



STONE CANYON

H O M E S

HOMEOWNER MANUAL

IMPORTANT

1. Please register your new home. Your retail dealer should assist you with your registration. To help you register your new home we have created a form online you can fill out to ensure your home is registered with us and you maintain your eligibility to receive warranty services.
2. You can access the warranty registration page at www.stonecanyonhomes.com/warranty. On this page you can select the registration link and complete the online registration. Once completed you will get an automated email notifying you of the completed registration.
3. You can access your homeowner's manual at <https://stonecanyonhomes.com/homeowners-manual/>. On this page, you can view your entire Homeowner's Manual at any time.

CONGRATULATIONS!

Congratulations on the purchase of your new Stone Canyon Homes - Park Model Home! We are extremely excited to have you as our newest customer!

Your new home has been constructed to meet or exceed all applicable governmental requirements under ANSI-119.5 Recreational Vehicle Code, including the structure, plumbing, heating and electrical systems, and all appliances and equipment installed by the Manufacturer, is free of material defect or workmanship under normal use.

As the Manufacturer of your new Park Model Home we are proud to offer one of the industry's most comprehensive warranties. Everyone at Stone Canyon Homes takes pride in our products and we take pride in our award-winning customer service.

Please contact us directly by phone or thru our website (www.stonecanyonhomes.com) for any customer support questions you may have. Should you need to register a warranty claim you can do that online at www.warranty.stonecanyonhomes.com.

When requested, we will coordinate the delivery of your new home with a licensed, bonded and insured carrier for the transportation of your new home to your intended destination. You should coordinate with your carrier and perform a site inspection to ensure your new home can be delivered to the desired location prior to pick up and shipment.

Finally, its important your new home is professionally leveled and set by a licensed, bonded and insured contractor who is licensed in the state to which your home will be set and reside. Failure to have your home professionally leveled, set and the final adjustments performed per this owner's manual can void your warranty.

WELCOME, TO YOUR NEW STONE CANYON HOME!

First and foremost, thank you for your purchase!

From all of us at Stone Canyon Homes we would like to personally thank you for your purchase and were excited to have you as our latest customer.

We take great pride in the design and construction of our homes, our exceptional customer service and our extensive warranty. Your home has been designed and manufactured to be unique in construction and appearance. Our goal is to produce quality park model homes that are comfortable, maximize your space, come well-appointed with quality components and features and as maintenance free as possible.

Although our homes are manufactured to be as maintenance free as possible, our homes still require a minimum amount of general maintenance by you the homeowner. Whether you purchased your new park model home for a weekend retreat, a vacation home or a full-time domicile, we are confident that you will be satisfied with your purchase and that it will provide you with years of worry free use.

We have prepared this homeowners manual for you to get the most from your new home and to protect your investment. By following these simple suggestions and performing the necessary maintenance items outlined herein you will extend the life of your new home and protect your investment.

Thank you for your patronage and please feel free to contact us at www.stonecanyonhomes.com or by phone at 1-866-978-4272. We're all wishing you many years of health and happiness in your new home!

Sincerely,

Stone Canyon Homes

11061 State Hwy 129
Brilliant, AL 35548

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ONE YEAR LIMITED WARRANTY AND BINDING DISPUTE RESOLUTION AGREEMENT

This One Year Limited Warranty and Binding Dispute Resolution Agreement applies to your home, and your agreement to the terms of the One Year Warranty and Binding Dispute Resolution Agreement is a condition of the sale of your home and of the Manufacturer's performance of the Limited Warranty. This One Year Limited Warranty and Binding Dispute Resolution Agreement constitutes and shall be interpreted as one agreement.

LIMITED WARRANTY COVERAGE

Manufacturer warrants that for a period of one (1) year from the date of delivery, that the home, including the structure, plumbing, heating and electrical systems, and all appliances and equipment installed by the Manufacturer, is free from manufacturing defects in material or workmanship under normal use for a period of one (1) year, beginning on the date of the original retail delivery (or the date of first occupancy, if used as a commercial unit). Cosmetic deficiencies, including minor scratches, breakage, mars, cuts, gouges, and dents will be repaired if reported during customer orientation. Where no orientation occurs, these items will be repaired if reported to the retailer or manufacturer within forty five (45) days of close of sale. The appliances and equipment in the home may be covered by warranties provided by the manufacturers of such items.

Manufacturer's warranty does not extend to any part of the home, including the structure, plumbing, heating and electrical systems, and all appliances and equipment installed by the Manufacturer that (a) is modified or altered by the Purchaser or at the Purchaser's direction; (b) is not maintained to Manufacturer's maintenance recommendations set forth in the applicable documentation Manufacturer makes available to Purchaser; (c) is operated in a manner other than that specified by Manufacturer, (d) has its serial number removed or altered; or (e) is treated with abuse, negligence or other improper treatment (including, without limitation, use outside the recommended environment). This warranty covers only those WORKMANSHIP OR MATERIAL defects which become evident within the applicable warranty period and where written notice is provided to the Retailer or Manufacturer as soon as Purchaser becomes aware of a warranty claim item during the covered warranty period. The Purchaser is responsible for normal maintenance as described in the Homeowner's Manual. If a problem occurs which the Purchaser believes is covered by this warranty, the Purchaser should contact the Retailer from whom the home was purchased, provide the Retailer with a written description of the problem, and cooperate so that the problem can be resolved by the Retailer.

REMEDIES

If the Retailer is unable to resolve a problem which the Purchaser is convinced is covered by the warranty, the Purchaser should contact the Manufacturer on the Stone Canyon Homes website at www.warranty.stonecanyonhomes.com and provide a written description of the problem and the attempts made to resolve it. Upon receipt of such written description, where the Retailer was unable

to resolve the problem, the Manufacturer will perform any repairs or replace any parts necessary to correct defects in material or workmanship covered by this warranty, or will take other appropriate action it may deem necessary.

DISCLAIMER OF WARRANTY

Except as expressly provided by this Limited Warranty, Manufacturer specifically disclaims all warranties either express or implied, including **ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE** and neither assumes nor authorizes any other person or entity to assume for it any liability in connection with the sale of this home. It is understood by the Purchaser that the only warranties applying to this home and the appliances contained therein are those which may be provided by the manufacturer of said home and/or appliances.

ITEMS VOIDING THIS WARRANTY

Any structural modification or addition that is attached to the structure will void your warranty. Failure to adhere to the Manufacturer's required setup, maintenance and notification requirements as defined in the Homeowner's manual located at www.stonecanyonhomes.com/homeownersmanual.

THIS WARRANTY DOES NOT COVER:

1. Any home registered or located outside the continental United States; in Puerto Rico, Alaska or Hawaii.
2. Any home moved from the site where it was originally set.
3. Any home used in whole or in part for commercial or industrial purposes.
4. Claims, demands or liabilities arising out of the leasing or renting of the home.
5. Subject to applicable law, any item manufactured or installed by a third party, including appliances or accessories; provided that if the Manufacturer installs an item manufactured by a third party, this Limited Warranty will cover Defects resulting from improper installation.
6. Expenses incurred to repair the home that are not approved by the Manufacturer in advance.
7. Damage to personal property other than the home.
8. Shadows in the ceiling due to mud texture buildup at ceiling joints.
9. Roof rattle and other roof noises on a home equipped with a metal roof.
10. Defects or damages resulting from:
 - Improper transportation, unless such Defect or damage results from improper transportation by the Manufacturer.
 - Improper installation, leveling or re-leveling of the home or installation of skirting or other accessories provided by your retailer.
 - Failure to properly perimeter block exterior doors.
 - Failure to properly seal a multi-section home.
 - Failure to properly install plumbing and electrical "cross-overs" and connections.
 - Settling of the home or shifting soil conditions (such as glass/mirror cracking or breakage, door adjustments, minor drywall and ceiling cracks).

- The use of fixed or portable kerosene, LPG, natural gas or other forms of fuel-burning unvented heater(s) or unvented gas logs in the home.
 - Soot or smoke damage caused by use of candles in home.
 - Frozen pipes.
 - Any structures attached to the home, including decks and porches.
 - Abuse, misuse, negligence, accident, theft, vandalism, natural disasters or acts of God.
 - Alteration or modification of the home.
 - Condensation, mold and mildew.
 - Deterioration caused by exposure to ground moisture.
 - Inadequate drainage from beneath the home.
 - Normal deterioration due to wear or exposure.
 - Wear and tear in stock and display homes.
 - Lack of maintenance.
 - An oversized air conditioning system. Contact your retailer or Manufacturer for information concerning the proper method for right-sizing a system for your home.
 - Any consequential damages due to the use of room/window air-conditioners.
 - Failure to comply with instructions contained in the Homeowner's Manual or the Manufacturer's Installation Manual or installation instructions.
11. Heavy furniture, artwork, appliances, or other items that exceed the home's structural capacity, including but not limited to: safes, tanks, chests, sculptures, or freezers. Cosmetic damage or imperfections including, but not limited to, the following:
- Broken, chipped or scratched glass, mirrors, or electrical cover plates.
 - Dents, gouges, scratches, or scuffs in vinyl floor coverings, walls, doors, cabinets, moldings, countertops, appliances, or plumbing fixtures, including toilet seats, shower stalls and tubs.
 - Stains, cuts and/or tears in and on carpets, floor coverings, and window treatments.
 - Visible floor decking seams in areas with roll goods or tile floor coverings.
 - Damaged or stained hardware (such as door pulls, knobs, towel bars, etc.), shower doors, exterior siding, trim or shutters.
 - Broken, missing or loose trim or gaps in trim.
 - Minor drywall and ceiling cracks.
 - Torn or damaged window screens or shower curtains.
 - In cases where vinyl floor coverings have to be replaced due to damage, only the floor covering in the room affected will be changed.

