



1/2000

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SCHULT HOMES CORPORATION

OWNER'S MANUAL

ATTENTION:

Kindly fill out and return
the postage-paid warranty
registration coupon located
in this manual.

To register your warranty, please:

- Type or print legibly the requested information on the warranty card.
- Remove card and mail it. No postage is necessary.

Fill out and mail this card **AS SOON AS POSSIBLE** to register your new home with Schult's Customer Service Department.

THANK YOU!!

Congratulations on your new Schult home!

Dear Homeowner,

Welcome to the growing family of Schult Home Owners.

We have prepared this manual to help you enjoy the comforts and safety of your home for as long as you live in it. The manual includes:

- A copy of our factory warranty.
- Procedures for you to follow when you need service.
- Recommendations for setting up your home on its site.
- Instructions for maintaining your home's structure and its interior and exterior surfaces.
- Some practical safety suggestions.
- Procedures for you to follow when you have to move your home to another site.
- A Homeowner's Registration Card.

Perhaps most important of all, the manual carefully outlines the specific responsibilities that you, your dealer, your park operator and we as manufacturers must fulfill, both before and after you move into your home. Even though you may have lived in a manufactured home before, read the entire manual carefully. By doing so, you can avoid problems and increase your enjoyment of living in a new home.

Sincerely,

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MIDDLEBURY, IN 46540

SCHULT HOMES CORPORATION
P.O. Box 219
ELKTON, MD 21922

SCHULT HOMES CORPORATION
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P.O. Box 908
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1.0 ONE YEAR PLUS ONE MONTH LIMITED WARRANTY

1.1 COVERAGE PROVIDED

Your new home is warranted by Schult to be free, under normal use, from substantial defects in materials and workmanship in the following systems: structure, plumbing, heating, electrical, fixtures and appliances used in the construction of your home. Those materials which have individual warranties by their original manufacturer's are warranted by those manufacturers.

This warranty begins on the date of the original retail delivery and extends for one year and one month. If the home is used as a rental or commercial unit or as an office, this warranty is not applicable. Some states may not permit such a limitation, so this may not apply to you.

THIS WARRANTY EXTENDS ONLY TO THE FIRST RETAIL PURCHASER AND APPLIES ONLY WHILE THE HOME IS LOCATED AT THE ORIGINAL SITE. SOME STATES MAY NOT PERMIT SUCH LIMITATIONS DURING THE FIRST YEAR OF THE WARRANTY, SO THESE LIMITATIONS MAY NOT APPLY TO YOU.

The warranty covers only those defects which become evident within the warranty period and where written notice is provided to the Retailer or the Manufacturer not later than fifteen (15) days after the expiration of such warranty period.

1.2 HOME OWNER'S OBLIGATIONS

You, the home owner, are responsible for normal maintenance as described in the Schult Owner's Manual. Failure to follow these instructions can void your warranty.

If a problem occurs which you believe is covered by this warranty, you should contact the Schult Retailer from whom the home was purchased, providing a good description of the problem.

IF THE RETAILER IS UNABLE TO RESOLVE THE PROBLEM which you are convinced is covered by the warranty, you should contact Schult Homes at the address listed and provide in writing a description of the problem and the attempts made to resolve it.

IF THE SCHULT HOMES DIVISION THAT BUILT YOUR HOME IS UNABLE TO RESOLVE THE PROBLEM which you are convinced is covered by the warranty, you should write to:

Customer Service Department, Schult Homes Corporation, 221 U.S. 20 West, P.O. Box 151, Middlebury, Indiana 46540-0151.

Minor defects, including scratches and dents, must be reported within fifteen (15) days after the first retail purchaser takes possession.

1.3 RETAILER'S OBLIGATIONS

The Retailer is responsible for: arranging for delivery of the home to the site; installation (or arranging for the installation) of the home at the site; inspecting the home before it is occupied by you, the home owner; and, if necessary, for making minor adjustments to your home.

1.4 SCHULT'S OBLIGATIONS

Upon request of notice of a claim, where the Retailer was unable to resolve the problem, Schult will repair or replace any parts necessary to correct substantial defects in material or workmanship.

1.5 WHAT IS NOT COVERED BY THE EXPRESSED WARRANTY

THIS WARRANTY DOES NOT COVER:

1. ANY HOME REGISTERED OR LOCATED OUTSIDE THE UNITED STATES.
2. PROBLEMS RESULTING FROM FAILURE TO COMPLY WITH INSTRUCTIONS CONTAINED IN THE HOME OWNER'S MANUAL AND/OR THE TECHNICAL INSTALLATION MANUAL.
3. BEDDING, DRAPERIES, FURNITURE, TIRES, WHEELS OR AXLES.
4. APPLIANCES OR ACCESSORIES PROVIDED OR INSTALLED BY THE RETAILER OR A THIRD PARTY.
5. DEFECTS OR PROBLEMS CAUSED BY OR RELATED TO:
 - A. IMPROPER SET-UP OR LEVELING OF THE HOME OR SOIL CONDITIONS AT THE RETAIL PURCHASER'S SITE.
 - B. USE IN THE HOME OF A KEROSENE HEATER OR OTHER TYPE OF FUEL BURNING PORTABLE HEATER.
 - C. ABUSE, MISUSE, NEGLIGENCE OR ACCIDENT (I.E., CLAIMS RELATING TO MARS, SCRATCHES, DENTS AND CHIPS TO ANY SURFACES OR FABRIC).
 - D. ADJUSTING DOORS AND WINDOWS.

- E. RE-CAULKING, TIGHTENING SCREWS.
 - F. MAINTAINING ELECTRICALLY OPERATED EQUIPMENT.
 - G. NORMAL DETERIORATION DUE TO WEAR OR EXPOSURE.
6. SITE WORK PERFORMED BY A SET-UP CREW.
 7. LOSS OF TIME, INCONVENIENCE, COMMERCIAL LOSS, LOSS OF USE OF THE HOME, INCLUDING INCIDENTAL CHARGES SUCH AS TELEPHONE CALLS OR BILLS OR OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGES.
 8. DAMAGE CAUSED BY FROST HEAVE AS A RESULT OF THE HOME BEING SET ON A PIER FOUNDATION WHICH HAS EITHER THE PIERS INSTALLED DIRECTLY ON THE GROUND OR ON A FOOTING WHICH DOES NOT EXTEND BELOW THE FROST LINE.
 9. SHEETROCK CRACKS.
HAIRLINE CRACKS AND SEAM OR TAPE CRACKS, ALONG WITH OTHER SLIGHT IMPERFECTIONS ON WALLS AND CEILING, ARE NORMAL AND SHOULD BE EXPECTED. NAIL POPS ARE COMMON AND ARE DUE TO CONTRACTION AND EXPANSION OF LUMBER PRODUCTS. THEY ARE BEYOND THE MANUFACTURER'S CONTROL AND ARE NOT CONSIDERED PART OF THIS WARRANTY. CRACKING CAUSED BY SETTLING OF THE HOME IS NOT COVERED BY THIS WARRANTY.

ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLICABLE TO THE ITEMS OR COMPONENTS COVERED BY THIS ONE YEAR PLUS ONE MONTH EXPRESS WARRANTY IS LIMITED IN DURATION TO THE ONE YEAR PLUS ONE MONTH PERIOD. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

THERE IS NO WARRANTY OF ANY NATURE MADE BY SCHULT BEYOND THAT CONTAINED IN THIS WARRANTY. YOUR DEALER IS NOT SCHULT'S AGENT, AND NO PERSON HAS AUTHORITY TO ENLARGE, AMEND OR MODIFY THIS WARRANTY.

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 THE 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.

SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU.

1.6 WARRANTY PERIOD COVERAGE OVERVIEW

Coverage is in effect for the first year plus one month from the date of the original retail delivery of your home.

It includes:

◆ Roofing Materials

Shingles and tar paper underlayment – metal roofing – sealants and roof flashings – appliance vent stacks

◆ Floor Coverings

Carpet – pad – linoleum – floor tile – outdoor carpet

◆ Ceiling Fans

Paddle fans – kitchen and bath exhaust fans

◆ Plumbing Fixtures

Faucets – sinks – shower stalls – bathtubs – commodes

◆ Electrical and Light Fixtures

Circuit breakers – electrical devices – interior and exterior light fixtures

◆ Appliances Provided by Original Manufacturer

Refrigerator – range – cooktop – wall oven – microwave – disposal – dishwasher – stereo – furnace – water heater – washer and dryer

◆ Fit and Finish – Normal Use

Damaged siding, trim and shutters – damages or torn screens – damaged window coverings – damaged hardware – towel bar – door pulls and knobs – cracked or broken electrical cover plates – cracked mirrors or window glass – scratches or nicks on walls, cabinets, cabinet doors – mouldings, ceilings, passage doors, countertops, appliances and plumbing fixtures.

