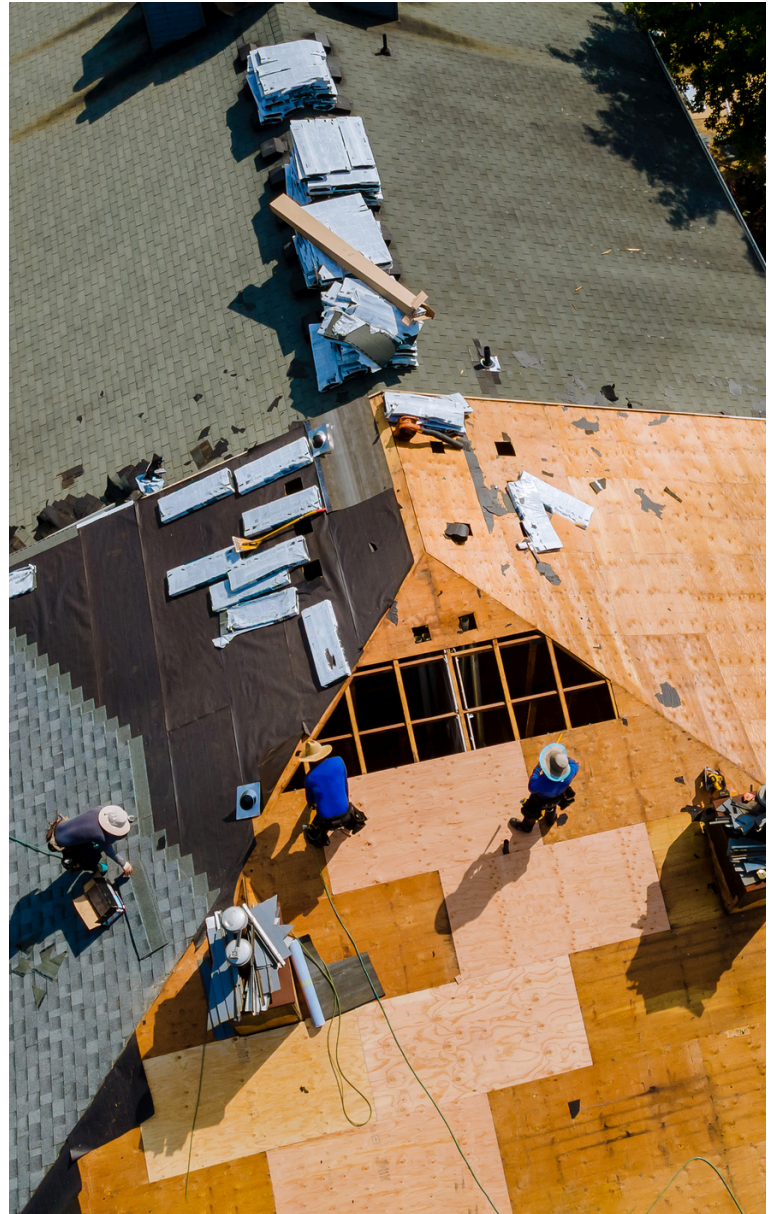


7 STEPS TO A SMARTER, STRONGER SW FLORIDA HOME

01

ROOFING THAT LASTS

Your roof takes the brunt of Florida weather. Shingle roofs may be common, but in coastal areas they often need replacing sooner than expected. Metal roofing or concrete tile withstands wind, salt, and heat far better, giving you years of protection. Even if you aren't ready to replace your roof, annual inspections are essential. A professional eye can catch rusted fasteners, cracked sealants, or loose flashing before they cause leaks.