Tile bar(s) will be used at doorways or other room transitions. Additionally, quarter-round molding may be used around the perimeter of the room as a result of the floor covering change.

12. Problems resulting from failure to comply with instructions contained in both the Homeowner's and Installation Manuals.
13. Bedding, draperies, furniture, tires, wheels or axles.
14. Appliances, accessories, and any site-built structure (including porches, awnings, garages, etc.) provided or installed by the retailer or a third party.
15. Defects or problems caused by or related to:
 - Improper setting and leveling of the home prior to use.
 - Improper use or lack of owner maintenance, winterizing or other homeowner care required under the Homeowner's Manual;
 - Improper soil conditions, site preparation, installation or ventilation at the retail purchaser's site, resulting in water or other damage;
 - Use in the home of any gas, natural gas, kerosene heater, kerosene lights, heaters or other type of fuel-burning portable lamps, lights, heaters, etc.;
 - Abuse, misuse, negligence, or accident;
 - Alteration or modification of the home;
 - Normal deterioration due to wear or exposure;
 - Site-built structures attached to the home.
 - Lack of a polyethylene plastic (minimum 6 mil thick) vapor barrier installed on the ground under the unit and properly staked.
16. Loss of time, inconvenience, commercial loss, loss of use of the home, incidental charges such as telephone calls, hotel bills or other incidental or consequential damages. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

ALL IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OR MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLICABLE TO THE ITEMS OR COMPONENTS COVERED BY THE LIMITED ONE-YEAR EXPRESS WARRANTY ARE LIMITED IN DURATION TO THE TERM OF SUCH LIMITED WARRANTY. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH MAY VARY FROM STATE TO STATE. THE REMEDIES PROVIDED IN THIS WARRANTY ARE THE OWNER'S EXCLUSIVE REMEDIES. THE MANUFACTURER IS NOT RESPONSIBLE FOR ANY UNDERTAKING, REPRESENTATION OR WARRANTY MADE BY A RETAILER OR OTHER PERSON BEYOND THOSE EXPRESSLY SET FORTH IN THIS WARRANTY.

Any dispute or claim relating to your home, including those relating to warranties, service work, design, manufacturing or construction, whether based in contract, tort or otherwise, at the request of you or The Manufacturer shall be resolved by BINDING ARBITRATION in accordance with the Commercial Arbitration Rules of the American Arbitration Association (AAA) or any more applicable

or appropriate rules then in effect and the Federal Arbitration Act (9 U.S.C. §1, et seq.). You agree that your Home contains parts manufactured outside of the state where the home is sold and delivered; the manufacture, transportation, sale and use thereof has been and will continue to be regulated by the laws of the United States of America and affect interstate commerce. All issues concerning whether or the extent to which a dispute or claim is subject to arbitration, including issues relating to the enforceability of this section, shall be determined by the arbitrator(s), or by a court of competent jurisdiction without a jury. If a dispute or claim is not subject to arbitration, then such dispute or claim shall be decided in a court of competent jurisdiction WITHOUT A JURY. Any right to a trial by jury of any dispute, claim, or controversy between any party hereto, or their heirs, successors and assigns is expressly and irrevocably waived. All statutes of limitations or other defenses relating to the timeliness of the assertion of a dispute or claim shall be applicable in any such arbitration, and the commencement of an arbitration proceeding shall be deemed the commencement of an action for such purposes. This Arbitration provision applies to you and your heirs, successors and assigns. If any party fails or refuses to arbitrate in accordance with the terms of this agreement, the arbitrator(s) shall, in addition to any other relief awarded through arbitration, tax all of the costs, including reasonable attorneys' fees, in favor of the party seeking to enforce arbitration if that party has to resort to judicial or other means to compel arbitration. The judgment upon the final decision rendered in arbitration shall be final and may be entered in any court having jurisdiction. Should any provision, condition, or term hereof be interpreted by a court of competent jurisdiction as being void or unenforceable, then such provision may be stricken or voided by the court without any effect on any other provision. Should this provision for mandatory binding arbitration be interpreted by a court of competent jurisdiction to be invalid, then such should be considered an agreement for non-binding alternative dispute resolution (i.e. mediation) which shall be a prerequisite to any further action for any relief of damages. All costs associated with arbitration will be allocated according to the arbitrator's decision.

INTRODUCTION

Thank you for purchasing a STONE CANYON HOME. This HOMEOWNER MANUAL contains information that is critical to the proper installation, care and maintenance of your new home. It also includes instructions that must be followed for the proper setup and installation of your new home and necessary to ensure you maintain your new homes warranty. Please read all the instructions and supplied documents prior to setting, installing or using your new home.

Your new home is constructed to be as maintenance free as possible, but does require periodic maintenance.

In preparation of occupying your new home, your home must be professionally set and leveled by a licensed, bonded and insured contractor. You should not occupy your new home until its properly set and affixed (tied down) to the ground. These contractors must be licensed in the state to which the home is being installed.

No manual can cover all circumstances that may exist for certain home designs or building sites. For questions, further clarification or if you encounter conditions at the site or in the design of the home or its foundation not covered by this manual, please contact the manufacturer, a licensed contractor, a registered engineer or registered architect.

SAFETY

There are potential hazards associated with the installation of a manufactured home. Home installers are licensed and, as experienced professionals, should recognize these hazards, be qualified to work with them, and be capable of providing safe work practices and equipment that minimize the risks of injury.

Only qualified persons should install a manufactured home. The installer must possess a valid installation license as a manufactured home installer. As qualified professionals in the field of home installation, installers are the experts and must be aware of the hazards and conditions faced. Warnings are published throughout this manual and in the installation manual as reminders. These reminders may not cover all hazards, all potential hazards, or all possible consequences of improper or unsafe installation practices.

Construction crews should be trained in the skills required and be supervised by experienced personnel. Installers should regularly inspect work performed by crews and subcontractors.

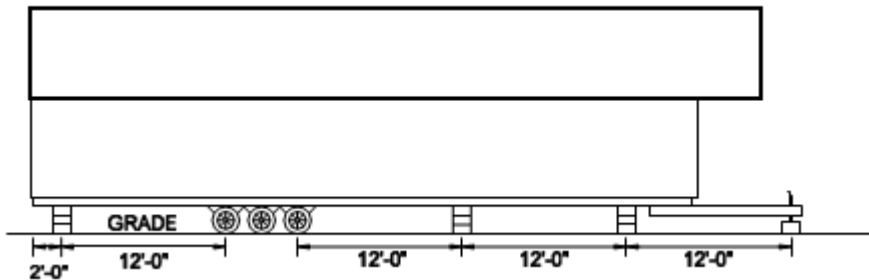
Obey OSHA regulations, particularly those related to home construction, such as Title 29 Code of Regulations Part 1926. For copies of OSHA regulations, call (202) 512-1800 or visit www.osha.gov on the web.

SUPPORTING A HOME FOR DISPLAY

When a new home is to be displayed at a retail location, temporarily block and support the home. Set up homes with single block piers (maximum height of 48 inches), metal piers or jack stands spaced no further apart than 12 feet o.c. beneath each I-beam. The tire and axle system may be used as one of these required supports, and the hitch jack may be used as another. Locate the first support no further than two feet from the rear end of the home (**Figure 1**). Place additional supports along the

perimeter 12 feet o.c..

Figure 1 – Storing a Home or using for display



For all homes, place footings below each support. Footings may be placed directly on the surface grade without excavation and may be ABS pads, 2" x 10" by 16 inch long pressure treated lumber or 16" x 16" by 4 inch thick concrete pads or 12"x12" concrete piers.

SUPPORTING A HOME FOR STORAGE

To prevent damage to homes being stored at the manufacturer's facility, model home center or the home site, but not on display (i.e. people shall not be permitted inside the home) for a period exceeding 30 days, locate supports below each I- beam no further than two feet from each end of the home and at the approximate center of the home length. Perimeter supports must be spaced no further than 12 feet o.c.

Whether the home is being supported for display or storage the height of the home should be no higher than 48 inches as measured from the top of the ground to the bottom of the I-beam.

GETTING STARTED

The Getting Started section of your Homeowner's Manual will familiarize you with general information about your home's systems, including safety and security recommendations.