2.0 DIAGRAMS

Schult Homes will provide you with diagrams of your home's floor plan, electrical and plumbing upon your written request to us. There is a \$25.00 charge for these documents (other specific details may be provided at an additional charge.) This request should contain the model identification and serial numbers of your home and the location of the plant that built your home (see data plate). Request information from the division that built your home. Note: Prints for homes seven years or older may not be available.

3.0 SETTING, SUPPORTING AND LEVELING YOUR HOME

Only an experienced home mover, dealer or installer should be given the job of setting up, leveling and blocking your home to insure that it is properly secured and leveled. Some state or local codes require that the home be set by specially licensed persons. Check your dealer regarding the requirements in your area.

Proper installation, by a professional, will prevent your home from settling and prevent you from incurring unnecessary, expensive repair bills. Your home has been carefully engineered and manufactured according to approved standards. However, if your home is not properly set on a firm level foundation, it may undergo undue stress or strain.

Complete installation instructions may be found in the Schult Installation Instructions.

Before installing the home on your site, special consideration should be given to the following factors:

3.1 SELECTION AND PREPARATION OF SITE

Check out your local code requirements before selecting the site for setting your manufactured home. Your dealer can advise you of this.

3.2 PROPER DRAINAGE

Your home site must be sloped to provide storm drainage. Check your local codes which may specify slope requirements. It is generally recommended that a slope of 1" in 4' be followed and that the site be evenly graded so that there are no depressions where surface water will accumulate, either underneath or outside the home.

Site maintenance – Uneven site settling could cause your home to become out of level. Your home should be inspected to ensure that it is level 90 days after installation and at least yearly thereafter.

If you landscape around your home, remember to prepare the soil or install flower boxes, etc., in such a way that rain water, sprinkler or irrigation water is diverted away from the home, and not allowed to run under the home.

3.3 A FIRM FOUNDATION

The portion of the lot intended for location of the home must be undisturbed soil or compact fill. Make certain that you have not selected a former dumping or loosely filled area, and that all organic materials are removed.

3.4 FOOTINGS AND PIERS

Requirements for footings and piers can vary, depending on local and state laws, the type and size of your home, the type of soil and the climatic conditions in your area. A detailed discussion relating to footings and piers can be found in the "Installation Instructions" booklet.

3.5 BLOCKING AND LEVELING YOUR HOME

This is a critical stage in the proper setting of your home because:

1. It places the home on a rigid foundation, providing the desired structural integrity.
2. It levels the floor which gives proper slope to drain lines and insures that plumbing operates properly.
3. It aligns walls so that exit and interior doors, cabinet doors, and windows will open and close properly.
4. Proper blocking and leveling eliminates unnecessary repair bills by preventing settling of the structure.

3.6 ANCHORING YOUR HOME

Your home should be anchored in place. Anchors securing the home to the ground will prevent your home from movement during periods of high winds. It is recommended that the Schult method for anchoring be adhered to for safety reasons, as well as for maintaining a level home. Further details may be found in the "Installation Instructions" booklet.

3.7 SKIRTING YOUR HOME

Schult Homes recommends the use of skirting. Skirting improves the appearance and increases the value of the home. It is important to remember that the skirting must allow for adequate ventilation. Be sure to check your skirting, if installed, at least yearly. Make sure vents are not blocked.

NOTE: Before skirting is installed, it is suggested that the entire area under the home be covered with a polyethylene vapor retarder. This material is intended to reduce the movement of moisture vapor from the ground into your home. It also prevents moisture vapor from saturating building materials such as wood sidings which can cause them to bow and buckle due to expansion. The polyethylene should be a minimum of 6 mil. thick and be overlapped a minimum of 6" at all joints. Black polyethylene should be used to prevent ultraviolet

light deterioration. If you must use the space beneath your home for storage, place items carefully so that the vapor retarder is not damaged. Periodically inspect this vapor retarder for tears or voids and make any necessary repairs. The underside of your home also has a special retarder material to resist moisture and rodents. If you damage this protective retarder, you must repair any openings. The skirting around the home must be provided with non-closing vents. The vents should be located to provide cross ventilation to the entire area under the home. The free area of the vents should be equal to not less than;

1/300th of the area of the home if a ground vapor barrier is installed, or

1/150th of the area of the home if a ground vapor barrier is not installed

The free area is determined by dividing the square footage area of the home by 300 or 150.

WARNING: Failure to provide ventilation as described above will lead to excessive moisture under your home. Damage caused by improper venting is not covered by this warranty. Dryers must not, under any circumstances, be allowed to vent under the home. For special instructions for venting dryers see Clothes Dryer section.

4.0 SAFEGUARDING YOUR INVESTMENT

4.1 PREVENTING FIRES

Fire prevention is an important part of every household. Statistics show that most fires are caused by people, and could have been prevented.

Here are some simple tips that may keep you from being the cause of a fire:

- Never leave your home with any kitchen appliance on.
- Replace furnace filters regularly.
- Do not store flammable materials in, under, or near your home.
- Throw away oily rags or keep them in an airtight metal container outside your home.
- Don't smoke in bed.
- Avoid using extension cords. Never run electrical cords under a rug or carpet.
- Avoid overloading electrical circuits.

- Refer to the section in this manual entitled "Electrical System." Do not tamper with your wiring.
- Do not let curtains get close to the gas flame at your range.
- Keep curtains a minimum of 6" away from your electric baseboard heaters.
- Keep a container of baking soda handy in the kitchen to smother grease fires. You also can use salt. Do not use flour or water, which will make the fire worse.
- Do not let grease collect in your range hood or around the kitchen range.
- Do not use the water heater or furnace compartment for storage.

4.2 CONDENSATION CONTROL

The average family generates approximately three gallons of water vapor per day through showers, clothes drying, mopping, cooking, dishwashing, plants, aquariums, etc. This water vapor, as you may have seen on windows in the winter time, will condense on any cool surface. It is important that undue build-up of this moisture-laden air be avoided inside your home. It can cause excessive and troublesome condensation that fogs windows, stains paneling or even damages walls.

Condensation problems are more prevalent today due to progress in the home building industry. The home of today is a more modern, more tightly constructed unit than was possible a few years ago, which makes it cleaner and much more comfortable to live in.

4.2.1 WHAT IS CONDENSATION

All air contains invisible evaporated water in the form of vapor. When this vapor changes from a gaseous form to a liquid form, the process is called "condensation." Warm air absorbs evaporated water or moisture much like a sponge. As this warm air is cooled, it takes up less volume of space and can hold less moisture. Cooling warm moist air is just like squeezing a wet sponge, the moisture has to come out. When it does, it collects on cool surfaces such as windows, around doors, etc.

4.2.2 CONTROLLING CONDENSATION

Listed below are suggestions for home owners to follow in order to control condensation:

- I. Control sources of humidity:
 - a. Vent all gas appliances to the outdoors and check periodically to make certain vents do not become blocked.
 - b. Use kitchen or bath fans when cooking or bathing. Operate fans for approximately 15 minutes after completion of meal or bath.
 - c. Do not operate vaporizing inhalers, etc., for prolonged periods unless adequate ventilation of moist air is provided.
 - d. Do not place containers of water on furnace or in ducts, etc., to raise humidity.
 - e. Do not use a humidifier. The humidity levels inside your home should not require additional water vapor.
 - f. Do not hang wet clothes inside your home. Use a clothes dryer vented to the outside or hang on clothesline outside.
 - g. Do not tape doors or windows tightly closed to prevent movement of air.
 - h. Do not use kerosene heaters. They use up oxygen and produce water as a bi-product of combustion. Their use will raise the humidity level.
 - i. Keep registers and furnace blower clean to insure adequate air flow. Change air filters and clean furnace regularly.
 - j. Do not operate any humidity device on the furnace.
 - k. Do not allow air conditioner condensate drain lines to terminate under the home. Route them to the exterior.

