



The 10-Step Maintenance Guide

for Modified Shipping
Containers



RETAIN VALUE
AND TOP
PERFORMANCE
WITH THESE
SIMPLE STEPS.



STEP ONE

Purchase the Container from a Reputable Source

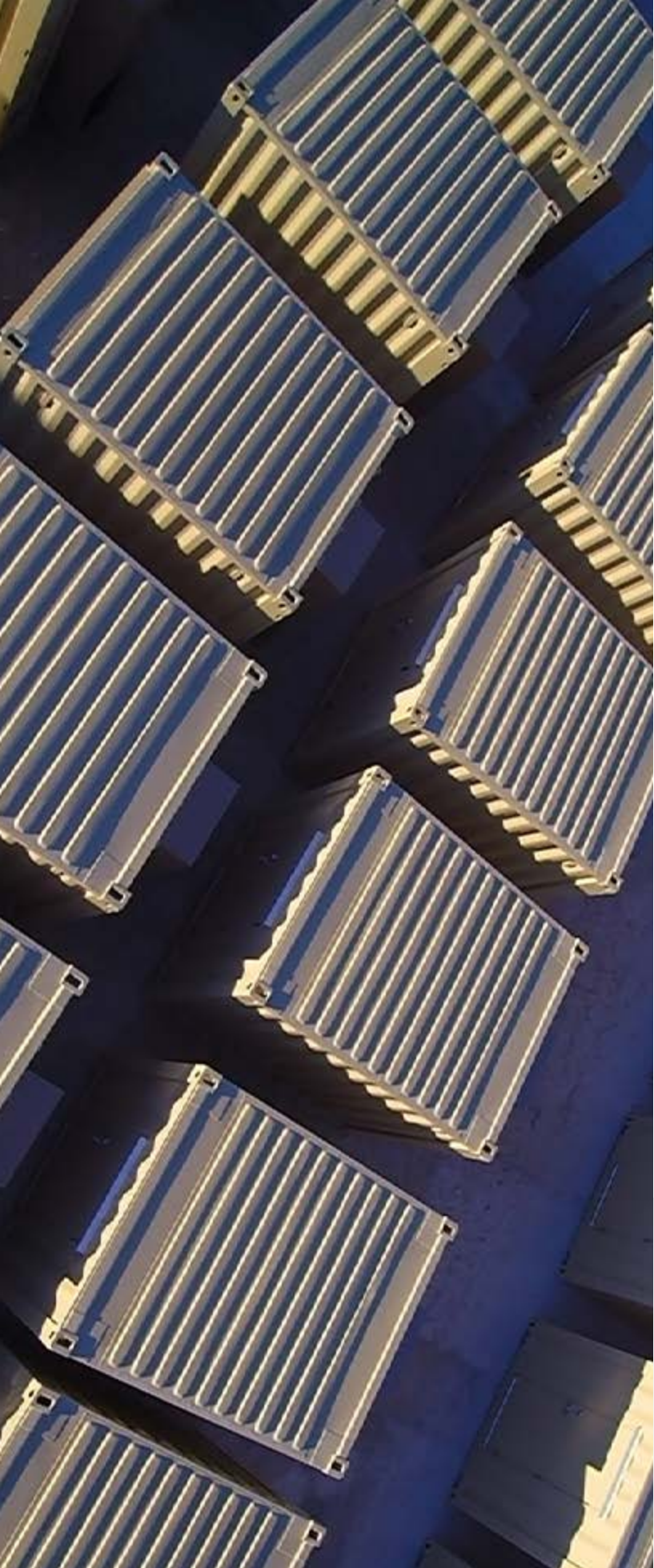
Thousands of shipping containers are available for purchase in the market today. However, containers vary by age, condition, and how they are modified. At Falcon, we use “like new” one-trip containers for most applications and offer a 1-year warranty on parts and workmanship.

Used shipping containers cost less, but they sometimes come with unpleasant surprises such as extensive rust or smelly floors. We recommend taking the time to view the container in person before purchasing if you decide to purchase a used shipping container.



If you have any questions or need assistance along the way, we're here to help. Just give us a call at

877-704-0177



STEP TWO

Avoid putting excessive weight on the roof.