Electric Power Supply

Like most all modern homes, the electrical system of your new home complies with the applicable section of the National Electrical Code or another electrical code. Your home is likely equipped with at least a 100-ampere electrical system. In addition, the applicable building code may have other requirements concerning the electrical system that are intended to make your home safe and durable.

CAUTION: Only a qualified electrician should be employed to handle the electrical installation or repair of your home. The employment of a certified or licensed electrician familiar with manufactured or modular homes, as applicable, electrical requirements is recommended. Inexperienced or unqualified personnel might cause serious or fatal accidents and serious or irreparable damage to the home or appliances.

NOTE: Before moving your home to the intended home site, check to see that the electric power supply meets the needs of your home. If you add electrical appliances (both major and hand appliances), be sure your wiring is adequate to supply the new appliance with electricity.

Grounding Systems

For the protection of its occupants, it is vital that the home be properly grounded whenever it is connected to a source of electrical power. For this reason, all major appliances, electrical equipment and metal parts are grounded for your safety.

The ONLY safe and approved method of grounding the home is through an electrically isolated grounding bar located on the electrical distribution panel. This bar bonds all non-current carrying metal parts of the home for grounding to a single point. Your electrical installer should know the proper method of installation to conform to the National Electrical Code. (See applicable Installation Manual or installation instructions for guidance.)

Your electrical system is grounded and is protected by circuit breakers located in the electrical service panel box. Branch circuits are usually grouped for convenience and are labeled for easy identification. If heating or other appliances in your home require 230-volt circuits, these circuits will have separate breakers and are clearly identified.

If circuit overloads or shorts occur, then the breaker will "trip," and the circuit will be disconnected. After the fault is corrected, restore power to the circuit by resetting the breaker. See the Troubleshooting Guide for more information at the back of this manual.

Gas Supply System

Gas may supply fuel for a number of home appliances such as the water heater, furnace, oven, range, clothes dryer or others. Your home and its appliances are designed for gas supply pressures based on the type of gas your home has been designed for.

Liquid Petroleum (LP Gas)

A common operating pressure for liquid petroleum or LP gas appliance is 10" - 11" of water column (WC) or re-stating this in equivalent measures, that's 27.4 millibars or 2491 - 2739 Pascals or Pa, or about 0.36 - 0.40 psi or about 5.78 to 6.36 *ounces* of pressure per square inch.

Natural Gas

Natural gas in the natural gas service line pressure in the gas main in the street will be found at pressures from 60 psi down to as low as 0.25 psi or about 7 inches of water column.

Natural gas pressure at the gas meter: Depending on the application gas meters may operate at 7" w.c., 0.5 to 2.0 psig, or at pressures over 2.0 psig.

Note: Gas meters are selected based on the building gas service total requirements and are rated in gas meter capacity stated in cubic feet per hour (CFH) for a given service drop gas pipe size. For example, a Lancaster 879 gas meter Model 240/250 has a capacity of 250 / 375 / 540 CFH for gas drop pipe sizes of 1/2" / 1" / 2" diameter.

Natural gas pressures in the building gas piping between the gas meter and the appliance regulator is typically about 7.5 to 8" wc (about 0.27-0.29 psi) and needs to be at least 0.25 psi to meet the appliance regulator's output requirements. This is the natural gas pressure delivered to the building's gas piping system by the gas service regulator installed at the gas service meter.

Where there are long, tall, or small-diameter gas piping runs you may have delivery problems at the appliance regulator unless piping size is adequate or pressure is increased. In turn, the natural gas pipe diameter required is specified by tables given in the National Gas Code (for natural gas in this case), by the distance to the appliance, the number of appliances being served, and the appliance input BTUH required.

At individual natural gas appliances the natural gas pressure will be *regulated* to about 0.25 psi or re-stating this in more detail:

A common operating pressure for natural gas appliances is *around 7 inches of water column (WC)* or re-stating this in equivalent measure, that's 14.9 millibars or 1743 Pascals or Pa, or about 0.25 psi (pounds per square inch) or about 4 *ounces* of pressure per square inch.

The [American Gas Association](#) offers this explanation of typical natural gas pressures, Quoting with significant editing and paraphrasing:

Natural gas runs from the main into a home or business in what's called a one-inch or smaller-diameter natural gas service line. In the service line gas pressure varies by

community and other factors, flowing at a pressure range of over 60 pounds to as low as ¼ pound.

When the gas passes through a customer's gas meter and moves inside the home, gas travels to equipment and appliances through piping installed by the home-builder and owned by the customer where it reaches the individual natural-gas-fired appliance(s).

At the customer's gas meter the incoming natural gas passes through another regulator to reduce its pressure to under ¼ pound (0.25 psi) if this is necessary. (Some services lines carry gas that is already at very low pressure.) This is the normal pressure for natural gas within a household piping system.

When an appliance such as a natural-gas furnace or stove is turned on, the gas pressure is slightly higher than the air pressure, so the gas flows out of the burner and ignites in its familiar clean blue flame. [1]

NOTE: keep in mind that piped-in natural gas found at homes where that service are available will be at different pressures, use a different regulator, and requires changes or adjustment at any appliances that are being changed from LP or Propane gas to Natural gas, or vice versa.

CAUTION: The homeowner should never attempt to repair the gas lines in the home. In most areas the local gas company will service the gas system.

NOTE: Your appliances may use either LP gas or natural gas. The gas type is NOT interchangeable.

CAUTION: ANY conversion from one gas type to another must be undertaken by a licensed professional.

NOTE: The gas piping supply of your home is designed for a supply pressure between 7 and 14 inches of water column (1/4 to 1/2 psi). Do not operate gas-fired appliances if the pressure to your home is outside this range. If necessary, a pressure regulator can be used to reduce supply pressure.

CAUTION: The entire gas system should be thoroughly checked for leaks by a qualified person (a representative of the local gas company) before the gas is turned on.

***** WHAT TO DO IF YOU SMELL GAS *****

- Do not try to light any appliance.
- Do not touch any electrical switch.
- Do not use any phone in your home.
- Turn off the gas supply to the home.
- Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier, call the fire department.

Water Supply System

All water for use in your home enters through one basic pipe system. The supply line entering the home must be a minimum of 3/4" diameter on a manufactured home and a minimum of 1" diameter on a modular home. The pipe riser from the underground water line is connected directly to the system that has been installed in accordance with the specifications of the applicable building code.

A main water shut-off valve for the water system shall be installed at the inlet to the water supply system. This should be shut off if any break occurs in the water system. Also, individual shutoff valves are usually located at each sink and toilet. Using the individual shutoffs allows you to continue to use water in the rest of the home. A pressure regulator should be installed on your water line should fluctuations of water pressure exceed 80 psi.

NOTE: The minimum water pressure required to operate your water heater is 20 psi. You should turn on your water heater unless your water pressure is a minimum of 20 psi.

The area under the pipes should be checked occasionally for signs of leakage. The water supply line to the home should be installed below the frost line. The entire pipe riser above the frost line should be insulated. There are a number of suitable insulating materials available with which to accomplish this. A thermostatically controlled electric heating element, generally referred to as a "heat tape," also may be used.

The heat tape will turn on automatically to prevent freezing when needed and turn off automatically when not needed. If you have a manufactured home, be sure that any heat tape installed on your water line is listed (approved) for use with manufactured homes by a recognized testing laboratory.

NOTE: It is important that the manufacturer's instructions of heat tapes be followed to ensure that the tape provides the required protection without creating a safety hazard.

Drainage System

Your home drainage system has been carefully designed and installed at the factory. The drain drop will need to be connected on-site to the septic tank or municipal sewer system.

Once this drain connection is complete, the drainage system works much like that of any other home or building.

The most likely problem you will ever encounter with your drain is clogging, usually caused by large objects placed into the sink or toilet drains. We do not recommend that you flush disposable diapers or similar objects down the toilets. We also do not recommend that food scraps be washed down the sink drain, unless they are processed through a garbage disposal. Grease, fats and oils may be a problem, especially if drain lines are exposed during cold weather.

Toilets today use low capacity, 1.6 gallon tanks. These use less water per flush, saving millions of gallons of water each year. However, at times it may be necessary to flush more than once. This is normal and not necessarily an indication of a problem with the system.

If a stoppage occurs that cannot be cleared with a “plumber’s helper” or a commercial drain cleaner, or if you have other drain problems, call your home retailer or serviceman for assistance if within the applicable warranty period or call a local plumber.

NOTE: DO NOT use a heat tape on exposed drain lines.

Appliances

Your home is equipped with brand name appliances and equipment. Manufacturers of each appliance provide owner’s manuals and likely limited warranties for each appliance. Follow the appliance manufacturer’s instructions for operation and maintenance. For other information and service, contact the appliance manufacturer’s representative or authorized factory service center in your area.

