

Checklist for Preventing Water Intrusion and Leakage in Self-Storage Units

Regular Inspections and Maintenance

- Inspect roofs for any signs of damage or wear.
- Clean and maintain gutters and downspouts to ensure they are free of debris.
- Check and replace deteriorated sealants and caulking around windows, doors, and other openings.
- Inspect walls and foundations for cracks, and seal them promptly.

Drainage Systems

- Ensure the ground around the facility slopes away from the building.
- Install and maintain drainage channels or French drains to manage water flow.
- Regularly inspect and clean drainage systems to prevent clogs.

Waterproofing Measures

- Apply waterproof membranes to roofs and walls.
- Install vapor barriers in walls and floors to prevent moisture penetration.
- Use water-resistant materials for construction and repairs.

Climate Control and Ventilation

- Install dehumidifiers in units to control humidity levels.
- Ensure proper ventilation in units to prevent condensation buildup.
- Regularly check and maintain HVAC systems.

Emergency Preparedness

- Keep flood barriers or sandbags ready for use during heavy rain or flooding.
- Develop and communicate an emergency response plan to staff and customers.
- Train staff on emergency procedures and the use of flood protection equipment.

Customer Education

- Provide customers with storage tips, such as using pallets to keep items off the floor.
- Encourage the use of plastic bins instead of cardboard boxes for storage.
- Advise customers to obtain insurance for their stored items to cover potential water damage.

Post-Storm Actions

- Conduct a thorough inspection after storms to assess any damage.
- Remove standing water immediately using pumps or wet vacuums.
- Dry out affected areas with dehumidifiers and fans to prevent mold growth.
- Document any damage for insurance purposes, and make necessary repairs.