Your home's humidity level can be checked with a hygrometer. Use it to monitor excessive and acceptable humidity levels. Once they are known, use the hygrometer to signal when to use these humidity control measures. If your efforts to control condensation do not produce a desirable condition, the following products, as well as others, may be purchased to further reduce humidity problems:

1. A dehumidifier.
2. An air improvement option available from your dealer.
3. Storm doors or storm windows (if not provided).
4. Exhaust fans controlled by humidistat or timed to periodically operate.

4.3 AIR QUALITY

Important health notice:

Some of the building materials used in this home emit formaldehyde. Eye, nose and throat irritation, headache, nausea, and a variety of asthma like symptoms, including shortness of breath, have been reported as a result of formaldehyde exposure. Elderly persons and young children, as well as anyone with a history of asthma, allergies or lung problems, may be at greater risk. Research is continuing on the possible long-term effects of exposure to formaldehyde.

Reduced ventilation resulting from energy efficiency standards may allow formaldehyde and other contaminants to accumulate in the indoor air. Additional ventilation to dilute the indoor air may be obtained from a passive or mechanical ventilation system offered by the manufacturer. Consult your dealer for information about the ventilation options offered with this home.

High indoor temperatures and humidity raise formaldehyde levels. When a home is to be located in areas subject to extreme summer temperatures, an air-conditioning system can be used to control indoor temperature levels. Check the comfort cooling certificate to determine if this home has been equipped or designed for the installation of an air-conditioning system.

If you have any questions regarding the health effects of formaldehyde, consult the factory that built your home, your doctor or local health department.

4.4 INSURANCE

As an owner of a manufactured home, you should contact an insurance company of your choice to provide you with the factors to be considered in obtaining adequate insurance protection.

You can buy protection not only while your home is on site, but while it is in transit between sites.

A good manufactured home insurance program serves several purposes. Comprehensive physical damage coverage pays you for certain types of damage to your property. Liability coverage defends you against a lawsuit if someone is injured on your property and pays the injured person if you are found liable. Credit life insurance pays off your loan should you die. Credit accident and health insurance can make your loan payment if you become unable to due to illness or injury.

Before you take title to your home and move in, discuss insurance coverage with your insurance agent or advisor. Be sure that the agent who sells the insurance fully understands your insurance requirements.

5.0 SAFETY FEATURES

Your new home has been constructed, and includes the specific materials required to meet the Manufactured Home Construction and Safety Standards in effect at the time of manufacture. It contains a number of safety features which you should become familiar with.

Although the following safety features will provide protection against specific occurrences, they cannot overcome carelessness or lack of preparedness.

Each member of your family should practice prevention and be thoroughly familiar with all exits in case of emergency.

As part of your home emergency planning, develop and practice emergency procedures with your family. Review an emergency exit plan, and teach each member of your family the best and quickest route of escape.

System Design and Components – The electrical, plumbing, heating, structural and transportation systems in your home were designed and installed to comply with Federal safety performance standards.

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 should always be rated equal or better than the original, and must be compatible with other system components. Before work begins, we strongly recommend purchasing the technical diagrams specifically for your home.

5.1 SMOKE DETECTORS

This device senses smoke in the initial stage of a fire and sounds an alarm to alert the occupants. Your smoke alarm is not fool-proof and is not warranted to protect lives or property from fire. Smoke detectors are mounted high on the wall near the sleeping areas of your home. These smoke detectors operate as part of the A/C electrical system and do not require a battery, but contain a battery back-up to provide temporary power in the event of A/C power failure. The batteries installed in these detectors are good for approximately one year of normal use. Replace the battery at the first sign of a low battery.

The smoke detector is equipped with a test button on the exterior of the device. The button should be operated weekly to ensure its continued operation. Instructions for operating, cleaning and testing the smoke detectors are located in the Owner's Information Envelope. You should locate and become familiar with these instructions. If you need help in locating or operating the smoke detectors, contact your Schult Retailer.

Smoke detectors have a limited life. They contain many parts. Any of these parts could fail at any time. Be sure to have your smoke detector repaired or replaced when it fails to test properly. In no case should a smoke detector be used for more than 10 years. Replace it after 10 years of use.

5.2 EGRESS WINDOWS

Each bedroom in your home has an egress window (egress means a "way out"). This window looks much like other windows, but it is sized to give you a means of escape from your home if fire blocks the passage to exterior doors.

To make sure that you know how to use the windows in an emergency, take these steps:

1. Read the instructions attached to the windows. Each member of your family should become familiar with the location and operation of each egress window.
2. If your dealer has not prepared the windows before he transfers possession, prepare them yourself. Remove any clips that may have been installed to hold windows firmly while your home was in transit.

DO NOT BLOCK THESE EXITS WITH FURNITURE OR STORED MATERIALS.

5.3 SAFETY GLAZING

Safety glass has been installed in and near all exterior doors and other critical areas such as the optional glass shower doors and in the bathtub areas as required.

5.4 EXIT FACILITIES

Your home is equipped with a minimum of two exterior doors located remote from each other. Learn the location of these doors and how to operate them. Each exterior door has a lock for your security.

DO NOT BLOCK THESE EXITS WITH FURNITURE OR STORED MATERIALS.

5.5 TIE-DOWN PROVISIONS

Steel tie-down straps should be installed at setup to secure your home during windstorms. Refer to the "Installation Instructions" manual for more detail.

5.6 ELECTRICAL DISTRIBUTION PANEL

The electrical distribution panel is equipped with circuit breakers to protect the circuits of your home from overload.

5.7 TEMPERATURE AND PRESSURE RELIEF VALVE

A temperature and pressure relief valve is on all water heaters. It automatically releases when temperature or pressure exceeds system design limits.

6.0 UTILITY SYSTEMS

6.1 ELECTRICAL SYSTEM

Your house has been equipped with an electrical system to provide safe electrical service for all factory-installed appliances and lighting, plus the normal small appliances and lamps that will be serviced from the various outlets throughout the home.

WARNING: There is always the possibility of overloading your system if additional non-portable appliances are installed. If there is any question regarding the ability of your system to handle an additional load, check with a competent electrician.

From the electrical panel box, power goes over branch circuits to various lights, outlets and special appliances. The wiring system in your home meets all appliance requirements of the National Electrical Code.

Among the branch circuits are individual circuits for the furnace and such electrical appliances as the water heater, range, oven, air conditioner and laundry equipment. Each of these circuits is sized to the electrical requirements of the appliances installed at our factory. If at any time, you install replacement appliances, be sure that their requirements do not exceed the capacity of the appliance circuit supplied to them.

Two or more 20-ampere, 120-volt circuits are provided for the kitchen and dining areas. Other outlets throughout the home are on 15-ampere circuits.

Bathroom, some kitchen and any manufacturer-installed outdoor outlets are protected by Ground Fault Circuit Interrupting (GFCI) outlets. One exception is the receptacle outlet located on the underside of the home within 2 feet of the water supply inlet.

Do not connect items needing a constant source of power, such as refrigerators or freezers into the GFCI protected outlets. The GFCI breaker may “trip” on occasion as a safety precaution. Again, items needing a constant flow of electricity should not be plugged into GFCI protected outlets.

Your electrical system will provide you safe and convenient service, as long as you do not overload the branch circuits.

6.1.1 PREVENTING CIRCUIT OVERLOADS

Attached to the inside of the cover to your service entrance panel is a chart. This chart is laid out like the face of the breaker box – in two vertical columns. Written on the chart are the dedicated appliance circuits. These circuits are not for any other use except for those appliances.

Other circuits may be labeled “general use,” “lighting” or they may be identified by the rooms they serve, such as “MBR” for master bedroom.

A typical circuit chart, then, should look something like this:

Dishwasher	Range, Oven
Furnace	Air Conditioner
Washer	Lighting
Dryer	Lighting
Kitchen	GFI
Port. Appliance	

Note that you may have unused spaces for future use.

If you wish to determine exactly which lights and outlets are on a lighting circuit, turn on all lights in your home, and plug a lamp, clock or portable light into an outlet in each room. Next, turn off each 15-amp breaker to see which lights go off. Follow the same procedures with any 20-amp appliance circuits.

It is almost impossible to overload a circuit with lights, but it is easy to do with portable appliances, especially those that cool or produce heat.