Water Heater

All water heaters are equipped with temperature and pressure relief valves to prevent the build-up of dangerous temperatures or pressures in the event that the tank thermostat should fail. If it is necessary to install a new water heater in your home in the future, be sure that a proper pressure and temperature relief valve is installed in the new heater, and that the discharge line extends, undiminished in size, so that it will discharge to the underside and exterior of the home. All water heaters also are equipped with a drain pan. The drain pan is installed below the base of the water heater and discharges to the exterior of the home.

CAUTION: If a water heater is installed in a closed water supply system, such as one having a back flow preventer, check valve, water meter with a check valve, etc., in the cold water supply, provisions must be made to control thermal expansion. Contact the water supplier or plumbing contractor on how to control this situation.

CAUTION: If replacement of a fuel burning (gas or oil) hot water heater becomes necessary, the replacement equipment must be listed or labeled for use in the applicable home.

WARNING: If your home is equipped with an electric water heater, be

sure the water supply is on and the system is filled with water before the circuit breaker is turned on. Otherwise, the heating element will be damaged.

HOME SAFETY

Apart from the standard materials and construction techniques that make your home safe, several safety devices and features have been included in its design.

Fire Safety

Smoke alarms have been installed in your home. These alarms operate on both household current and by batteries. Instructions for operating and testing these devices are included in your Homeowner's Information Packet. You should locate and become familiar with these devices.

- Be sure that they are kept in top working condition by testing them frequently in accordance with the manufacturer's instructions.
- Emergency Exits: At least one exterior door in modular homes and labeled bedroom windows have been designed for use as emergency exits. **DO NOT BLOCK THESE EXITS WITH FURNITURE OR STORED MATERIALS.** Learn the location of all doors and windows and how to operate them. As part of your home emergency planning, develop and practice emergency procedures with your family.

Review your emergency exit procedures and teach each member of your family how to leave the home as quickly and safely as possible. Conduct an occasional fire drill.

Systems Safety

Electrical, plumbing and heating systems of your home may be rendered unsafe through improper use or treatment, and hazards may result. Refer to the "Troubleshooting Guide" section of this Homeowner's Manual for ways to avoid such hazards. If these systems ever require service or modification, always consider how the modification or service will affect the system or other related systems. Replacement components always should be rated equal to or better than the original and must be compatible with other system components.

Wind Safety

Your applicable Manufacturer's Installation Manual or installation instructions set forth detailed instructions on how to anchor your home. In order for the home to be secure against high winds, it should be anchored to the ground or, if not anchored to the ground, have an approved system for protecting your home from high winds. If your home is not properly anchored, then it is highly susceptible to damage when high wind conditions occur.

Warning: Your home should not be transported or installed in severe weather, including high winds.

Maintaining Anchoring Systems

Where applicable, tie-strap tensioning should be checked and adjusted when necessary to prevent damage to the home from settling or other unforeseen movements (such as frost heave).

INSTALLING YOUR HOME

With your home, you were provided with an Installation Manual or installation instructions, the contents of which are incorporated herein by reference, explaining the recommended procedures to be followed in setting up your home. In the event you purchased a modular home, local building codes and rules may require you to hire a registered engineer or architect to prepare a foundation plan for your home. There is important information in the Installation Manual that you should review and familiarize yourself with to assure that your home has been properly installed, including:

(1) Site Preparation Procedures:

Proper drainage prevents water build-up under your home, which may cause shifting or settling of the foundation, dampness in the home, damage to siding and bottom board, buckling or cracking of ceilings, walls and floors, and problems with the operation of doors and windows.

Grade the home site to permit water to drain away from the home. Depending on the local landscape, ditches and culverts may be needed to drain surface runoff; if so, consult a registered engineer. Gutters and downspouts are also recommended to be installed to direct the runoff away from the home. Gutters and downspouts should always be installed when rain water from the roof would otherwise splash onto decks and patios onto the home or the home's exterior doors.

Erosion control grasses and landscaping should be installed as soon as possible to protect surrounding areas from deterioration. This erosion control is your responsibility as a homeowner. But, you need to make sure that any landscape changes you make now, or in the future, will not disrupt the foundation around your home by causing water to dam and pool under your home. Large trees or other plants that have deep root structures, over time, can grow under the foundation of your home, causing potential problems to all foundation types.

(2) The types of foundations for which the home was designed:

(3) Procedures for leveling the home:

(4) Procedures for connecting the utilities:

(5) Suggested anchoring procedures for wind and sliding:

In most instances, your home retailer is responsible for arranging for delivery of the home to your site and properly installing, or arranging for installation of the home at the site. Consult with your retailer to obtain additional information concerning installation and anchoring services. Your home should be professionally inspected after it is installed to assure that it has not been damaged in transit and is properly installed. If your home is reinstalled after its original installation, it should be professionally inspected after it is reinstalled in order to ensure that it has not been damaged and is properly installed.

(6) Guidelines for the installation of a ground vapor barrier:

For ground vapor barrier installation you should follow your local city, county, state and Federal guidelines. If guidelines are not available or unless stated otherwise in

the Installation Manual for your home by your local dealer or installer, we recommend that polyethylene sheeting, or another type of moisture barrier be placed on the ground under your home. This material is intended to reduce the movement of moisture from ground to the space under your home. You should repair any tears, gaps or holes in the vapor barrier and it should be inspected regularly to ensure it has not been compromised. If you use the space under your home for storage, place items carefully so the moisture barrier is not damaged. Use a minimum of six-mil polyethylene sheeting or its equivalent, cover the entire area under the home with the sheeting and overlap it at least 12 inches at all joints and along the perimeter where spikes are used to affix to the vapor barrier to the ground. The vapor barrier should be affixed around the perimeter every four feet using recommended ground affixing spikes; and be affixed to the ground every four feet when overlapped.

(7) Information concerning proper installation of additions, porches and decks.

Home Site

After your home is properly installed, you will need to do periodic inspections or maintenance on the site and the home installation.

Here are some things you should consider:

Your home may have been installed with optional skirting that encloses the crawl space. In addition to enhancing your home's beauty, the skirting reduces the movement of air under your home and can significantly affect your heating and air conditioning needs. In climates with extreme winter temperatures, skirting will reduce the possibility of freeze-damaged plumbing.

The skirting must be vented to allow the dissipation of moisture from the ground. If the vents are not provided or are blocked, moisture may build up under your home and, over time, cause damage to structural components. Be sure to check your skirting at least yearly. Make sure vents are not blocked.

Skirting, if used, shall be of durable materials suitable for exterior exposures. Skirting must not be attached in a manner that can cause water to be trapped between the siding or trim to which it is attached. The skirting should be recessed under the siding or trim. Most local codes do not permit wood, including lumber, and all wood siding used for skirting, to be used within six (6) inches of the ground (unless it is pressure treated to prevent decay and termite infestations).

NOTE: If your home is constructed with a pressure treated or composite lumber porch or deck, your home's skirting must follow the heated space of your home and not encompass the porch or deck. If you desire to add skirting to the porch or deck, proper slope must be provided under the porch or deck and adequate drainage must be provided through the skirting to allow water to drain away from the home.

CAUTION: If you add a deck or porch to your home, a proper method of flashing must be installed and sealant applied to prevent water or moisture migration into the home or into the adjoining wall and floor cavities. Such damages are not covered by the Limited Warranty provided with your home. Decks and porches must be independently supported. You should not attach a deck or porch to your home.

Provide Ventilation

Unless the skirting has integral ventilation openings that meet the following ventilation requirements, install equally sized ventilation openings on at least two opposite sides of the foundation. Size ventilation area should be equal to at least one square foot for each 150 square feet of under-floor area (or for each 1,500 square feet, if a ground moisture retarder is installed.) Place vents as high above the ground as practical and place openings on at least two opposite sides to provide cross-ventilation. In areas subject to freezing, the covering for the ventilation openings must be of the adjustable type, permitting them to be in the open or closed position, depending on the climactic conditions.

Dryer vents, air conditioning and/or heat pump condensation drains, and combustion air inlets must pass through the skirting to the outside.

NOTE: At least twice a year, clean out your dryer vent system on the inside and outside of your home. This will help keep unwanted moisture out of your home.

The underside of your home likely has been covered with a bottom board material to protect your home from moisture (required for manufactured homes and most modular homes). If this protective barrier is damaged, it must be repaired immediately. The whole underside of your home must be inspected at least twice a year to ensure no holes or tears exist. If holes or tears are found, adequate and effective repairs must be made immediately.

Uneven site settling, among other things, could cause your home to become unlevel. When settling does occur, it can affect the proper functioning of locks, closing of doors, windows, and cabinets, as well as put undue strain on the structure of the home. It even can cause wall panels to come loose or crack, and floor coverings to separate. The home's level must be checked within ninety days of installation and at least yearly thereafter. You are responsible for re-leveling your home as needed. It is recommended that your retailer or a licensed home installer perform this work.

CAUTION: In no event should the re-leveling procedure be attempted alone or by an amateur. If the home should slip or tip, a serious accident could occur, causing personal injuries and/or damage to your home.