Containers are sturdy – you can even stack them nine high. However, the shipping container's corner posts provide the strength and support, not the actual roof itself.

If you walk across or store heavy items on the roof, it will flex. If your container is outside, heavy items stored on the roof could cause water to pool.

We're not suggesting you don't store items on the roof, many people do. You'll just need to inspect the roof for scratches and dents more frequently. If rooftop storage is important to you, your supplier can reinforce the roof, even for heavy loads, for an additional cost.

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A shipping container's strength lies in its frame; not its roof.



STEP THREE

Remove debris, standing water, ice, and snow from the roof.

Water, ice, and snow can put a strain on the roof and cause dents and scratches. Plus, standing water can lead to rust, thinning metal in the roof, and moisture intrusion. After a weather event, clean off the roof as soon as possible.

STEP FOUR

Follow manufacturer recommendations for climate control system maintenance.

The heating and air conditioning systems we install in Falcon's modified shipping containers are similar to hotel or motel HVAC systems.

Replace air filters per manufacturer instructions and call a professional HVAC contractor for regular maintenance, service, and repair.



Locations with high-dust may require more frequent filter changes in air conditioning units.

STEP FIVE

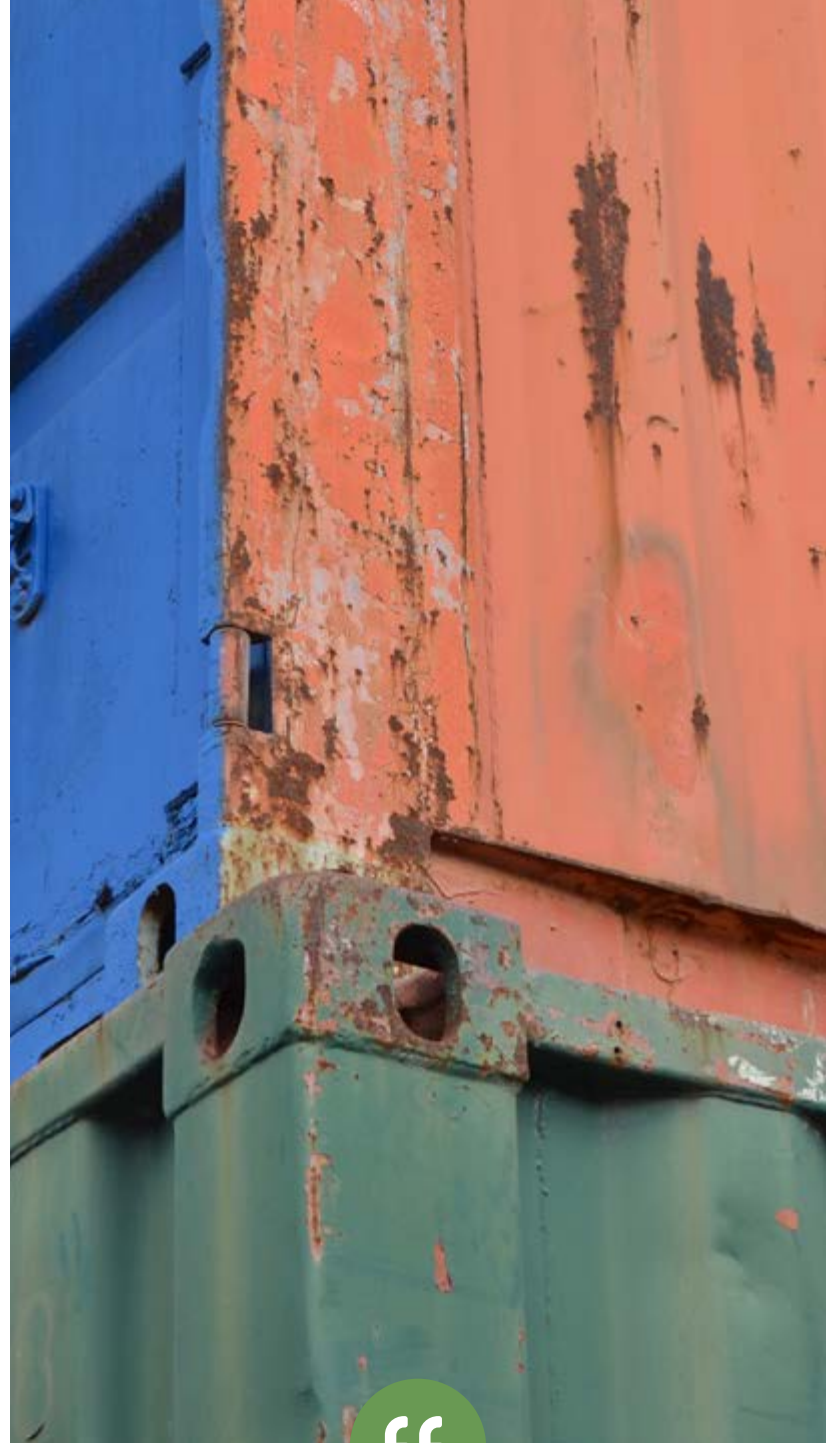
Inspect the roof for rust, dents, scratches, moisture, and debris.