A data plate on each appliance gives that appliance’s requirements in either amperes or watts. By knowing how many amperes every appliance draws, and which outlets are on each appliance circuit, you can avoid overloading. If you do overload a circuit and trip a breaker, reduce the overload before you reset the breaker. Continued tripping may indicate a more serious problem. Consult a qualified electrician.

6.1.2 EXTENSION CORDS

Improper use of extension cords can be dangerous. They carry a lower amperage rating than branch circuits, and can get hot with long usage.

6.1.3 GROUNDING

Provision has been made for grounding your home to protect you from the danger of a short circuit. Metal parts of the home, including exterior metal, the steel frame, water lines, and gas lines are connected to an electrically isolated grounding bar in the service entrance panel. This bar grounds all non-current-carrying metal parts to the electrical system and to your home at a single point. For safety’s sake, it is extremely important that the work of **GROUNDING YOUR HOME BE DONE BY A QUALIFIED ELECTRICIAN.**

6.1.4 SERVICE

If you have an electrical problem, call your dealer. When you need service after our warranty has expired, call a qualified electrician. Do not attempt to solve electrical problems yourself.

6.2 THE PLUMBING SYSTEM

Included in your home's plumbing system are water lines, drain lines, plumbing fixtures, the water heater, and perhaps some water-using appliances.

If you live in an area where outdoor temperatures are below freezing much of the winter, the water supply line to your home must be installed below the frost line. All pipes and fittings above the frost line must be insulated.

You can protect your water system with any one of a number of insulating products on the market. One type commonly used is an electric heating element, called a heat tape. You wrap the heat tape around piping as directed by its manufacturer and plug into the receptacle conveniently located by the water inlet. Use only heat tapes that carry the UL (Underwriters Laboratories) label that are listed for manufactured or mobile homes.

Your warranty does not include piping outside the home.

6.2.1 DRAIN LINES

When properly installed, drain lines require little maintenance. Never pour fats, grease or oils into drains; they can partially or completely clog a drain line or trap in a few weeks.

Keep all drains and traps clean. Many owners pour a commercial drain cleaner down the kitchen sink about once a month. Be sure to use a cleaner that won't damage plastic pipe.

If a line becomes clogged, you may use one of several chemical products recommended for plastic pipe. Or you may use a mechanical device, such as a plumber's snake, to clean out obstructions. Be careful, however, not to damage fittings, seals or the plumbing fixture itself.

6.2.2 PLUMBING FIXTURES

Plumbing fixtures, sinks, lavatories, toilets, bathtubs and shower stalls, etc., may be made of enameled steel, vitreous china or durable plastics. All three materials can be damaged, and you must treat them carefully. Enameled steel will chip, dent and become pitted if not properly maintained. Vitreous china may break under impact. Plastic is more flexible, but it may also crack under abnormal stress.

To clean enameled steel, use warm water and mild detergent. If surfaces become badly stained, ask your hardware or plumbing supply dealer for their recommendation of a cleaner that will restore the finish without harming it. Do not use harsh abrasive cleaners or metal scouring pads. You can repair minor chips or scratches with repair kits available in a number of colors at most paint and hardware stores.

Vitreous china does not absorb dirt, so you can usually wipe off surfaces with a clean, damp cloth. To remove stains, such as in a toilet bowl, use a brush and mild detergent or a commercial toilet bowl cleaner.

Fiberglass, 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 in a variety of colors and finishes that can be used to fix minor scratches or chips. Local fiberglass repair services can usually fix major damage.

Check caulking and sealants around tubs, showers and similar fixtures periodically. Remove any materials that are cracked, dry or peeling away. Re-caulk or re-seal with appropriate flexible, non-hardening caulks and sealants.

When closing your home for any extended period, the main water shut-off valve should be closed. During periods of absence when freezing might occur, the water system should be blown free of water by introducing compressed air into the lines. Open all faucets in the home. Allow all drain lines to drain dry. Pour one-half cup of non-alcohol base antifreeze into all drain outlets, such as shower, tub, stool and sinks. This will prevent the water remaining in the traps, under these outlets, from freezing.

6.3 HEATING AND COOLING EQUIPMENT

Because you will be using most of your home's operating systems as soon as you move in, you should become familiar with them as soon as possible. The place to start is with the data plate.

You will find the data plate permanently posted on the cover of the electrical service panel. Do not remove.

The data plate contains important information. At the top is space for the data on your specific home; listing the model number and serial number of your home.

In the blanks on the data plate are the model number and manufacturer's name of the equipment installed in your home at the factory. These are nationally known brand appliances. These appliances are warranted by their manufacturers. Warranties and operating instructions are included with your packet of shipping papers.

An "operation and maintenance" booklet is provided for each appliance. Locate them, read them over, and then file them for easy reference.

All warranties should be filled out and mailed in immediately. Record appliance model and serial numbers for future reference. Follow the manufacturer's instructions for placing the appliance in service, operating and maintaining it.

6.3.1 THE HEATING SYSTEM

Your home may have an electric, oil or gas forced air furnace, or electric or hot water baseboard heat. Their preparation, operation, and care are slightly different.

6.3.1.1 ELECTRIC HEAT SYSTEMS

Electric heating systems in Schult Homes are generally one of three types: 1) an electric forced air furnace, 2) a heat pump which consists of a condenser located outside the home and an air handler located inside the home or, 3) electric baseboard heat.

6.3.1.2 OIL FURNACE

If your home has oil heat, you will need an oil storage tank or a central oil distribution system in your park. Keep the tank capped but not sealed, as air must enter the top so that the oil will flow.

Check the oil line between the tank and the furnace for leaks and kinks. In very cold weather, wrap the supply line with an insulating material to keep the oil from thickening. When the furnace is not operating, as in summer, keep the tank full to prevent moisture from condensing in it. A filter in the fuel line will help to trap dirt and condensation. Your fuel supplier may remove dirt and water as part of their regular delivery service.

When your oil tank is initially filled, a qualified representative should make the connection, look for leaks, inspect the furnace, and check the furnace stack (exhaust flue) before turning on the oil and lighting the pilot.

WARNING: Do not block the furnace combustion air intake outside the home or the flue opening on the roof.

6.3.1.3 GAS FURNACE

All gas appliances in your home, including the furnace, are preset to burn natural gas unless your home was ordered to burn L.P. gas. If you plan to burn liquid petroleum gas – also called L. P. or bottled gas – the gas orifices or metering jets have to be changed. Make certain that the serviceman who connects your L.P. gas system installs the proper orifices in all gas appliances.

At the time your home is installed, your dealer should inspect the furnace, test all gas connections, check the flue for tightness, and call your local gas utility to send a serviceman to light the pilot.

If the pilot should go out after you move in, a shut-off valve automatically closes off the supply of gas. Don't try to relight the pilot yourself, but call your utility company for service.

If you are using bottled gas for heating, cooking, or both, be very careful before turning on the gas at the cylinder. All appliance valves must be closed. It is better to ask the serviceman who delivers the new cylinder to turn on the gas for you. Provisions to prevent regulator freezing must be observed.

Natural gas has an odor, and L.P. gas has an odorizer in it so that you can smell gas in case of a leak. Don't ever use a match or open flame to test for a leak. Shut off the main valve and call your utility company.

WARNING: Do not block the furnace combustion air intake outside the home or the flue opening on the roof.

6.3.2 AIR DISTRIBUTION SYSTEM

Your heating system is equipped with a blower that pulls inside air back to the furnace. It includes a return air system consisting of either undercut doors, grilles above doors or floor registers allowing air to return to the furnace. No part of this path should be obstructed. A furnace that is starved for air cannot heat properly, uses excessive fuel, and can be a serious fire hazard. Check openings periodically during the heating season.

The same blower that pulls cooled air into the furnace for reheating also forces warmed air through supply ducts to the various rooms. Both the ducts and the grills in each room are sized to the air requirements of the furnace. Do not cover these grills. If they have dampers, use the dampers to balance the flow of air, not to shut it off completely.

If a remote air conditioner is to be installed and connected to the heating supply duct, the installation must include an automatic damper or other means to prevent the cooled air from passing through the heating appliance.

6.3.3 HEATING AND COOLING SYSTEM

With a little maintenance and regular service, your furnace should provide comfortable heating for many years. The instruction booklet that comes with your furnace explains the care required. Read and follow these instructions carefully. As an owner, you can perform the necessary maintenance, but don't try to service the equipment. Such work should be done only by trained servicemen.