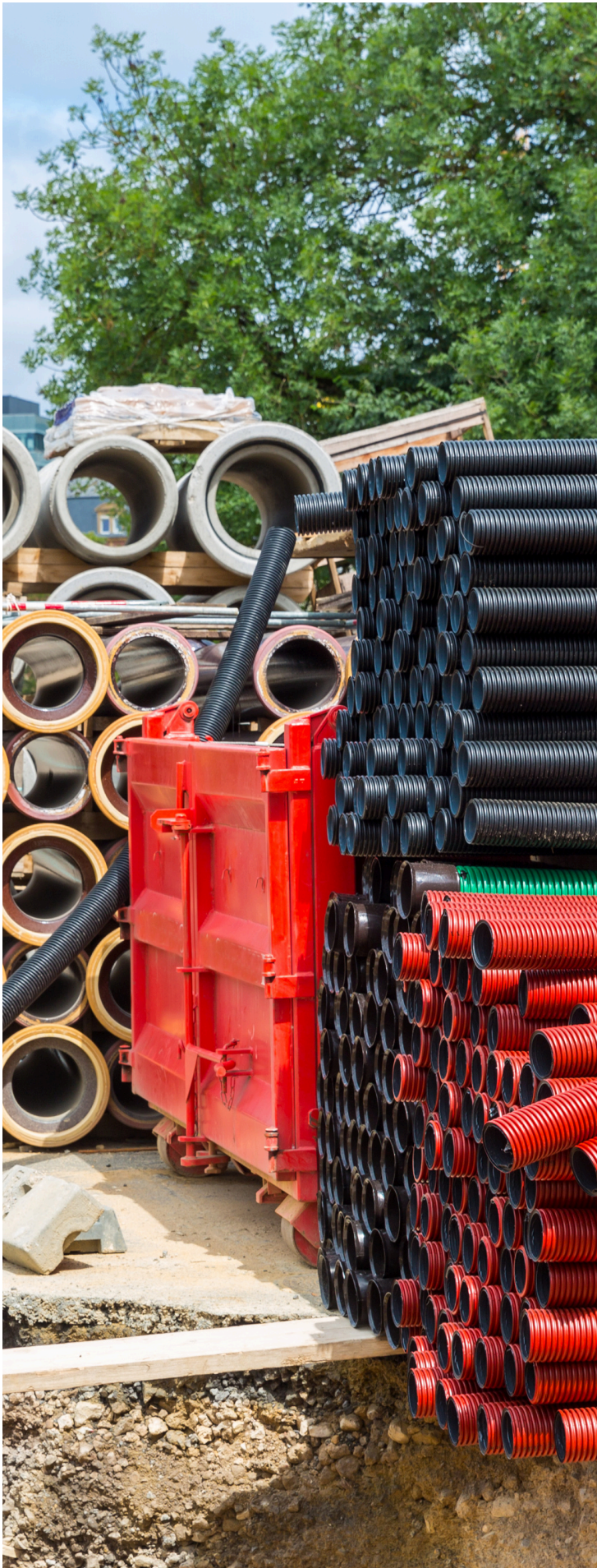




02 **STRONGER WINDOWS & DOORS**

Impact-rated windows and doors aren't just for hurricanes. They block UV rays that fade furniture, reduce outside noise, and lower cooling bills. Many older homes still have standard glass that can't handle Florida's storms or heat. Upgrading not only improves safety but adds significant long-term value.





03

MATERIALS THAT MATCH THE CLIMATE

What works up north doesn't always last here. Untreated steel rusts, standard wood swells and cracks, and low-grade finishes fade quickly. Choosing marine-grade hardware, pressure-treated lumber, and high-performance coatings prevents costly repeat repairs and keeps your home looking sharp longer.

04

SMARTER DRAINAGE & ELEVATION

Heavy rains can overwhelm properties quickly. Puddling near the foundation or erosion in your yard is a sign it's time to improve drainage. French drains, proper grading, and elevated construction help move water away from your home, especially critical for coastal and canal-front lots.

05

PROTECTING MECHANICAL SYSTEMS

Outdoor AC units, pool pumps, and generators are expensive investments but often left exposed. Raising them on platforms and adding protective housings shields them from flooding and extends their lifespan, ensuring they work when you need them most.

06

CODE COMPLIANCE AND FUTURE READINESS

Florida's building codes are among the strictest in the nation, evolving after every storm. Working with a Certified General Contractor ensures your project meets today's codes and anticipates future requirements. It protects you now and makes your home more desirable when it's time to sell.