Home Diagrams

In most instances, you may obtain diagrams of the structural, electrical, plumbing, heating, cooling and transportation systems from your retailer or the Manufacturer.

Protecting Your Investment With Insurance

As an owner of a manufactured or modular home, you should consider acquiring adequate and appropriate insurance coverage for your home. We encourage you to contact an insurance company of your choice to obtain information of the types of insurance available.

Among other things, factors to include when procuring insurance include:

- (1) The value of your home;

- (2) The value of the contents of your home, including furniture, clothing, etc.;
- (3) Whether your home is financed; and
- (4) Whether your home is located in a flood plain.
- (5) Other factors may be relevant as well. You should contact your insurance company and/or agent to ensure that you have appropriate coverage for your manufactured home.

HOMEOWNERS MAINTENANCE RESPONSIBILITIES

With the benefits of home ownership come the responsibilities to take care of your home and perform preventive maintenance. Some routine tasks can be performed by you. Others require the services of trained and qualified personnel. **YOU ARE RESPONSIBLE FOR MINOR REPAIRS AND FOR ARRANGING FOR THE REPAIRS THAT REQUIRE THE SERVICES OF TRAINED & QUALIFIED PERSONNEL.** Please remember that routine home maintenance is not part of your Limited Warranty coverage. You must bear the expense of correcting problems that are not covered by any warranty. Structural changes or repair of the operating equipment or electrical, gas or water systems should be attempted only by qualified service personnel.

Exterior Maintenance

This section provides a general guide for service and maintenance. When specific instructions for the products are known or provided, the manufacturer's recommendations shall prevail.

Caulking & Sealants

Check around roof & wall vents, window & doorframes, and other openings in the walls & roof at least annually. Remove any materials that are cracked, dry, or peeling away. Re-caulk or reseal with flexible, non-hardening caulks and sealants.

Finished Wood Walls

Wood exteriors and trim materials must be painted or stained periodically to maintain their appearance and water resistance.

Finished Exterior Siding

Wash exterior siding as you would an automobile. Do not use abrasive cleansers or pads.

Always wash the exterior metal with mild soap and water.

Extreme care should be used when power-washing the exterior of the home. Do not "dry dust".

Frame

Your home's frame has been coated with a rust inhibitor. If rust appears, clean the area and re-coat with a rust preventive material.

NOTE: Some modular homes are constructed to be set off frame.

Stacks and Vents (if applicable)

If stacks and vents are present and have rusted and fail to function properly, they should be replaced. When replacing them, remove the old, dried caulking around them and apply new caulking. Caulking should be applied to the underside of the base flashing of the stack or vent, as well as, to the roof area on which the flashing is to be set. The flashing should be firmly secured in place with screws. Caulking should be applied so that it completely covers all screws.

Metal Roof

Our ribbed metal panel roofs require very little maintenance. You should ensure the roof remains clear of all debris and any debris should be removed regularly. Low hanging plants or tree branches should be trimmed away from the roof and gutters.

Snow and ice can accumulate during the winter months. When conditions last long enough an “ice dam” may form on the eaves of the home. A pool of water from melting snow may accumulate behind the ice dam. Ice dam leakage can saturate the insulation in the roof cavity, reducing the insulation value and staining the ceiling, and can cause serious damage to your home. To prevent this from happening, snow and ice buildup along the eaves must be closely monitored. If the buildup accumulates to the point that an ice dam is forming, immediate steps must be taken to remove the snow and ice. **Snow and ice removal is the homeowner’s responsibility.**

If your home has gutters installed, you should have them cleaned regularly to prevent build-up of leaves and debris that could cause leaks.

When sited, it is EXTREMELY IMPORTANT that the home is properly leveled to avoid strain that can part seams and create buckling of the roof area.

CAUTION: Extreme safety procedures must be followed at all times whenever inspection of the roof, roof maintenance, or removal of snow from the roof is undertaken. Most inspections, cleaning, and roof repair work can be done effectively from a stepladder. When walking on the roof cannot be avoided, only those sections that are supported by rafters or stringers should be walked on. Metal roofs can be slippery even though they may not be wet or icy.

For safety reasons, we strongly recommend that you have someone trained in roof repair do the inspections, maintenance, and repairs of your roof.

Locks & Latches

Lubricate locks, latches, and hinges once a year with a powdered graphite lubricant. If your home is located in an area with very high humidity or is exposed to salt air, you should lubricate locks & latches more often. A record should be kept of the identification numbers and manufacturer of the house locks. With this information, it should be possible to obtain a duplicate key from a locksmith if keys are lost.

Windows

Be sure latches are adjusted as needed, and lubricate the window guides with a silicone spray at least once a year. Inspect the outside window frames yearly.

HVAC—HEATING, VENTILATION AND AIR-CONDITIONING

Heating and Air Conditioning System

Your home heating system has been fully installed at the manufacturing facility. Maintenance and

operating instructions for your heating system are provided with the heating unit. Follow the manufacturer's recommended operation, maintenance and service schedule. Service your heating and air conditioning system should be performed by qualified furnace-service personnel.

- Do not block any heating and air conditioning air grills on any of the air handler units.
- Do not block supply registers—supply registers may be “dampered” as needed to control and regulate air flow, but they should never be fully closed or blocked.

Change air filters regularly - once a month is a good schedule for filter cleaning or changing. Be sure to read all instructions provided by the manufacturer including those for care of the air filter.

NOTE: Your home HVAC air distribution system, is a 9,000 BTU capacity HVAC system and depending on your model will include one, two or three of these units.

WARNING: Installing any additional or larger air-conditioner equipment can cause damage to your home as can the use of window or room air-conditioners. Such damages are not covered by the Limited Warranty.

The name “air conditioning” implies not only cooling but also addresses “conditioning” of the air. Oversizing and consequent short cycling of the equipment reduces the equipment's ability to condition/dehumidify the air, resulting in an uncomfortable environment and compelling the home occupants to lower the thermostat to obtain a level of comfort. Cooling your home below 76 degrees F will increase your chances of developing moisture related problems, which are not covered under your warranty. Generally, your air-conditioner is most efficient and most economical to operate if it has a long run time and does not stop and start several times per hour.

Frequent starting and stopping also reduces the service life of the unit. On the hottest days of the year, your air- conditioner should run all day if it has been properly sized. A heating/cooling thermostat should be installed to prevent simultaneous operation of heating and cooling systems. If the unit should ever fail to operate, check the breaker first. If the breaker has tripped and you cannot determine the reason, contact the representative who provides service for the air-conditioner manufacturer. Do not attempt to operate the unit again without the appropriate repairs. If there is a warranty from the air conditioner manufacturer, refer to its provisions.

Return Air Pathways

Particularly in the summer months, it is important to keep all interior room doors open as much as possible. We have provided return air pathways; through, under or over room doors to allow air to return to the air-conditioner. These return air grills should never be blocked or restricted.

HVAC Safety

Never use kerosene or other portable fuel-burning heating or cooking appliances inside your home. These portable appliances are not safe for use inside your home. Asphyxiation from oxygen depletion or carbon monoxide poisoning can occur since these appliances are not vented to the outside. Additionally, these appliances also release large amounts of water vapor into the air that can cause moisture damage to your home.

CAUTION: The Manufacturer will not accept any responsibility for any resulting damage to your home or possible injury to you as a result of the use of fixed or portable kerosene, LPG, natural gas or other forms of fuel-burning unvented heater(s) or unvented gas logs in the home.

Studies indicate that colds, lung infections, and other illnesses increase when the room air is contaminated with gases. Unvented heaters of all types put unhealthy gases and particles into the air. Asphyxiation is always a possibility.

Wall and ceiling surfaces become dirty with soot and chemicals left after kerosene is burned. Unvented heaters produce moisture in the home, which may cause condensation on the windows, in wall cavities, and roof cavities. Exterior siding may also warp. Accelerated deterioration of the home is probable. House fires may result from the improper use of kerosene heaters.

Fuel-Burning, Heat-Producing Appliances

All fuel-burning, heat producing appliances, except ranges, ovens, illuminating appliances, and clothes dryers must be provided with outside air for combustion. This includes such appliances as furnaces, gas water heaters, fireplaces, and gas refrigeration devices. This differs from site-built housing in which it is customary to draw combustion air from inside the house. Consequently, if you must replace an appliance, such as a furnace or water heater, the replacement appliance must use the same system. To determine that you purchase the correct appliance, first check the appliance label to insure that it is labeled for use in the manufactured home.

Gas LP or Natural Gas Systems

Your furnace may use either LP gas or natural gas. Conversion from one gas type to another must be done by a licensed professional.

CAUTION: Be sure your furnace has been converted to the proper gas type before operation.

Condensation and Humidity Moisture Control

In all types of buildings, proper humidity control is necessary for the health and comfort of its occupants as well as for proper maintenance of the structure and furniture. If the humidity level is too low, occupants may experience dry skin, scratchy throats, and high levels of static electricity. If furniture, books and structural members of the home become too dry, they may be damaged or may separate from material shrinkage.