Even if you install your ISO shipping container in a mild climate, dirt, vegetation, and moisture can accumulate over time. Scratches, dents, and peeling paint increase the propensity for rust – so be sure to inspect the roof and remove debris annually. Touch up any paint to prevent any thinning of the metal.

STEP SIX

Clean off visible dirt and surface rust.

You can prolong the life of your Connex container by regularly removing dirt and visible surface rust from the exterior. Use a commercial wetting agent, mild bleach, or anti-mildew solution along with a water hose and broom to release rust and dirt. Call a professional to repair larger dents, scratches, rust spots, and holes and to repaint the container as needed.



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A certain amount of rust on shipping containers is to be expected, especially on used containers.

STEP SEVEN

Inspect and Replace Caulk and Weather Stripping Annually.

When caulk or weather stripping cracks or peels off, air and moisture can enter the space. Moisture intrusion can encourage mildew growth and your climate control system will need to work harder when windows and doors aren't sealed tight.



STEP EIGHT

Lubricate cargo door hinges as needed.

Shipping container cargo door hinges may seize up after a few years when not in use. While some door hinges are equipped with grease fittings, most hinges free up if you apply a little penetrating lubricant.

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If your cargo doors are still difficult to open after lubrication, your container may not be level.

STEP NINE

Check plumbing ports, drain lines, and electrical connections annually.

If your Connex container has plumbing – for a sink, toilet, shower, etc. – be sure to inspect drain lines and the plumbing port regularly.

Drain lines can shift, especially if your container has settled and is no longer level. On rare occasions, rainwater can also accumulate in the plumbing port and seep into walls if not drained promptly.

As with any storage or living space, check electrical connections regularly for wear or damage and tighten connections that have become loose or disconnected. Be sure to call a licensed electrician if problems are seen.

For containers situated in isolated areas, we also recommend installing a grounding rod next to the container to reduce the minimal risk of electrical shock.



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Most single unit container structures require no foundation.





STEP 10

Monitor the container for settling and re-level.

If you install your shipping container on asphalt, clay, or other soft surfaces – not recommended without proper supports – the container will settle over time. This can create nesting spaces for wildlife, allow moisture to build up, un-level the container, and block cargo doors.

If your container does settle, you should jack it up, re-shim, and re-level. Better yet, discuss your shipping container application and environment with your supplier prior to installation. They can recommend a proper foundation and support mechanisms, such as railroad ties, trailers, concrete blocks, or other system to help deter settling on softer surfaces.



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An unlevel container can impact how your doors hang and the functionality of plumbing.



Have questions or need additional resources? [Let's talk.](#)

While the majority of our clients' container applications fall into one of our standard product categories, we regularly complete custom container modification requests too. If you're not finding the tools or insight you need here, contact us. We can walk you through the process and share additional resources to help transform your vision from concept into reality.

ABOUT FALCON STRUCTURES

When we repurpose steel shipping containers, we're not just leveraging a stronger, more readily available building material; we're creating long-lived business assets. Whether your business plans to quickly deploy a field camp or assemble a multi-story apartment complex, Falcon Structures can provide code-compliant modules for your project. Countless industries now rely on our modified containers to create modular container buildings with superior quality. Founded in 2003, Falcon Structures is based in Austin, Texas.

[Contact Falcon Structures](#) today for information on modified, steel shipping containers for your next project.



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sales@falconstructures.com

