



800.696.5766

UTILITY BUILDING
MAINTENANCE MANUAL



TABLE OF CONTENTS

	FREQUENTLY ASKED QUESTIONS.....	3
	FACILITY MAINTENANCE	4
	REPLACEMENT PART ORDERING.....	6

WELCOME

Congratulations on the purchase of your new CXT[®] precast concrete utility storage facility. We are proud of our quality products and dependable service. This easy-to-use manual will help you maintain your facility for years to come. Should you have any questions after reading this manual, please call us toll free at 1-800-696-5766.

BUILDING STYLES

CXT offers many styles of utility storage facilities. This manual covers the following models:

- » Mendocino
 - 10' x 8'
 - 10' x 12'
 - 12' x 20'
- » Schweitzer
 - 10.5' x 6.5'
 - 10.5' x 20'

HELP US, HELP YOU

Before you call with questions or concerns, there are a few things you can do to help us serve you better:

Please read this manual. It contains instructions to help you use and maintain your facility properly.

Save time and money. Review the section titled "Frequently Asked Questions" before calling. This section was designed to solve common problems you might encounter.

FREQUENTLY ASKED QUESTIONS

How does my lock work?

The lock is designed to work only when someone is outside the building. Pushing the button locks the door. The lock is released when the key is turned. The door cannot be inadvertently locked shut.

How do I remove interior and exterior graffiti?

First, graffiti may be easily removed with Xylene solvent. Simply pour some Xylene on a cloth and wipe off the graffiti. If this does not work, use the same paint that was initially used on the interior to cover it up. CXT offers a paint "Touch-up Kit" that includes all the products you will need to touch up interior and exterior graffiti.

How do I patch chips in the exterior of the building?

Chips may be filled using a latex grout mix. We recommend Burke- Krete with Latex mix. Once mixed to compatible consistency, apply with a margin trowel then use the edge of the trowel to cut in grooves of barnwood or straightedge. Finish by re-staining with

appropriate color and sealing with graffiti sealer. The CXT “Touch-up Kit” is ideal for this purpose and includes paint and sealer.

How do I adjust the spring tension on the doors?

First determine which type of hinges came with your building. Stanley hinges have smooth barrels. World Class hinges have pins in the barrel.

To adjust the spring tension on **Stanley** hinges, remove the Phillips screw. Then, using an Allen wrench tighten the spring by turning towards the arrow on the hinge. To loosen the hinge, place the wrench in the slot and gently tap with a hammer until tension is released. DO NOT turn the Allen wrench in the opposite direction of the arrow. When you tap down on the Allen wrench it will release itself.

To adjust spring tension on **World Class** hinges, with the door closed, place a 5/32 hex wrench in the hole on the hinge, turn hex wrench clockwise slightly to loosen roll pin. Remove roll pin using a pair of needle nose pliers or a small punch. Turn hex wrench 90° more and line up hole on hinge barrel with hole in tension adjustment pin. Insert the roll pin all the way into the hole to lock tension adjustment pin in place. **DO NOT TURN ARROW ON TENSION ADJUSTMENT PIN PAST ARROW ON HINGE BARREL OR WARRANTY WILL BECOME VOID.** Load all spring hinges equally. After tension adjustment pin is locked in place for all spring hinges at maximum tension, test door closing force. If force is more than required, unwind the tension adjustment pin 90°, one spring hinge at a time until desired force is reached.

Can the building be moved in the future to a different location?

Yes, if you want the facility moved to a new site simply use a crane to load the building on a truck and move it to a new location.

FACILITY MAINTENANCE

1 Touch-up paint

CXT offers a paint “Touch-up Kit” that includes all the products you will need to touch up interior and exterior chips and includes supplies to effectively remove graffiti.

2 Patching exterior chips in the concrete

Chips may be filled using a latex grout mix. We recommend Burke- Krete with Latex mix. Once mixed to compatible consistency, apply with a margin trowel then use the edge of the trowel to cut in groves of barnwood or straightedge. Once dry, finish by re-staining and sealing with the appropriate color of stain.

3 Repairing cracked or peeled interior paint

If the paint cracks or peels, sand off all the old paint and repaint the area. CXT offers a paint “Touch-up Kit” that includes all the products you will need to repaint the interior and exterior of your facility.

4 Repairing cracks on the building

Overtime concrete will crack. These cracks are not structural and can be sealed with caulk and painted over. Clean the crack of loose material and lightly rough up the area around the crack with sand paper. Smooth caulk into the crack. We recommend using 3M™ Scotch-Seal™ which is available from CXT. Allow caulk to cure for 24 hours then repaint the area.

5 Adjusting the spring tension on the doors

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6 Adjusting the door sweep

To adjust the door sweep, loosen all visible screws, adjust it to the desired position then replace the screws.

7 Adjusting the door

The door is controlled by spring tension. If you are having trouble with the door opening and closing, try adjusting the spring tension using the steps listed on page 4.



REPLACEMENT PART ORDERING

1-800-663-5789, option 1

www.cxtincparts.com

CXT customer service representatives
are available from 7:30AM to 4:30PM PT Monday thru Friday

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Prices subject to change without notice. Pricing does not include tax or shipping costs.