07

ONGOING MAINTENANCE

In SWFL, maintenance isn't optional. Sealants wear out, docks weather, lanais shift, and paint fades quickly. Annual checks keep small fixes from becoming major repairs. Think of it as a yearly service for your home, protecting your investment and avoiding costly surprises.

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COASTAL HOMEOWNER'S CHECKLIST

Ready to put the 7 steps into action? Here's a quick homeowner's checklist you can walk through once or twice a year. It's a simple way to spot small issues early and keep your home in top shape year-round.

ROOF CHECK

Look for cracked tiles, rust on fasteners, or soft spots. Roof issues left unchecked can quickly lead to leaks, interior damage, and costly repairs.

GUTTERS AND DRAINAGE

Clear out debris and confirm water flows away from your foundation. Poor drainage is one of the leading causes of foundation damage and erosion in coastal areas.

WINDOWS AND DOORS

Test locks, check seals, and note if glass is impact-rated. Properly sealed openings prevent water intrusion, lower energy bills, and keep your home safer.

OUTDOOR SYSTEMS

Confirm AC units, pool pumps, and generators are elevated and protected. These systems are expensive to replace and vulnerable to flooding or salt exposure.

PAINT AND SEALANTS

Refresh areas where coatings are peeling or caulking is worn. Quality finishes act as a protective barrier against salt air, pests, and moisture.



COASTAL HOMEOWNER'S CHECKLIST

WOOD AND TRIM

Inspect for swelling, cracking, or rot. Florida humidity and salt air can deteriorate untreated wood faster than you expect, leading to bigger structural issues.

DRIVEWAYS AND WALKWAYS

Note cracks or uneven settling. These can signal drainage problems or soil movement, both of which should be addressed early.

DOCK AND SEAWALL (IF APPLICABLE)

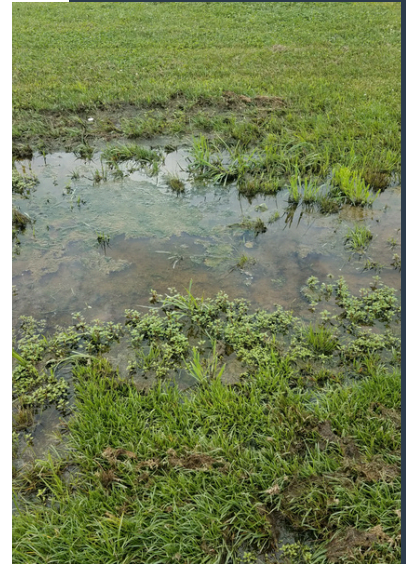
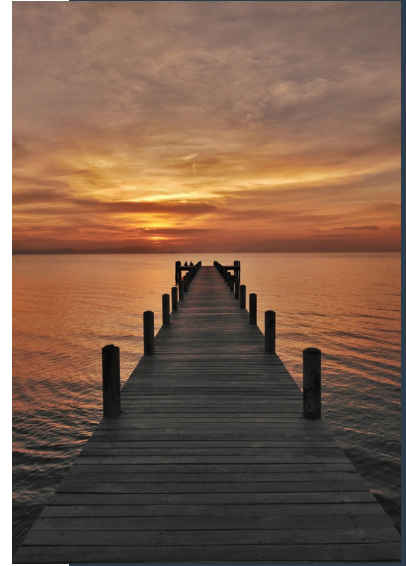
Check for erosion, cracks, or leaning. Waterfront features are under constant stress, and small cracks can quickly turn into costly repairs.

YARD AND GRADING

Confirm no standing water remains after heavy rain. Poor grading leads to pooling, which damages landscaping and threatens your foundation.

INSURANCE REVIEW

Review your policy once a year to confirm your home and recent upgrades are fully covered. Policies can change, and being underinsured can cost you when you least expect it.