6.3.3.1 FURNACE WARRANTY

Your furnace is warranted by its manufacturer. A copy of this warranty is included in your homeowner's folder. Tear off the warranty card, and send it to the furnace manufacturer right away to assure full service.

6.3.3.2 FURNACE SERVICE

If you have a problem with your furnace while our warranty is still in effect, contact the dealer who sold you your home. He should be able to determine whether the problem is one he can correct under our warranty, or whether the problem is with the furnace itself and falls under the furnace manufacturer's warranty.

After all warranties have expired, or for ordinary service, such as restarting the furnace, or for maintenance that you won't want to take care of yourself, call the furnace manufacturer's representative. The cost of such service calls is not covered by warranty and is your expense.

CAUTION: If for any reason you replace your furnace, the installation must be performed and thoroughly inspected by a service representative approved by the furnace manufacturer.

6.3.4 THE AIR-CONDITIONING SYSTEM

If you have air-conditioning equipment installed, either as part of the heating system or as a separate system, the installer will provide you with operating instructions and a copy of the air-conditioning manufacturer's warranty. For installation requirements refer to the installation instruction manual.

6.3.4.1 SERVICE

Any service or maintenance needs you may have, whether or not covered by the equipment manufacturer's warranty should be taken up directly with the firm that installed the equipment.

6.3.4.2 MAINTENANCE

The operating manual that comes with your air-conditioning equipment tells you how to keep it running smoothly. If it fails to function, check for a tripped circuit breaker. When you find signs of an electrical problem, contact a qualified serviceman.

6.3.4.3 WARRANTY

Your air-conditioning equipment is warranted by its manufacturer, and a copy of his warranty is included with his operating instructions. Tear off the warranty card, and send it to the equipment manufacturer right away to assure full service.

6.3.5 WOOD BURNING STOVES

Your home may be built with a fireplace or wood stove installed. At the time your home is installed, your dealer should complete the installation of the chimney including spark arrestor and rain cap, inspect all connections for proper performance, and instruct you on the operation of the flue damper and periodic cleaning of the chimney.

WARNING: If you use your fireplace or wood burning stove as the primary source of heat instead of your furnace, you may increase your chances of water line freeze-up.

WARNING:

PORTABLE FUEL-BURNING APPLIANCES ARE NOT SAFE FOR HEATING OR COOKING INSIDE YOUR HOME. ASPHYXIATION FROM OXYGEN DEPLETION OR CARBON MONOXIDE POISONING CAN OCCUR IF THESE DEVICES ARE NOT PROPERLY VENTED TO THE OUTSIDE.

7.0 APPLIANCES AND WATER HEATERS

Nationally known brand-name appliances and other equipment have been factory installed in your new home. An "operation and maintenance" booklet is provided for each appliance. Locate them, read them over, and then file them for easy reference. All warranties should be filled out and mailed in immediately. Follow the manufacturer's instructions for placing the appliance in service, operating and maintaining it.

NOTE: Evaporative coolers are not to be connected to factory installed floor ducts.

7.1 MAJOR APPLIANCES

Where gas is planned, all gas appliances should have the proper orifice and be adjusted properly. Your home's electrical system is equipped to handle all factory installed equipment provided. Should additional major appliances be desired, check with your local utility company or a qualified electrician. Make certain that all of your electrical appliances are properly grounded and that all fuel burning appliances are properly vented.

7.2 WATER HEATERS

Water heaters require very little care. Water heaters are equipped with thermostats to maintain the water at the desired temperature. The normal temperature setting is 120 degrees F (a minimum 140 degrees F setting is required for automatic dishwashers). They are also equipped with a temperature/pressure relief valve to prevent any danger should the thermostat fail.

7.2.1 ELECTRIC WATER HEATERS

Electric water heaters must be filled with water prior to turning on electric power in order to prevent damage to the heating elements. Before installing an electric water heater, check power requirement against present capacity to prevent overloading.

7.2.2 GAS WATER HEATERS

A gas water heater should not be ignited until it has been filled with water. If LP gas is to be used, the orifice on the gas water heater must be changed. Codes require that adequate combustion air be provided. Combustion air may be provided in a variety of ways, depending on the model: 1) a side intake air chute, 2) a through-the-floor air intake chute, or 3) a louvered exterior access door to the water heater compartment. Under no circumstances should the air intake passages be blocked.

7.3 CLOTHES DRYERS

If your home is prepped for a clothes dryer, a venting system has been installed at the factory.

WARNING: Do not allow your dryer to vent under your home. This may cause a build-up of flammable material under your home, or it may cause excessive moisture to accumulate under your home.

8.0 EXTERIOR MAINTENANCE

Your responsibility as a homeowner is to routinely care and keep up your home and its appearance. By doing so, it will keep you comfortable, safe and help protect your

investment. In the long run, minor repairs and maintenance costs far less than major ones.

These maintenance tips are provided to help you.

8.1 ROOF

8.1.1 METAL ROOF

If your home is covered with durable metal sheeting, most roof problems can be prevented by taking these precautions:

1. Most roof inspections, cleaning, and repair work can be done effectively from a step ladder. The roof of your home should not be walked on except when absolutely necessary. If walking on the roof cannot be avoided, care should be taken to stand directly over rafters.
2. After the first 12 months, the roof should be coated with a roof preservative. Coatings should be applied with an applicator, rather than brushed on, to permit a heavy coat for maximum trouble-free life. This process should be repeated every other year for maximum weatherproofing. Be sure to use a roof coating which is compatible with any coating which was installed at the factory. You may want to call the factory to verify compatibility.
3. At least once a year (particularly in spring) inspect your roof and check areas around vents, roof edges and gutters, and roof seams for leaks or breaks, and re-coat or caulk where necessary.

8.1.2 SHINGLED ROOF

Shingled roofs are optional on many homes. Loose shingles and ridge caps should be spotted and re-nailed, vent stacks should be checked and caulked where necessary, leaves should be removed from gutters periodically, and gutter seams checked and caulked where required. When total re-shingling of the roof is required, never shingle over more than one (1) layer of existing shingles.

Snow and ice can build up during the winter months. Even though outdoor temperatures may be well below freezing, the temperature on the roof surface under the snow may be above freezing due to the normal heat loss through the roof. However, at the eaves or roof overhang, the temperatures above and below the roof surface are closer to the same. The surface of this part of the roof may be below freezing while the rest of the roof surface is above freezing. As the snow melts where it is in contact with the warmer roof surfaces, it will run down to the eaves where it may re-freeze. If this continues, it will eventually form an ice dam. When these conditions last long enough for the dam to build-up several inches high,

the pool of water that will collect behind the ‘ice dam’ can easily get in to the roof.

Ice dam leakage can soak the insulation in the roof cavity reducing the insulation value and stain the ceiling. To prevent this from happening, snow and ice build-up along the eaves must be closely monitored. If the build-up accumulates to the point that an ice dam is forming, immediate steps must be taken to remove the snow and ice. **SNOW REMOVAL IS THE HOMEOWNER’S RESPONSIBILITY!**

8.2 SIDING

Your home’s exterior siding is either a pre-finished aluminum, vinyl or a wood product (i.e., hardboard or plywood). These siding materials can be made to last longer through proper cleaning and protection:

1. *Washing Aluminum/Vinyl siding* – Wash with a mild detergent and a soft brush, to remove dirt from crevices, and then rinse thoroughly. If further cleaning is necessary, a common, non-etching cleaner should be used. **Do not use cleansers or other abrasives.**
2. *Waxing Aluminum siding* – Pre-finished aluminum metal exterior siding should be waxed (after washing) for maximum protection. Paste waxes provide a durable coating and protection against abrasion and minor scratches.
3. *Hardboard, Oriented Strand Board, or Wood Exterior* – The exterior siding and trim material of your home, whether it be hardboard, oriented strand board or wood, has its own warranty; however, this warranty will be invalidated if proper maintenance is not performed.
The bottom edge of wood siding must be kept at least six (6) inches above the ground level and at least two (2) inches above any surface where water might collect. Never allow siding to come in contact with the soil, masonry, or concrete.
4. *Refinishing wood siding* – As is the case with homes sided with wood products, periodic re-staining or re-painting is required. Exterior wall finishes weather most rapidly on those portions that receive the greatest exposure to the sun and moisture. These areas of maximum exposure generally will need refinishing sooner than other areas. At a minimum you should stain or paint the exterior of your home every 5 years and more often if the surfaces show discolored blotchiness or the coating is too thin, porous, checked, cracked, scaling or chalking to a point the finish no longer protects the surfaces. Under any circumstances refinishing must be performed before severe weathering occurs.
5. *Recaulking* – Due to expansion and contraction of wood products, it is necessary to recaulk joints

between wood siding and wood trim and around windows and doors. These areas should be inspected yearly. Any areas where the caulking has cracked or separated should be recaulked. Remove the old caulking before applying the new caulk. Do not attempt to caulk over the existing caulk.