A satisfactory humidity level for a home is one that can be maintained without moisture condensing on windows or walls. During winter (and depending on whether or not storm windows are in use), a maximum of 30% to 35% relative humidity may be sufficient. Your home is enclosed by an “envelope” of insulation material adequate for the zone or region for which the home was built. Windows are considered part of the “envelope” and may be required to meet specified air and water infiltration

tests. Moisture can be regulated by proper use of exhaust fans and/or windows.

Too much moisture (condensation) can be as damaging to the home as too little, particularly in the winter. Because warm air has the ability to hold more moisture than cold air, the tendency is for water vapor to migrate from a warmer to a cooler place; thus windows may fog or frost. Moisture may accumulate on doors, window sills, etc. and produce stains or deterioration.

Some functions in the home which tend to cause condensation problems are:

- Cooking
- Laundering
- Bathing
- Humidifiers (which should not be used)
- Aquariums
- Hot tubs
- Potted plants
- Gas ranges (a byproduct of combustion is hydrogen which combines with the oxygen in the air to produce water)

NOTICE: To prevent an accumulation of excessive moisture in kitchens and bathrooms, exhaust fans should always be used whenever the rooms are in use. Exhaust fans should continue to run for 10 to 15 minutes after showers and use of hot tubs and cooking.

- Never place pans of water on the stove or in heat ducts to raise the humidity.
- Your clothes dryer must be vented to the outside according to the dryer manufacturer's installation instructions. If skirting or a perimeter wall is provided around your home, the vent must extend outside the skirting or perimeter wall.
- Never use open flame gas or kerosene burning heaters inside your home.
- Water leaks of any type must be repaired immediately, and the building materials dried as quickly as possible.
- Make sure any drains from air-conditioners and heat pumps do not deposit water under the home, these condensate lines must extend beyond the perimeter of the home.
- If vaporizing inhalers or similar devices are used, always provide adequate ventilation by opening a window.

Moisture Control (from outside sources)

The control of moisture in your home is essential to your health and comfort, and in order to preserve the structural integrity of your home and its contents. Most materials within your home will mold or mildew if they become damp, or wet, particularly if they remain that way for several days. There are several ways you can control moisture levels within your home.

Most moisture problems can be avoided by ensuring that the site is properly prepared prior to installing your home. Detailed set-up procedures and site preparation requirements are provided in the Installation Manual and must be followed to avoid uncontrolled moisture migration from under and

around your home.

Make sure the area under your home has been covered with a minimum six millimeter thick polyethylene sheeting or equivalent moisture vapor barrier.

Make sure skirting or perimeter walls are properly ventilated.

The bottom of your home is likely covered with a black plastic material called bottom board (required for manufactured homes and most modular homes). This material is **EXTREMELY IMPORTANT** for controlling the water vapor that could enter your home from the outside, particularly in hot humid climates. The bottom board is sometimes damaged during transit or during the set-up of your home. (The installation crew should have inspected for this type damage and made appropriate repairs, but a second look by you, the homeowner, is essential.) It is critical that the bottom board be repaired immediately if it is cut or torn. If insulation has been removed or pushed to one side during work inside the bottom board, this must be replaced. Holes in the bottom board will allow moist air to enter the home through the floor, even with the required ground cover vapor barrier in place. Additionally, the bottom board provides an effective barrier to rodents and insects.

NOTICE: Inspect the bottom board of your home regularly—at least twice a year. If any tears, holes or loose access panels are discovered, make repairs immediately as outlined in the Installation Manual or installation instructions.

INTERIOR MAINTENANCE

Cabinets And Cupboards

For non painted cabinets and cupboards, it is recommended that Old English scratch polish, furniture polish, or Murphy Oil soap should be used to care for your cabinets. For best results apply your cleaning product to a soft rag or towel before dusting or rubbing any surface. Do not use soap and water, ammonia, bleach-based products or abrasive cleaners on your cabinets. Always follow the instructions on the cleaner being used. For painted surfaces, use non bleach based painted surface cleaners per the manufacturers recommendations.

NOTE: Cabinets and trim constructed with wood may become damaged if subjected to excessive moisture. Your Limited Warranty does not cover damage to wood cabinets, trim and components due to excessive moisture.

Ceilings

Ceilings are either 1" x 6" nickel gap or v gap natural wood either stained or painted. This material should be maintenance free. Damage such as gouges can usually be repaired. To repair a gouge, first remove all loose pieces, and then fill in with wood filler paste applied with a clean putty knife. The paste should be leveled off to the surface of the panel and the compound sculptured to conform to the surface of the panel. After the compound dries, touch-up with paint or clear sealer.

Water stains on ceiling panels may indicate a roof leak or condensation problem. Be sure that this

condition is corrected prior to addressing the stained area. Check with your retailer if you need help determining the cause of the stain. After the leak has been stopped, the area can usually be repainted or sanded and restained or resealed. In cases where the panel has been badly damaged, you may have it replaced by a professional.

For cleaning of smudges or loose dirt, the ceiling panels can be dusted with a soft cloth or by use of a vacuum cleaner attachment.

When repainting is necessary, a good quality product suitable for the surface to be painted should be selected.

Doors

The exterior doors are installed so that they provide a certain amount of clearance at all sides. The clearance space is normally filled with flexible weather stripping. If the door clearances are not maintained, there is a likelihood that the door will bind and ultimately the door or hardware may break. Proper installation of the home is essential to assure that adequate clearances are maintained. Further, a level home will assure that the door will function properly.

In most instances, your home has a minimum of two doors that are remote from each other and provide egress to the outside - At least two exterior doors in manufactured homes and one exterior door in modular homes. Since the doors may open differently (either by a hinge or a sliding track), every family member should be taught how to open them. Access to exterior doors should never be blocked.

NOTE: Unless otherwise specified by the home manufacturer, all exterior doors require perimeter blocking.

Blinds

Fumes from fireplaces, smoking and cooking can shorten the life of fabrics. Moisture in all forms: condensation, rain or spills-damage fabrics and exposure to heat and sunlight will also damage fabrics. To help prolong the life of your fabric blinds, follow these few simple procedures.

1. Treat stains promptly. Dab the spot with a water- dampened cloth, preferably on the back of the fabric.
2. Remove dust by vacuuming with the hose attachment.

Floors

Floors, whether they are wood, linoleum or composition, will look better and last longer if they are cleaned regularly. Avoid excessive application of water as it may cause lifting and curling. If provided, follow the care directions from the manufacturer of the floor covering. A number of good floor coatings and preservatives are available and may be purchased locally.

Vinyl floors require minimal care. Vinyl should be mopped regularly.

For longer wear, rugs and carpeting should be kept clean by frequent vacuuming. There are several commercial cleaning processes available. A thorough cleaning of carpeting is

recommended at least every 12 to 18 months. Heavy use may necessitate more frequent cleaning.

Other flooring materials may require the use of special cleaning preparations that are available in most stores.

Furniture

The life and beauty of any type of furniture can be prolonged with proper cleaning and care. Prompt removal of stains is best.

Fabric-covered furniture should be vacuumed frequently. Many fabrics can also be dry cleaned or shampooed according to directions provided with the fabric. In selecting a cleaning agent, be sure to follow the specifications on the label regarding its suitability for the fabric on which it is to be used. Loose cushion pieces, as well as mattresses, should be turned frequently. Turn and reverse so that the same side will not be in constant use and exposed to light and air, which may modify color.

Wood, leather, vinyl and other synthetic materials all require regular cleaning. This is best accomplished by using cleaning and polishing agents designed for the specific materials and available to the homeowner in almost every supermarket, hardware or home improvement store.

Plumbing Fixtures

Maintenance materials or parts are usually available at most hardware, building supply, or home supply stores. If you plan on leaving your home unattended and/or unheated for an extended period of time, turn off the main water inlet valve and drain the system. Wrap exposed water lines under your home with insulating material. In extremely cold climates, electric heat tape may be installed.

Acrylic or Other Plastic Fixtures

Clean the surfaces with warm water and a mild detergent. Abrasives will scratch, dull or discolor the surface. Do not use ammonia or any cleaner containing ammonia. Repair kits are available at local hardware or paint stores that can be used to fix minor scratches or chips.

Porcelain Fixtures

The porcelain enamel finish on steel sinks, tubs, range tops, appliances, or other surfaces may chip or become pitted or porous if not cared for properly. Below is a list to help you protect the appearance and life of porcelain surfaces in your home. The finishes on fixtures are not warranted.

1. Clean with warm water and mild detergent. Avoid harsh abrasive cleaners or metal pads.
2. If your porcelain surfaces become badly chipped, stained, or dirty, local hardware or plumbing dealers can recommend products that can restore the finish without

damage.

Walls

Walls in your home are natural wood and either stained or painted.

They can be kept beautiful by wiping with a dry or damp cloth and a mild detergent solution on a sponge or clean cloth. Always avoid the use of abrasive materials.

Do not use solvents such as gasoline, turpentine, alcohol, paint thinner or lacquer thinner.