THE ULTIMATE HOMEOWNER'S WORKSHEET

TRACK INSPECTIONS, SPOT ISSUES EARLY, AND KEEP YOUR HOME IN TOP SHAPE YEAR AFTER YEAR.

INSPECTION DATE

AREAS CHECKED

- | | | |
|---|--|--|
| <input type="checkbox"/> Roof | <input type="checkbox"/> Outdoor Systems
(AC, irrigation, pool, etc.) | <input type="checkbox"/> Driveway & Walkways |
| <input type="checkbox"/> Windows & Doors | <input type="checkbox"/> Exterior Paint & Sealants | <input type="checkbox"/> Dock / Seawall
(if applicable) |
| <input type="checkbox"/> Drainage / Gutters | <input type="checkbox"/> Wood / Decking | <input type="checkbox"/> Yard / Landscaping |

ISSUES FOUND

ACTION REQUIRED

COMPLETION DATE

NOTES

Tip: Keep a copy for each inspection to track progress and see how your home is holding up year over year.

10 QUESTIONS TO ASK BEFORE HIRING A BUILDER

*Choosing the right builder protects your budget, peace of mind,
and your home's future. Ask these questions:*



1. Are you a licensed Certified General Contractor (CGC)?
2. How much experience do you have in coastal SWFL?
3. Which materials do you recommend for this climate, and why?
4. How do you ensure compliance with Florida building codes?
5. Can you provide references from similar projects?
6. How do you handle permitting and inspections?
7. What warranties or guarantees do you offer?
8. How do you protect mechanical systems during construction?
9. Do you have experience with waterfront features like docks and seawalls?
10. How do you keep homeowners updated during the project?

FREQUENTLY ASKED QUESTIONS

WHAT HOMEOWNERS IN SWFL ASK MOST



1

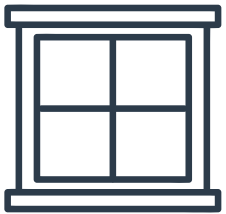
WHY DO SWFL HOMES NEED DIFFERENT MATERIALS THAN UP NORTHERN HOMES?

Because of our salt air, high humidity, and intense sun, many standard materials don't last here. Marine-grade hardware, impact glass, and treated lumber prevent premature damage and lower long-term repair costs.

HOW OFTEN SHOULD I SCHEDULE MAINTENANCE CHECKS FOR MY HOME?

At least once a year. A professional inspection can spot issues with roofing, drainage, and sealants before they become bigger problems. Think of it as an annual check-up for your home.

2



3

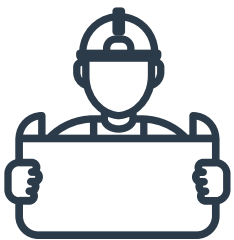
ARE IMPACT-RATED WINDOWS AND DOORS WORTH IT FOR OLDER HOMES?

Absolutely. They're not just for new construction. Impact glass adds security, blocks UV rays, lowers cooling bills, and makes your home more attractive to buyers

WHAT'S THE BIGGEST MISTAKE HOMEOWNERS MAKE HIRING A BUILDER?

Choosing the lowest bid. In SWFL, cutting corners on materials or labor leads to costly repairs. Value and expertise matter more than price.

4



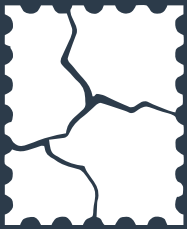
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HOW CAN I MAKE SURE MY CONTRACTOR IS FOLLOWING FLORIDA BUILDING CODES?

Hire a licensed CGC and ask about their process for inspections and permitting. A reputable contractor will welcome these questions and show proof of compliance.

FREQUENTLY ASKED QUESTIONS

WHAT HOMEOWNERS IN SWFL ASK MOST



6

WHY DO DRIVEWAYS, LANAIS, AND OUTDOOR SPACES CRACK SO QUICKLY HERE?

Because of our salt air, high humidity, and intense sun, many standard materials don't last here. Marine-grade hardware, impact glass, and treated lumber prevent premature damage and lower long-term repair costs.

