
Maintenance of your Pacific Portable Building

Like traditionally-built structures, portable buildings require regular inspections and maintenance to ensure a long lifespan.

To be covered by Pacific Portable Buildings warranty on purchasing, you must ensure you keep records of maintenance checks in accordance with the below.

Additionally, if you are leasing a building and have chosen not to have our team perform regular maintenance, you must also ensure you keep records of maintenance checks. Maintenance must be in accordance with the below to ensure you will not be responsible for remedying any damages at the end of lease term due to failure to follow maintenance instructions (fair wear and tear accepted).

External Building – Sides and Roof

Quarterly

1. Lightly pressure wash the outside of the structure to avoid corrosion (you may want to do this more frequently if your building is in an area exposed to salt water or chemicals).
2. Clear the roof of all debris, especially sharp items like nails, screws, stones, branches
3. Unclog debris from gutters and downspouts - *very important to ensure the drain does not block, which can cause the building to have internal water damage*
4. Inspect roofing for any visible tears/ cracks
5. Weed, trim, any overhanging branches as required

Monthly

1. Do a quick outside inspection for cracks, chipping and scratches and touch up minor damage as necessary

As needed

1. Levelling the unit – it is important you understand the ground underneath your portable building. The soil can be soft in spring/ summer so monitor the ground level. You are responsible for re-levelling the building or adjustments to steps and ramps that may be needed. An unlevel building can cause issues not just with the structure but with doors and windows being unable to open or close correctly.
2. If your building is in an area with snow in winter, remove snow from the roof as soon as possible should it be piling up
3. Inspect and caulk panels where flexible sealants have been used as needed to prevent water penetration.

Doors and Windows

Please note: Do not leave windows open in wet weather. Always open and close doors and windows gently, forcing the handles or excessive pressure can damage the hardware and springs.

Quarterly

1. Inspect your doors and windows quarterly for any damage
2. Lubricate door closers and hinges in winter to avoid freezing and caulk gaps in doors and windows in the summer

Weekly

1. Clean sliding door tracks to prevent dirt accumulation
2. Clean sliding window tracks frequently to ensure drain holes are kept open

Flooring

Annually

1. Strip, seal and wax any vinyl tile flooring at least once a year

Quarterly

2. Trim any carpet snags to prevent any frayed seams or additional damage

Weekly

1. Mop your floors with mild detergent and cold water

As needed

1. Keep floors free of dirt, water, and any stored chemicals

Lighting/ electrical outlets

Your Portable Building comes with a four-year warrant of electrical fitness unless otherwise specified

Quarterly:

1. Inspect electrical outlets are all in good working condition

Monthly:

1. Clean light fixtures
2. Check indoor and outdoor light bulbs

As needed

1. Replace bulbs as needed - noting these are LED tubes (not fluorescent)
2. It is recommended to replace light fixtures as a set

Additional Goods not manufactured by Pacific Portable Buildings

Additional Goods are not included in the Warranty and are covered by the relevant manufacturer's warranty.

HVAC

Your HVAC is considered an additional Good and as such covered by the supplier's manufacturer's warranty of 24 months and in line with Gree [terms and conditions](#).

We recommend you review any maintenance instructions set out within Gree's owner's manual available on their [customer support page](#).

Other customisations and/ or fit-out parts

All other custom components, including fit-out (kitchenettes, furniture, cabinetry etc.), plumbing, or external additions (pergolas, decking, foundations or landscaping etc.) are considered additional Goods and excluded from Pacific Portable Buildings standard building warranty as they are sourced from a range of providers in order to provide bespoke solutions. The manufacturer's warranties for these other Goods will be confirmed on request.

Pacific Portable workmanship installing any Additional Goods is covered by a 12-month warranty.

If you have any questions at all, please don't hesitate to get in touch with our team at info@pacificportables.co.nz
We look forward to working with you again in the future.