6. Consult your local paint store regarding surface preparation and refinishing and resealing materials required.

8.3 WINDOWS, DOORS, AND LOCKS

Though all joints around windows and doors were thoroughly caulked before your home left the factory, vibration and road shock in transit may have opened seams which can cause leakage. Examine these areas after your home is set up, and caulk any areas where leakage could occur. Also, check door eaves to see that the seal is not broken. All loose screws around doors and windows should be retightened. Binding of doors or windows is possible due to strains caused by the home being out of level. This can be corrected through re-leveling of your home. Should you break a window in your home, it can easily be removed for re-glazing. You can take the frame to your local hardware store or glass contractor for repair. The door locks provided for your home offer protection and ease of unlocking in case of emergency. All lock mechanisms should be lubricated periodically. If the latch bolt and door strike are not in complete alignment, adjustments must be made so that they will meet properly.

Your windows are designed for years of trouble-free service and easy care. Be sure latches are adjusted as needed, and lubricate the window guides with silicone spray at least once a year.

8.4 RECESSED ENTRY/PORCH

The floor of your recessed entry or porch has been built to protect it from moisture deterioration. A waterproof rubber membrane may be installed under the carpet to protect the wood floor below. Care must be taken not to penetrate this membrane with fasteners when replacing carpeting. Replace carpet by gluing it to the top of the rubber membrane.

If your floor is a treated lumber plank floor, the lumber should be resealed periodically to provide additional moisture protection.

8.5 FRAME

The steel frame under your home has been painted at the factory. Corrosion will form on unprotected steel from the moisture in the air. Inspect the frame yearly for rust. If rust is found, remove it and touch up the area with a paint recommended by your paint supplier.

9.0 INTERIOR MAINTENANCE

Maintaining the interior of your new Schult home requires simply the normal, common sense effort needed for keeping any home in good shape. With the modern, durable-finish materials used throughout, this maintenance job is easier than most. Here are some pointers to particularly take note of:

9.1 ALL APPLIANCES, HEATING AND COOLING EQUIPMENT, ETC.

All appliances and HVAC equipment that have been factory installed in your home came supplied with individual "use and care" booklets. They contain important information about preventive maintenance that can keep your equipment performing efficiently. Read these booklets thoroughly and follow the manufacturer's instructions.

9.2 TRIM & MOLDING

It is possible that in transit trim or molding strips may pop loose from an interior wall. This can be rectified by simply using an ordinary finishing nail to tack it back in place.

9.3 CLEANING OF WALLS

Pre-finished paneling – use any high quality furniture polish or panel cleaner available from lumber yards or hardware stores. Avoid the use of solvents which will attack lacquered surfaces.

Vinyl walls – use a mild soap solution in lukewarm water only; wipe clean with clear water. Do not use any abrasive materials, ammonia solutions, paint thinners, mineral spirits, or any other solvents. These strong solutions will cause discoloration which may not appear immediately.

Seamless painted drywall – use a mild soap solution in lukewarm water only; wipe clean with clear water. Do not use any abrasive materials, ammonia solutions, paint thinners, mineral spirits, or any other solvent. Damaged areas may be repaired with spackling compound and then repainted.

9.4 CABINETS

9.4.1 VINYL COVERED

Use a mild detergent in lukewarm water. Do not use abrasives or solvents.

9.4.2 WOOD DOORS

Apply lemon oil to wood doors and frames yearly. The lemon oil will penetrate the wood to restore its appearance

and prevent the wood from drying out.

9.5 DRAPERIES

Refer to the insert included in the Homeowner's Package for proper care.

9.6 TUBS, SHOWERS AND LAVATORIES

Clean with a mild detergent or cleanser. Do not use abrasives or solvents.

9.7 CABINET HARDWARE

These are lacquer-finished to retain the original luster. No polish is required. Wipe clean with a damp cloth only.

9.8 WATERBEDS

Waterbeds can add a significant amount of weight to the floor system of your home. This weight may be concentrated at the bed corner posts or side rails depending on the design of the bed. A 24" wide minimum piece of 5/8" plywood should be placed under the weight carrying members to spread out the load. Additionally, concrete blocks are recommended underneath the floor to support the floor joists supporting the bed.

10.0 MOVING YOUR HOME

If you need to move your home, thoroughly check out the requirements at the new location. The rules and regulations pertaining to manufactured homes vary from region to region. Homes destined for the U.S. interior will differ in construction from those to be shipped to hurricane zones. A home built for a warm climate may be unsuitable for a cold climate. A home built for southern areas may not be suitable in areas of high snow loads. Check the specifications of your home on the data plate with those required in its intended location.

If everything checks out, contact a professional manufactured home transporter to move your home. All furniture and personal items should be removed from your home before moving. Contact your insurance agent for coverage while moving.

To ensure the safety and protection of your home, the open portions of a multi-section home must be braced and enclosed with weather resistant materials. Failure to properly prepare your home for shipment could result in damage to the home and/or injury to people. Once the home is moved from its original site, the warranty is no longer in effect or valid.

NOTE:
**MOVING YOUR HOME WILL TERMINATE
YOUR WARRANTY.***

**Some states may not permit such a limitation during the first year of the warranty, so this may not apply to you.*

Schult suggests that you explicitly follow your moving company's instructions. We'd also recommend that the following list be taken care of prior to the move, either by the moving company, or yourself. (You may want to discuss this list with your moving company.)

- Secure all loose items and pack furnishings to prevent damage in transit.
- Take down any hanging pictures, clocks, lamps, and other glass/fragile items and pack in heavy moving boxes.
- Secure your refrigerator to the floor with proper brackets and screws. Use a padded strap or other restraining method to prevent refrigerator door from opening during your move.
- Make certain all other cabinet doors, entry door, cabinets and drawers are securely closed so they will not slide or swing open during transit.
- Be sure to ask the mover's if your home's load is evenly distributed, and its weight does not exceed the gross vehicle weight rating (GVWR) or gross axle weight rating (GAWR) of your home. Most moving companies should have access to public scales where loaded vehicle weight is checked.
- **DO NOT SHIP STORAGE SHEDS, CONCRETE STEPS OR BLOCKS, LAWN MOWERS, PIANOS, BOATS, OIL DRUMS, etc. INSIDE THE HOME.**
- Close and lock all windows and doors.
- Be sure you have your brakes checked, especially if your home has been in a single location for a long period of time. All electrical connections must be in proper working order. Worn brake linings should be replaced before moving.
- Make certain there is sufficient road clearance by inspecting the underside of your home. Check all tires for proper inflation and wear. Tighten all lugs nuts. Wheel bearings should be checked and repacked with grease where needed.
- Cap sewer outlet and water inlet lines.

You should have sufficient insurance coverage in case your home is damaged during transit. This coverage may be provided by your mover; however Schult strongly recommends you check this before your move.

11.0 YOUR HOME'S MAINTENANCE

11.1 CALENDAR AND RECORD

To aid you in maintaining your home, we have included a list of various appliances/system and how often maintenance should be performed. On the following page, we have provided you with a maintenance record sheet to help you track each individual maintenance procedure.

If you follow the instructions in this manual, as well as the instructions provided in the owner's manuals for your appliances and other systems, your Schult home should be functioning efficiently for many years to come.

The lists below will help remind you of items that need regular, periodic attention. Additional instructions may also be found in the owner's manuals for those systems. Items marked with an asterisk "*" should be maintained as found in the owner's manuals or labels and/or tags supplied with item. Some items in our list may not be included in each home.