Refinishing The Interior

Your home may be constructed using materials for the ceiling, wall surfaces, kitchen cabinets and counter tops, tub and shower enclosures, furnace and water heater enclosures, doors, and range-wall backsplash panels specially selected for their flame spread and fire-resistant characteristics as specified by the Federal Standards for manufactured homes and some applicable building codes for modular homes.

In order to maintain these characteristics, it is important that any refinishing or remodeling be done only after determining that it will not adversely affect the fire safety of your home.

Windows

The installation of storm windows and doors will conserve energy, reduce air conditioning and heating bills and reduce the accumulation of excessive moisture on the windows that often occurs due to condensation in extremely cold climates.

Exit Window

All homes are required to have an emergency exit window in each bedroom, when the bedroom does not have an exterior door. This window, called an egress window, must have an instructional label on it when the home is delivered to the homeowner. We suggest that you leave these instructions attached. All members of the family should be taught how to operate the window and to test it occasionally to see that it is in working condition. Access to egress windows should never be blocked.

TROUBLESHOOTING GUIDE

Your new home is built with materials and attention to detail that you would find in many site-built homes. Every home must pass a series of inspections.

All homes, no matter how carefully built, may occasionally experience minor issues that result from living in and using the home. This Troubleshooting Guide may help you distinguish between those issues that require professional service and those you can easily fix. This guide discusses several of your home's important systems and contains a section on the structure itself.

Electrical Troubleshooting

Electrical problems generally fall into two categories: complete power failures and specific circuit failures.

- **Complete Power Failures**

A complete power failure to your home may result from a storm, a power company problem, or a mechanical problem, such as a faulty main breaker.

If you experience a sudden, complete power outage caused by a storm, the best thing you can do is wait for the power to be restored by the power company. Turning your circuit breakers ON and OFF will not help. If you notice power has been restored to other homes near your home, check your main breaker by switching it OFF and then back ON. If this does not restore power, you should contact the power company or an electrician.

Power failures caused by power company problems are similar to natural causes, and there is little you can do except wait for power to be restored. Occasionally, a damaged power pole or damage to power lines from trenching machines or similar equipment may cause a power outage to a street or block in your neighborhood while others are not affected. If power to your home and homes on either side of you is out, but homes across the street or on other nearby blocks seem unaffected, call the power company and explain the problem.

- **Specific Circuit Failures**

Problems with specific circuits in your home generally fall into these categories:

1. **Switchable Outlets**

Some of the outlets in your home may be wired to a wall switch. If a lamp or other electrical device plugged into an outlet doesn't work, check the room for wall switches. Try turning the switch ON. If the device works, that outlet is wired to the wall switch.

2. **Ground Fault Interrupter (GFI) Protected Outlets**

Subject to variations in building codes, your bathroom receptacles and receptacles located over kitchen countertops and any Manufacturer-installed outdoor outlets are wired to a GFI breaker or GFI receptacle. GFI receptacles are usually located in the room for which they provide protection, however, in some cases, a GFI receptacle in one bathroom may provide protection to receptacles in another bathroom. GFI breakers are located in the panel box. GFI protection is designed to protect you against the hazards of line- to-ground electric

faults and electrical shocks that are possible when using electrical appliances near a water source. If a circuit or appliance develops a potential shock hazard, the GFI device is designed to disconnect the outlet and limit your exposure time to the shock hazard caused by current leakage to ground.

Note: The exterior heat tape receptacle is also GFI protected.

3. MODULAR- Ground Fault Interrupter (GFI) Protected Outlets.

Test the GFI at least once a month. To test the GFI:

- Push the “TEST” button. The “RESET” button should pop out, indicating the protected circuit is disconnected. To restore power, push the “RESET” button.
- If the “RESET” button does not pop out when the test button is pushed, a loss of ground fault protection is indicated. Have the circuit checked by a qualified electrician. Do not use the circuit until the problem has been corrected.

Test the AFCI and/or GFI breakers monthly.

To test, make sure there is power to the load center, or panel board. Turn the breaker handle to the “ON” position. Press the test button causing the breaker to trip. The breaker is functioning properly when the circuit is interrupted and the handle moves to the trip position. To reset the breaker, turn the breaker handle to the “OFF” position and then back to the “ON” position.

Your Homeowner’s Information Packet contains a card that can be used to record test dates. Keep the card in a conspicuous place, and keep it up to date.

4. MODULAR - Arc-Fault Circuit Interrupter (AFCI) Receptacles in all family rooms, dining rooms, living rooms, parlors, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar areas are protected by a listed Arc-Fault Circuit Interrupter (AFCI) device of the combination type. Also, all 15 & 20 amp receptacles are tamper resistant (TR).

5. Appliance or Fixture Problems

These are generally caused by shorts or other defects in the appliance’s wiring. Sparks or smoke at the outlet or in the appliance indicate a short or other wiring defect. The circuit breaker will probably trip.

Turn the breaker to that circuit OFF immediately. Unplug the appliance from the outlet. Turn the breaker ON. If the breaker trips again, turn it OFF and have the circuit checked by a qualified electrician. If the breaker does not trip again, contact the appropriate appliance manufacturer for repairs to the appliance.

6. Circuit Overloads

This is probably the most common type of circuit failure. If the total current requirement of all the appliances and devices on a circuit is more than the circuit breaker is designed to carry, the breaker will trip, disconnecting the circuit and all outlets connected to it. If this happens, unplug appliances or devices until the circuit is no longer overloaded.

Occasionally, a circuit breaker may be faulty and trip even if the load on the circuit is less than the breaker capacity. In that case, the breaker should be checked and/or replaced by a qualified electrician.

WARNING: Never “upsized” a breaker to eliminate tripping. Circuit breakers are sized for the specific load and wire size used for the circuit. A serious fire hazard can be created by “upsizing” circuit breakers.

Plumbing System Troubleshooting

Plumbing system problems usually fall into two general categories - leaks and stoppages. If you experience either of these situations, you should seek service from a plumbing professional.

If a main water line is leaking or broken or if you have a major leak problem, turn off the main water supply to your home.

If a faucet or fixture is leaking, turn off the water supply to that fixture.

You can adjust the temperature of your hot water by setting the control on the water heater. Be sure to allow enough time for the water to reach the desired temperature.

Anti-Scald Valves

Scald valves have been installed on all tubs, tub/showers and showers in the home. The valves are preset by the valve manufacturer to about 105°F (41°C). After the water lines have been flushed, the outlet temperature at each tub, tub/shower and shower should be tested to ensure that it does not exceed 120°F (49°C). Water should run for at least one minute on the hottest setting before taking the temperature reading. If you desire temperatures higher than 105°F (41°C), you may adjust the temperature using the instructions provided with the scald valve and test to ensure that the temperature does not exceed 120o F (49o C).

In no case should the temperature exceed 120°F (49°C) as this may result in serious bodily harm and/or death.

NOTE: If you adjust the temperature of your water heating, verify that the Anti-Scald Valve settings are still acceptable.

Heating/Air Conditioning System Troubleshooting

Read the owner’s manual for your heating/air conditioning system before you begin operating it. Instructions for filter cleaning and replacement, as well as other operating instructions, are in the owner’s manual.

If your heating/air conditioning system fails to operate, check the circuit breaker. If the circuit breaker is tripped and continues to trip after you reset it, contact an authorized service center.

Remember, it may take ten or more hours to cool your home if the outside temperature is over 85 degrees. Similarly, if your home has been unheated during cold weather, the furnace may operate for many hours before the whole house is warmed.

Structural Troubleshooting

If your home site was properly prepared and your home properly set up and leveled, you should experience very few structural problems.

Settling of your home site is the most likely single factor to affect the structure of your home. If you notice any problems, have your home re-leveled. Inspect your home site. All support stands and piers should be vertical and tight up against your home's frame members. They should be located as shown in the applicable Installation Manual.

Living Tips

Walls can be damaged by door knobs. Be sure door stops are installed to prevent the interior doors knobs from contacting wall surfaces.

Proper care of carpeting includes frequent vacuuming to remove surface dirt and deeper cleaning every few years by a professional carpet cleaning service. For linoleum/ tile surfaces, regular mopping or waxing will help protect the finish. Use care when moving furniture or appliances across linoleum/tile surfaces. The surfaces can be cut or gouged.

MOVING YOUR HOME

Should you have occasion to have your home moved, a licensed, reputable firm specializing in home-moving should be retained. A qualified firm should be equipped to protect your home and should abide by all state and local regulations.

The licensed moving company must properly prepare your manufactured home for shipment prior to moving. Please make sure that you follow all of the directions given to you by the licensed moving company.

Failure to properly prepare your home for moving can result in damage to your home and/or injury to people.

Your warranty will terminate if you move your home from the site of its original installation. As noted above, the Manufacturer strongly recommends that you follow the licensed moving company's instructions with regard to preparation of your home for shipment. In addition, we recommend that you also prepare a checklist. You should discuss the items on the checklist with the person in charge of your move, including site preparation and setup. Please keep in mind that there may be some things that the moving company will not handle and that you may wish to handle yourself.