HOW DO I BALANCE MODERN UPGRADES WITH PROTECTING MY HOME'S VALUE?

It's about making smart upgrades. SWFL buyers want homes that look great and withstand the climate. Investing in metal roofing, impact-rated windows, and energy-efficient systems adds comfort now and long-term value later.

7



HOW LONG DO CONCRETE FOUNDATIONS REALLY LAST IN SWFL?

Concrete foundations can last decades in SWFL, but salt intrusion and high water tables take a toll. Regular inspections and sealing prevent small cracks from becoming costly structural issues.



8

DO I NEED TO ELEVATE MECHANICAL SYSTEMS LIKE AC UNITS & GENERATORS?

Yes. Mechanical systems like AC units and generators are costly and vulnerable. Elevating them on platforms and adding protective housings keeps them safe from flooding and extends their lifespan.

9



WHY DO PAINT AND FINISHES FADE SO FAST IN FLORIDA HOMES?

SWFL's sun and salt air break down standard paints and sealants quickly. Using UV-resistant, marine-grade finishes prevents fading and peeling, saving homeowners from constant repainting and repairs.



10

OUR SERVICES



1

CUSTOM HOME CONSTRUCTION

We specialize in Custom Homes tailored to your unique needs and lifestyle. From concept to completion, our team provides expert design and construction services, ensuring your home is both beautiful and built to last in Southwest Florida's coastal environment.

2

RESIDENTIAL/ COMMERCIAL REMODELING

Whether it's a whole-home or commercial transformation, our Remodeling services turn your existing space into your dream home. We focus on quality craftsmanship, functional layouts, and designs that enhance your lifestyle.

3

CUSTOM CARPENTRY

Enhance your home with our Custom Carpentry services. From tailored cabinetry to unique built-ins, we craft beautiful, functional pieces that fit your space perfectly. Let our skilled craftsmen bring your vision to life with precision and style.

4

ESTATE MANAGEMENT

Even when you're away, our Estate Management team ensures your paradise home stays in perfect condition, handling maintenance, renovations, and upkeep as needed.

WHY CHOOSE SEA LEVEL CONSTRUCTION CO.?

Choosing Sea Level Construction means working with a locally owned, licensed, and insured team with over 20 years of experience in SWFL. We anticipate challenges, solve problems before they arise, and deliver results that last.



1

LOCALLY OWNED & FLORIDA FOCUSED

We're proud to be a locally owned company with deep roots in Southwest Florida. This is our home, and we know it inside and out, from the coastal climate to the local building codes. We understand what it takes to build and protect homes that are both beautiful and durable in this unique environment.

20+ YEARS OF EXPERIENCE

With over two decades of hands-on experience, we've built a reputation for delivering high-quality craftsmanship. From new custom homes to complex remodels, our proven knowledge and skills ensure your project is brought to life exactly as you envisioned.

2



3

LICENSED, INSURED & PROFESSIONAL

As a Certified General Contractor, fully licensed and insured, we take every step to keep your project safe and compliant. Our commitment to professionalism and quality gives you peace of mind from start to finish.

CUSTOM WORK & TOP-TIER SERVICE

Every home and homeowner is unique, that's why we provide tailored solutions. From one-of-a-kind carpentry details to whole-home renovations, our team delivers personalized service, clear communication, and results that stand the test of time.

4



PROTECT, IMPROVE, AND BUILD WITH CONFIDENCE

Your property is one of your greatest investments. Whether it is your home or your business, smart planning and the right team make all the difference. Sea Level Construction is here to help you protect, enhance, and enjoy your space with solutions built for Southwest Florida.

Call us today for a consultation and see how a local expert can make your residential or commercial project stronger, smarter, and built to last.



LET'S BUILD TOGETHER!



(239) 398-2046



Rob@sealevelconstructionco.com



sealevelconstructionco.com



IN SOUTHWEST FLORIDA,
true craftsmanship MEANS
CREATING SPACES AS
STRONG AS OUR *coastlines*
AND AS LASTING AS OUR
sunsets