Monthly

Smoke detector*
Air conditioner filters
Ground Fault Circuit
Interrupter (GFCI)

Yearly

Air conditioning system*
Washer/Dryer*
Furnace*
Stove & oven*
Microwave oven*

Every 3 Months

Water heater*
Doors & windows
Evaporative cooler*
Locks & latches
Tie-downs & anchors

Trash compactor*
Kitchen & bath vent fans
Fire extinguisher*
Metal roof
Shingle roof
Skirting
Exterior finish
Caulking/Sealants

11.3 SERVICE DIRECTORY

YOUR SCHULT MOBILE HOME DEALER

Owner's Name _____

Name _____

Address _____

Serial No. of Home _____

Phone _____

SERVICE DIRECTORY

Local service contacts can save time and eliminate confusion during an emergency. For your convenience, we have provided the itemized list below, so that your servicemen's names, addresses and telephone numbers will be available at your fingertips. Your Schult dealer can help you develop this list. Your appliance instructions will also often include information about local service.

Refrigerator Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Washer-Dryer Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Air Conditioner Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Range Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Dishwasher Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Water Heater Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Furnace Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Garbage Disposer Service

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Other Emergency Numbers

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

LOCAL UTILITY COMPANIES

Gas Company

Name _____

Address _____

Phone _____

Electric Company

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

Fuel Oil Company

Name _____

Address _____

Phone _____

Water Company

Name _____

Address _____

Phone _____

Name _____

Address _____

Phone _____

12.0 TROUBLESHOOTING

Schult adherence to strict building standards and governmental guidelines result in one of the best built homes available today. But even the best built homes need attention as a result of daily usage. This troubleshooting section helps you determine if you need professional help or if you can perform the necessary repairs yourself.

12.1 ELECTRICAL

Electrical problems usually can be divided up into two types; specific circuit failures, or complete power failure. Read both sections carefully before trying anything. Keep a flashlight and fresh batteries on hand in case of a power outage.

12.1.1 COMPLETE POWER FAILURE

A complete power failure can come from storms, electric company problems or mechanical problems, such as faulty main breakers.

- a) **Storms** – if you lose all power during severe weather, the wisest course of action is to wait until the power company restores service. It is not necessary to turn your circuit breakers off and on, as this will not solve the problem. If you should notice that other homes near yours seem to have their power restored, but yours is still off, then check to see if your breaker has been tripped. If this is the case, reset them by **TURNING THEM COMPLETELY OFF AND THEN ON, ONE TIME**. If this still does not restore power, contact the power company or an electrical contractor.
- b) **Power company problems** – there is little that can be done in the event of a power company problem, except to wait until they have power restored. Sometimes a downed power line, or damage to an electrical pole or power substation may cause power outages to a specific block or street, while others are not affected. Call the power company and explain the problem. Follow their instructions.
- c) **Specific circuit failures** – you will notice that parts of your home have power, while other parts do not. There are usually three types of circuit failures: switchable outlets; ground fault circuit interruption (GFCI) protected outlets; and appliance/fixture problems & circuit overloads.
 1. **Switchable Outlets** – There may be some outlets in your home wired to wall switches. If an electrical device plugged into an outlet doesn't work, check the room for a wall switch. Try turning on the switch. If the device works, that outlet is wired to the wallswitch.
 2. **Ground Fault Circuit Interrupting (GFCI) Protected Outlets** – Some kitchen, bathroom and any manufacturer-installed outdoor outlets are wired to a

Ground Fault Circuit Interrupting breaker or outlet. There is one exception; the receptacle outlet located on the underside of your home, within two feet of the water supply inlet.

GFCI protection is designed to protect against electrical shocks and line-to-ground electric faults which may occur when using electrical appliances that come into contact with moisture. If a circuit or appliance (such as a hair dryer) develops a potential hazard of this kind, the GFCI device is designed to disconnect the outlet and other outlets on the same circuit. This is a built-in safety feature. It is limiting your exposure time to the shock hazard caused by current leaking to the ground.

The GFCI device does not prevent electric shock, nor will it protect a person coming into contact with the hot or the neutral side of a circuit. It doesn't protect against circuit overloads, unless it is a Ground Fault Circuit Interrupting breaker.

GFCI protection can be accomplished by using either GFCI circuit breakers or receptacles.

GFCI breakers (if used) are located in the main circuit breaker box. GFCI receptacles (if used) are located in at least one bathroom, the kitchen and possibly the exterior receptacles. All receptacle outlets wired downstream from a GFCI breaker or receptacle are GFCI protected.

You should test the GFCI device at least once per month.

- a) Push the "TEST" button. The "RESET" button should pop out, indicating that the protected circuit is now disconnected.
- b) If the "RESET" button doesn't pop out after pushing the "TEST" button, a loss of ground fault protection is indicated. Don't use the outlet, or any other outlet on the same circuit. Have this circuit checked by an electrical contractor. **DO NOT** use this circuit until the problem has been rectified.
- c) Restore power – push the "RESET" button.

If a power failure occurs or if other outlets are not working, check the GFCI devices. Reset if necessary. If the GFCI device continues tripping, have an electrical contractor check the entire electrical system.

3. **Fixture and Appliance Problems** – Usually caused by shorts or defects in the appliance's wiring. Smoke or sparks at the outlet or in the appliance indicates a short or other wiring problem. The circuit breaker will probably trip. Turn the breaker to that circuit **OFF IMMEDIATELY**. Unplug appliance from that outlet. Turn the breaker back **ON**. If the breaker trips again, turn it **OFF** and have it checked by an electrical contractor.
4. **Overloads to Circuits** – Overloads are the most common type of circuit failure. The breaker trips if

you have too many appliances plugged into a circuit that draw more power than it is designed to carry. For safety's sake, the tripped breaker will disconnect the circuit and all outlets connected to it. When this happens, unplug a few of the appliances until the circuit is no longer overloaded. Sometimes if the circuit breaker is faulty, it will falsely trip. If this happens, the breaker should be checked and replaced, if necessary, by an electrical contractor.

12.2 PLUMBING

Plumbing problems generally fall into two categories – leaks and blockages. If you experience either of these two situations, Schult recommends obtaining service from a plumbing professional.

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

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

Set the control on the hot water heater to adjust the temperature of your hot water. You will need to allow ample time for the water to reach the desired temperature.

12.3 HEATING/AIR CONDITIONING

Instructions for the operation of your heating/air conditioning system are located on previous pages in this manual. Please read them before attempting to operate this system. This manual also contains instructions for cleaning and replacing of filters.

If your heating/air conditioning systems fails to operate, you should first check your circuit breaker to make sure it is functioning correctly.

If the breaker has been tripped and continues to trip after resetting, contact an authorized heating/air conditioning contractor.

If the outside temperature is 85° or more, it may take several hours to cool your home. Your furnace may also operate for several hours before the entire house is warm, if your home has been unheated during cold weather. So remember to allow ample time for the system to operate in these situations.

12.4 STRUCTURAL

Settling of you home is the single most influencing factor that affects the structure of your home. If you notice any problems, have your home releveled as soon as possible.

You may also inspect your home site. Check all piers and support stands. They should be tight up against the frame members of your home. They should be located as shown the Schult Home Installation Manual. If any of these supports appear defective, contact your Schult retailer.

12.4.1 ROOF NOISE

If a sheet metal roof was used when building your home, you may occasionally hear a thumping noise, or a low-pitched rumble, particularly during very windy conditions. This is normal. It is caused by the roof material flexing in the wind. If you experience an extended period of high winds or gusts, you should inspect your roof as per the guidelines in the maintenance section.

13.0 THINGS YOU SHOULD KNOW

Owning your Schult home should be a pleasurable experience, so we have listed below some things you should know to help improve the quality of your life. Also included are some potential dangers, health risks, laws and state administrative agencies.

13.1 KEROSENE HEATER USAGE

Schult believes that kerosene heaters SHOULD NEVER BE USED in your home. This is very important. We want you to understand our position in this matter. Your warranty may be voided, but more importantly is the risk to your health.

1. Your Schult warranty excludes coverage for problems that are caused by the use of kerosene heaters.
2. Schult accepts NO RESPONSIBILITY for any damage that results from the use of kerosene heaters. This includes damage your home or injury to you.
3. Medical science studies show that lung infections and other illnesses increase when room air is contaminated with burnt kerosene gases. Health risks dramatically rise when kerosene is burned. Kerosene heaters that are unvented spread unhealthy gases into the air. The risk of asphyxiation exists. The potential for cancer may also be increased.
4. Your ceilings and walls will become dirty from soot and residue left after the kerosene is burned.
5. Moisture can accumulate in your home from unvented heaters. This can cause condensation on your windows, roof cavities and inside your walls. Exterior siding can warp. This moisture build-up accelerates deterioration of your home.

