

COMMERCIAL INSPECTION REPORT

Concerning



MINI STORAGE
123 Any St
Any Town, Texas 11111

Resident Manager:

Total Units 150
Occupied Units 101
Unoccupied Units 49

NOTE: Property does not include security cameras or automatic security access gates.
Adequate security lighting is installed on storage premises.
No electrical fixtures or lighting is installed in any storage unit except exterior outlets which are not GFCI protected

BUILDING ONE



Building Size 20'X100'

Total Number of Units 13

4 Units 5'X10' Unit Number 1-4

9 Units 10'X20' Unit Number 5-13

Accessible Units Inspected - None

Installed Features: 2 Security Lights on Building

ISSUES

No structural issues noticed

BUILDING TWO



Building Size 20'X100'
Total Number of Units 12
12 Units 10'X20' Unit Numbers 17-28
Accessible Units Inspected – Unit 27

Installed Features - None

NOTE: This unit contained the office and apartment unit

ISSUES



Unit 25 has sustained damaged to door frame.

BUILDING THREE



Building Size 20'X100'
Total Number of Units 13
4 Units 5'X10' Unit Number 33-36
9 Units 10'X20' Unit Number 37-45

Accessible Units - None
Installed Features: 2 Security Lights

ISSUES



Drainage needs to be corrected in front



Drainage on right side of property needs to be corrected. However, right side of building did not show evidence of water entering any unit from exterior view.

BUILDING FOUR



Building Size 20'X160'
Total Number of Units 16
16 Units 10'X20' Unit Number 46-61

Accessible Units Inspected – Units 54,55,56
Installed Features – 1 Security Light

ISSUES



Damaged door frame on unit 61

BUILDING FIVE



Building Size 20'X140'

Total Number of Units 26

8 Units 5'X10' Unit Number 62-65, 72-75

12 Units 10'X10' Unit Number 66-71, 80-87

6 Units 10'X20' Unit Number 76-81

Accessible Units Inspected - 67,71,76,79,80

Installed Features – 1 Security Light

ISSUES

Unit 71 needs overhead door spring adjusted.

BUILDING SIX



Building Size 20'X140'

Total Number of Units 32

8 Units 5'X10' Unit Number 88-91, 106-109

4 Units 10'X20' Unit Number 92-95

12 Units 10'X10' Unit Number 96-101,114-119

8 Units 5'X10' Units 102-105, 110-113

Accessible Units Inspected 89,92,94,97,100,102-105,106-109,110-114,117

Installed Features 2 Security Lights

ISSUES



Unit 111 has damaged lock clasp.



Unit 114 has rusted wall panel



Unit 105 Has damaged door frame.



Unit 104 needs weather strip re-installed.



Unit 97 has some rust on interior wall surface.

BUILDING SEVEN



Building Size 20'X140'
Total Number of Units 18
9 Units 5'X10' Unit Number 120-128
9 Units 10'X20' Unit Number 129-137

Unit 123 has damaged door

Accessible Units Inspected 120,123,128,130,134,135,137
Installed Features - None

ISSUES



Unit 137 has damaged door frame.



Units 128 and 130 has loose weather strip.

BUILDING EIGHT



Building Size 20'X200'
Total Number of Units 20
20 Units 10'X20' Unit Number 138-157

Accessible Units Inspected – Units 138,142,145,148,149,150,153,154,156,157
Installed Features - None

ISSUES



Unit 145 has a damaged door panel.



Unit 153 has a damaged door panel.

CONCLUSION

The overall condition of all buildings inspected was good for their age. I was unable to see any leaks in units that were entered. However, there was evidence of water stains on the ceiling surfaces in some units inspected. This is usually caused by condensation buildup since the roof material is sheet metal and is a common condition for metal roofs lacking insulation. The photographs showing these conditions are included in the thumbnail view of all photos taken during the inspection that is included in this report.

Furthermore, several areas of some buildings could stand a new coat of paint especially around the overhead door frames since some rust was evident. Additionally most overhead rubber door seal at the bottom of the doors were deteriorated and should be replaced.

Electrically, all exterior outlets located on most buildings were of the weather proof type. However, they were not GFCI protected per today's electrical code and this generally does not pose a problem unless future additions are to be made to any building. Furthermore, I did notice that several ridged conduits that were entering into the ground have begun to rust. However, they appeared solid but may need to be replaced in the future. And while inspecting the roof surface on building two, I noticed that one of the mercury vapor-light fixtures was loose and damaged and should be replaced.

The Roof Covering looked fine for the most part on all eight buildings. However, there was evidence of past roof repairs. If these areas leaked, I was unable to determine since they were directly over units that were inaccessible. Additionally, there were areas of the roof surface that had debris sitting on it and a few areas that showed some rusting of the sheet metal but did not appear to leak at those spots. Additionally, some tree branches should be trimmed back so as not to cause any future damage to the roof surfaces. These photos are also included in the thumbnail view of the report.

While on the property, the neighbor that lives directly to the right of the facility approached me and stated that the drainage from the front of the facility is draining onto his property and that the current owner had recently attempted to correct the drainage but was unsuccessful. The photograph from building three will show a ditch that has been recently been dug to correct the drainage problem. In my opinion, "all gravel road surfaces should have drainage swells installed to manage any water accumulation during inclement weather conditions".

As stated previously, the condition of the property looked fine with no major issues revealed at the time of inspection.

Steven L. Chastain
Professional Real Estate Inspector
TREC# 8057

Property Performance Assessments
P.O. Box 844
Granbury, TX 76048
(817) 559-7477