The following is a list of helpful tips:

1. Remove ALL furniture and personal items from the home.

WARNING: The home was not designed to transport personal items of

any kind. The only items you should leave in the home during transport to a new home site are: range, refrigerator, washer and dryer, which must be properly secured.

2. Secure the range, refrigerator, washer and dryer to the floor using screws and brackets. Additionally, secure the refrigerator door from opening, and attach the refrigerator to the wall with a padded strap to prevent overturning.
3. Secure all doors and drawers to prevent them from sliding or swing open during transit.
4. Have electrical power, water supply, gas supply and under home drain lines turned off and disconnected by properly trained personnel.
5. Cap water, gas and drain lines.
6. Lock all doors and close all windows.
7. Obtain insurance coverage for your home during the move. Your licensed moving company may provide such coverage, and it is usually available on term or trip basis. You should inquire about coverage prior to the move.
8. Remove the tops of all toilet tanks and place them, on a blanket or other padding, in the bathtub or shower stall.

Your home should be professionally inspected after it is set up to assure that it has not been damaged in transit and is properly set up.

Preventive Maintenance

The electrical, heating and plumbing systems of your home were designed and installed in accordance with accepted engineering practices. However, normal use through time will cause some expected breakdowns on components just as would happen in any other building or home. To prevent major problems, watch for tell-tale danger signals, such as continuous damp areas under drain and water lines, oil and gas leaks in your fuel system, overloading of electric circuits resulting in a breaker continuously tripping off, or unusual flickering of lights.

Become acquainted with the Service and Care Manuals provided by the appliance manufacturers and follow their instructions.

If a breakdown does occur, consult someone specializing in the specific area of trouble. Complete the information requested in the Directory of Service Firms (on the following pages) as soon as possible so that you will have a ready reference in case of emergency.

If your home is equipped with gas appliances, a shut-off valve is installed within 6 feet of the appliance in case you have any problems. The electric distribution panel has a main shut-off switch to be used if it is ever necessary to cut off electricity throughout the house. The main shut-off valve for the water system should be shut off if any break occurs in the water system.

APPLIANCES

The appliances in your home were supplied with the appliance manufacturer's operating and installation instructions manuals. Those manuals are placed in the home prior to shipping from the manufacturer. If they are lost or misplaced, you can go to the appliance manufacturer's web site and download the appropriate manual for your specific appliance. Here is a list of all the appliance manufactures used by Stone Canyon Homes and their associated website.

Manufacturer Contact

Amana - 866-616-2664
Whirlpool - 866-698-2538
Premier - 920-766-9228
GE - 800-432-2737
Classic Flame - 866-661-1218
Eemax Inc. – 800 – 543 – 6163
Rinnai America Corp – 800 – 621 -9419
Bradford White Corp – 800 - 531 -2111

Refrigerators:

Black:

Amana-ART308FFDB
Whirlpool-WRT318FZDB
Whirlpool-WRT111SFDB

Stainless Steel:

Amana-ART308FFDM
Whirlpool-WRT318FZDM
Whirlpool-WRT111SFDM

White:

Amana-ART308FFDW
Whirlpool-WRT318FZDW
Whirlpool-WRT111SFDW

Ranges:

Black:

Amana-AER6603SFB -Elec
Amana-AGR5330BAB - Gas
Whirlpool-WFE515S0EB - Elec
Premier-EAS2X0BP -Elec

Stainless Steel:

Amana-AER6303MFS - Elec
Amana-AGR5330BAS - Gas
Whirlpool-WWFG320M0BS - Gas
Premier-EAS7X0BP - Elec

White:

Amana-AER6303MFW -Elec
Amana-AGR5330BAS - Gas
Whirlpool-WFE515S0EW -Elec
Premier-EAS2X0OP - Elec

Over the Range Microwaves:

Black:

Amana-AMV2307PFB

Whirlpool-WMH31017HB

Stainless Steel:

Amana-AMV2307PFS

Whirlpool-WMH31017HS

White:

Amana-AMV2307PFW

Whirlpool-WMH31017HW

Washer/Dryer Combo Stack

GE-GUD27ESSMWW 27" - White

GE-GUD24ESSMWW 24" (small capacity) – White

Waterheaters - Tankless

Eemax - HA018240– Electric

Rinnai – V53Dep – Gas

Bradford – RE120U6-1NAL– Electric

ClassicFlame Infrared Fireplaces

3311042FGL - Black 33".

Directory of Service Firms

First Aid for your home Names, locations and phone numbers that will help you if warranty or local maintenance service is necessary.

Should service be needed for your home or any of the appliances, it will save you time and effort if information regarding the service representatives is readily available. The retailer who sold your home to you may have a list and can provide one but if not you should use this as a way to develop and keep your own list of quality service and warranty providers. For problems that you feel we are responsible, contact us at the address printed in the Limited Warranty section.

Appliances:

Washer

Manufacturer _____ Model _____

S/N _____ Date of Purchase _____

Dryer

Manufacturer _____ Model _____

S/N _____ Date of Purchase _____

Dishwasher

Manufacturer _____ Model _____

S/N _____ Date of Purchase _____

Garbage Disposer

Manufacturer _____ Model _____

S/N _____ Date of Purchase _____

Air Conditioner

Manufacturer _____ Model _____

S/N _____ Date of Purchase _____

IMPORTANT

You are responsible for taking proper care of your home. If you follow the instructions in this manual and the instructions in the Owner's/Operator's Manuals for your appliances and other systems, your home should be comfortable and efficient for many years.

Use this maintenance chart to remind you of important items that need regular attention. More detailed instructions for your appliances may be included in the Operator's Manuals for those appliances. Items marked with an asterisk (*) should be maintained as outlined in the Operator's Manual or tags/labels supplied with or attached to the item.

Once Each Year

- Clean debris off the roof
- Clean debris out of gutters
- Have HVAC checkup
- Inspect caulking at windows, doors, vents and roof openings; re-caulk as necessary
- Check to see if home has remained level and all piers/footers are intact. Contact a professional if necessary (DO NOT ATTEMPT TO PERSONALLY RE-LEVEL HOME)
- Check belly board to confirm no tears or opening; repair as necessary
- Inspect under home to assure no moisture present
- Inspect and repair the vapor barrier under the home.
- Check and ensure the vents in your skirting are clear and not blocked.
- Inspect ridge vent to assure it is peaked in the center; flat or dripping ridge vents must be repaired

Twice Each Year

- Inspect roof for damage
- Check dryer vent exhaust line inside/outside for obstructions; clean as necessary
- Check AC drain line and pan to make sure free of debris and draining properly
- Check/repair/tighten exterior door locks Change and test smoke/CO2 detector batteries Clean aerator of each faucet to remove build up
- Check fire extinguisher for change/expiration date

Every Month

- Clean range hood filter
- Clean/replace furnace/air conditioner filters
- Check AC A-coils to ensure not covered with corrosion or dust
- Ground Fault Interrupter (GFI)

Here is a seasonal checklist you can use to help you keep your home in good condition.

Spring

- Check anchoring system Inspect roof
- Wash exterior siding
- Check fuel tank monthly for dirt and water (if applicable)
- Check kitchen & bath exhaust fans
- Clean interior walls

Summer

- Check air conditioning system
- Clean or replace air filters
- Inspect roof
- Check exterior caulking and sealants
- Check kitchen & bath exhaust fans

Fall

- Clean furnace
- Top off heating fuel supply
- Check anchor ties
- Wrap exposed oil lines
- Check fuel oil system
- Check heat tapes on water lines, if installed

Winter

- Lubricate window mechanisms
- Clear debris from roof
- Keep any gutters cleaned and free of debris
- Check heat tapes on water lines, if installed
- Check GFI outlets are functioning properly

ACKNOWLEDGMENT AND ACCEPTANCE OF HOMEOWNER'S MANUAL, INCLUDING ONE YEAR LIMITED WARRANTY AND BINDING DISPUTE RESOLUTION AGREEMENT

Your Manual includes important information about the use and care of your home. Your Manual also sets forth a One Year Limited Warranty and Binding Dispute Resolution Agreement that requires you and others to submit to binding arbitration in the event a dispute arises regarding your home.

By signing below, you acknowledge and agree that you have either taken delivery of the Manual from your home or have been provided a duplicate Manual by your retail dealer. By signing below, you also are confirming your agreement to be bound by all terms and conditions set forth in the One Year Limited Warranty and Binding Dispute Resolution Agreement, including the provision requiring binding arbitration of all disputes. Because the Manual affects your legal rights, we encourage you to seek competent legal advice prior to signing below.

Serial Number of Home: _____

Purchaser Name: _____ **Date:** _____

Purchaser Signature: _____

Purchaser Name: _____ **Date:** _____

Purchaser Signature: _____

PLEASE RETURN THIS SIGNED FORM TO THE APPROPRIATE HOME BUILDING FACILITY.