6. Kerosene fuel affects your air quality. Kerosene, grade K-1, has 0.04% maximum sulfur content. Grade K-2 has 0.30% maximum sulfur which is 7.5 times the sulfur content of grade K-1.

7. Many fires in the home are a direct result of the improper use of kerosene heaters.

To summarize, DO NOT USE A KEROSENE HEATER in your home!

13.2 THE FEDERAL LAW

The National Mobile Home Construction and Safety Standards Act of 1974 was enacted to improve the quality and durability of manufactured homes and to reduce the number of injuries and deaths caused by manufactured home accidents. The Federal Manufactured Home Construction and Safety Standards issued under the Act govern how manufactured homes must be constructed. Your home was manufactured to these Standards. The Standards cover the planning and construction of your home. They were developed so that you would have a safe, durable home. The Standards do not cover such aspects of the manufactured home as furniture, carpeting, certain appliances, cosmetic features of the home or site-built additions or remodeling projects.

The Act provides that if for some reason your manufactured home is found not to meet the standard or to contain safety hazards, the manufacturer of the manufactured home must notify you of that fact. In some cases where there is a safety hazard involved, the Act requires the manufacturer to correct the manufactured home at no cost to you or to replace the home or refund all or a percentage of the purchase price. If you believe you have a problem for which the Act provides a remedy, you should contact Schult Homes, your State Administrative Agency, or the Department of Housing and Urban Development (State and Consumer Liaison Branch, 451 Seventh Street, S.W., Attn.: Mail Room B-133, Washington, D.C. 20410). WE RECOMMEND THAT YOU CONTACT US FIRST, BECAUSE THIS IS THE QUICKEST WAY TO HAVE YOUR COMPLAINT CONSIDERED.

13.3 STATE ADMINISTRATIVE AGENCIES

Arizona – Director, Department of Building and Fire Safety, Office of Manufactured Housing, 99 East Virginia, Suite #100, Phoenix, AZ 85004

Arkansas – Director, Arkansas Manufactured Home Commission, 523 South Louisiana Street, Suite 500, Little Rock, AR 72201

California – Program Manager, Department of Housing and Community Development, Division of Codes and Standards, Manufactured Housing Section, P.O. Box 31, 1800 Third Street, Suite 260, Sacramento, CA 95814

Colorado – Director, Colorado Division of Housing, Building Technology & Standards Section, 1313 Sherman Street, # 518, Denver, CO 80203

Florida – Chief, Mobile Homes and R.V. Construction Bureau, Division of Motor Vehicles, 2900 Apalachee Pkwy., Room A-129, Tallahassee, FL 32399-0640

Georgia – Assistant State Fire Marshal, Manufactured Housing Division, State Fire Marshal's Office, #2 Martin Luther King, Jr. Drive, Floyd Bldg., West Tower, 6th Floor, Atlanta, GA 30334

Idaho – Administrator, Division of Building Safety and Administration, 277 North Sixth St., Suite #100, P.O. Box 83720, Boise, ID 83720-0048

Indiana – Director, Codes Enforcement Division, Department of Fire & Building Services, 402 West Washington Street, Room W-246, Indianapolis, IN 46204-2739

Iowa – State Fire Marshall, Iowa State Building Code Bureau, Department of Public Safety, 621 East 2nd Street, Des Moines, IA 50309-1831

Kentucky – Chief, Manufactured Housing Division, Department of Housing, Building and Construction, 1047 U.S. 127 South Bay I, Frankfort, KY 40601-4322

Louisiana – Administrative Director, Office of State Fire Marshal, 5150 Florida Boulevard, Baton Rouge, LA 70806

Maine – Executive Director, Manufactured Housing Board, Department of Professional and Financial Regulation, 35 State House Station, Augusta, ME 04333

Maryland – Department of Housing and Community Development, Maryland Codes Administration, 100 Community Place, Crownsville, MD 21032-2023

Michigan – Regulatory Specialist, Manufactured Housing Division, Corporation, Securities, Land Development Bureau, 6546 Mercantile Way, P.O. Box 30222, Lansing, MI 48909

Minnesota – State Bldg. Official, State of Minnesota, Bldg. Codes and Standards Division, 408 Metro Square Building, 121 7th Place East, St. Paul, MN 55101-2181

Mississippi – Chief Deputy, Manufactured Housing Division, Office of the State Fire Marshal, P.O. Box 22542, Jackson, MS 39225

Missouri – State Manufactured Housing, R.V. & Modular Units, Missouri Public Service Commission, 301 West High Street, P.O. Box 360, Jefferson City, MO 65102

Nebraska – Department Director, Housing and Recreational Vehicle Department, Nebraska Public Service Commission, 300 the Atrium, 1200 “N” Street, P.O. Box 94927, Lincoln, NE 68509-4927

Nevada – Administrator, Department of Business and Industry, Manufactured Housing Division, 2501 E. Sahara Avenue, Suite 204, Las Vegas, NV 89104

New Jersey – Manager, Division of Codes and Standards, Bureau of Code Service, P.O. Box 816, Trenton, NJ 08625-0816

New Mexico – Chief Inspector, Manufactured Housing Division, Regulation and Licensing Department, 725 St. Michael’s Drive, Santa Fe, NM 87504

New York – Administrator, Department of State, Code Division, 41 State Street, 11th Floor, Albany, NY 12231

North Carolina – Deputy Commissioner, Manufactured Building Division, Department of Insurance, 410 N. Boylan Avenue, Raleigh, NC 27603

Oregon – Administrator, Building Codes Division, Manufactured Structures and Park Section, P.O. Box 14470, Salem, OR 97309

Pennsylvania – Chief, Manufactured Housing Division, Pennsylvania Community Development and Housing Office, Bureau of Housing and Infrastructure, Forum Building, #314, Harrisburg, PA 17120-0155

Rhode Island – State Building Commissioner, Department of Building Code Commissions, One Capitol Hill, North Providence, RI 02908-5859

South Carolina – Administrator, South Carolina Manufactured Housing Board, 110 Centerview Drive, Suite 102, P.O. Box 11847, Columbia, SC 29211-1847

South Dakota – Division of Commercial Inspection and Regulation, Department of Commerce and Regulation, 118 West Capitol Avenue, Pierre, SD 57501-5070

Tennessee – Director of Codes and Standards, Division of Fire Prevention, Department of Commerce and Insurance, 500 James Robertson Parkway, Nashville, TN 37243-1162

Texas – Director of Manufactured Housing Division, Texas Department of Housing and Community Affairs, 507 Sabine St., Suite 1000, P.O. Box 12489, Austin, TX 78711-2489

Utah – Administrator, Construction Trades Bureau, Division of Occupational and Professional Licensing, Department of Commerce, 160 E. 300 South, Salt Lake City, UT 84111

Virginia – Associate Director, Manufactured Housing Office, Department of Housing and Community Development, Jackson Center, 501 N. Second Street, Richmond, VA 23219-1321

Washington – Program Manager, State Administrative Agency for HUD Consumer Complaints, Dept. of Community, Trade and Economic Development, 906 Columbia Street, S.W., P.O. Box 48300, Olympia, WA 98504-8300

West Virginia – Director, Manufactured Housing Division, West Virginia Division of Labor, 319 Building Three, Capitol Complex, Charleston, WV 25305

Wisconsin – Program Manager, Manufactured Homes, Safety and Building Division, S3257 Buckhorn Road, Reedsburg, WI 53959

FOR ALL OTHER STATES CONTACT – U.S. Department of Housing and Urban Development, Manufactured Housing and Standards Division, Room 9152, 451 7th Street, SW, Washington, DC 20410-8000

14.0 IN SUMMARY

At Schult, we care about all our customers and their families. We want you to enjoy your new home in comfort and safety.

Owning a home is a privilege. You work hard to achieve it, to make that investment a reality. We hope that some of the information we have provided in this manual promotes good maintenance practices that increase the life of your investment.

Again, thank you for choosing a Schult home. It’s an American-made quality home built for you.

