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OWNER'S MANUAL

SCHULT

Owner's Name _____

Schult Homes

Congratulations on your new Schult home!

Your new Schult home has been designed and built to provide you with elegance, comfort, and years of carefree living. By following the simple steps for proper care and maintenance that we have provided in this *Owners Manual*, you can be further assured longer lasting beauty and utility for your home and its features.

Read your Owners Manual carefully and keep it readily available for future reference. An *Installation Instruction* booklet, which provides detailed instructions and sketches for installing your home, and for the proper hookup and care required for its equipment and systems, is contained in the *back pocket* of this Manual. For your convenience, we have also provided additional space in this storage pocket for filing your warranties, appliance manuals and other important information.

We are happy that you selected Schult for your new home and we're confident that you will find it will bring you many years of happy, carefree living.

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THE IMPORTANCE OF PROPERLY SETTING, LEVELING AND BLOCKING YOUR HOME

These are the lead-off subjects not only because they would come first in any logical sequence of steps in moving into a new single or double-wide home, but also because proper setting, leveling and blocking are of such extreme importance in providing you the carefree performance and living that your new Schult was manufactured to give.

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

The proper installation, by a professional, will under normal circumstances prevent your home from sagging 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** professionally set up—on a firm foundation and level—certain functions of your home will undergo undue stress or strain. Before installing your home on your site, special consideration should be given to the following factors:

SELECTION AND PREPARATION OF SITE

Check out your local code requirements before selecting the exact site for setting up your single or double-wide home. Your dealer can advise you on this.

The site on which your home is to be placed must meet these basic requirements:

For 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.

For 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 12" 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.

UTILITY SERVICE REQUIREMENTS

The site where you plan to locate your home must have ready access to required utility services (electric, water, gas and sewer). *The connections of all services to your home must meet state and local codes. Though these service systems are discussed in detail in the "Installation Instructions" booklet located in the back pocket of this manual, here are some points to consider when installing your home:*

Electrical Service

Electrical service should be completed and ready for connection at the site. It is very important that a competent electrician make all permanent electrical connections to your home from the pole or underground power source and be certain that good, safe grounding procedures are followed.

Water Supply

Water supply is to be available from a pressurized source of clear, safe water. In areas experiencing freezing temperatures, main supply pipes should be installed below the frost line.

Gas Supply

The gas appliances in your home have been preset to utilize natural gas. *Should LP or bottled gas be required, have a qualified service man change to the proper orifices.* Natural gas is provided through your local gas company, to a standard fitting on the side of your home. Have an expert make and test this connection.

Sewer System

Your home's drain outlet must be connected to an approved sewage system. WARNING: *Check local code requirements if a septic system is being planned.*

FOOTINGS AND PIERS

Requirements for footings and piers for load bearing supports (piers) can vary, depending on local and state laws, on the size of your home, whether it's a single or double-wide, on the compactness of the soil at your home site, and depending on the incidence of freezing temperatures in your area. A detailed discussion relating to footings and piers will be found in the "Installation Instructions" booklet located in the back pocket of this manual.

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 panels and walls so that exit and interior doors, cabinet doors, and windows will open and close properly.
4. By preventing sag throughout the structure, proper blocking and leveling prevents unnecessary repair bills.

RELEVELING

There is always the possibility that settling may occur after your home has been carefully leveled and blocked. When settling does occur, it will cause the floor to go out of level and possibly affect the proper operation of windows and doors and place undue strain on structural members. Your home should be releveled after the first 30 to 60 days, and then once a year, preferably in the

spring. This releveling procedure is one that is normally done by the homeowner, as part of his regular home maintenance routine. Blocking wedges are repositioned to accomplish raising or lowering of a portion of the home to bring it into level. However, if you wish, competent service men can be contacted to relevel your home. Contact your dealer for the names of service men in your area.

SECURING HOME AGAINST WINDS

Tie-downs, securing the home to the foundation, can prevent your home from sliding or tipping during periods of exceptionally high winds. It is recommended that installation, using the suggested Schult method for tie-down, be adhered to for safety reasons as well as maintaining proper level of your home. For further, detailed information, see the "Installation Instructions" booklet located in the back pocket of this booklet.

SKIRTING YOUR HOME

If you wish to skirt your home, you may purchase skirting from your dealer, or make your own. In any event, it is important to remember that the skirting must allow for adequate ventilation. This will prevent damaging moisture accumulation under the home. The proper amount of ventilation can be computed by dividing the square footage of the floor area of your home by 150. For example, if your home is 56 feet long by 14 feet wide, you have approximately 785 square feet of floor area. Therefore, $\frac{785 \text{ Sq. Ft.}}{150} = 5.23$ Sq. Ft., the total area of ventilation openings required.

Special provisions must be made for venting clothes dryers beyond the perimeter of your home. Dryers **must not**, under any circumstances, be allowed to vent under the home. For special instructions for venting dryers see *Clothes Dryer Section.*

CHECKING UTILITY SYSTEMS BEFORE MOVING IN

Before moving into your home, make certain that the following utility-system tests have been made by the appropriate party:

Test	Normally performed by
Water system	Dealer or installer
Drainage system	Dealer or installer
Gas piping system	Utility (Gas) Company
Electrical system	Dealer or installer

Details of the above tests will be found in the "Installation Instructions" booklet in the back pocket of this manual.

KNOW YOUR ELECTRICAL, FUEL AND WATER SUPPLY; AND DRAINAGE SYSTEMS

ELECTRICAL SYSTEM

Your house has been equipped with the 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. *Caution: 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 the additional load, check with a competent electrician.

The receptacles in the bathroom and on the exterior of your Schult home are protected by a "GFI" device... ground fault interruptor. These devices are highly sensitive to sudden overloading and are intended to protect you from injury by breaking the circuit. The GFI may be a part of the receptacle itself or it may be a special circuit breaker installed in the entrance panel.

Should the GFI develop a pattern of breaking the circuit without apparent reason, call a qualified electrician to determine what is causing the problem. *The device should be tested periodically to insure that it is operating properly.* Under no circumstances should the device be locked into "on" position as this will negate its protective capability.

When your home was manufactured, all metal parts were grounded to the electrically insulated grounding bar in the home's entrance panel. The installer of your home must insure that the grounding is complete and meets all of the requirements of the local utility company, local electrician code and/or inspection, and the latest edition of the National Electrical Code. All wiring and grounding must be done by a qualified electrician and meet all of the above requirements.

FUEL SYSTEMS

Gas Systems

Do not make your own gas connections or hookups as this can be quite dangerous... call a qualified gas technician. The entire gas system in your home should be checked for leaks before gas is initially turned on. Proper gas pressure is important. Any considerable variation from the normal level will adversely affect the stability of pilot light of the various appliances. *Though your gas system can handle either natural or LP gas, make certain that the proper sized orifice is installed to handle the specific type of gas being used.*

Oil Systems

Where oil is used as a fuel for heating, an adequate supply must be readily available, either from a storage tank adjacent to your home or through a centralized dis-

tribution system as found in some modern home developments. Your oil tank must be installed so that the oil is gravity fed to the furnace. A readily accessible shut-off valve, manually operated, must be installed at the outlet of the oil tank. During the summer months, when not in use, the oil tank should be kept full to prevent condensation and rusting. Check your oil line periodically for leaks and for kinks in the tubing. In extremely cold climates, the portion of the oil line outside the home should be completely wrapped with insulation to keep fuel from congealing.

WATER AND DRAINAGE SYSTEMS

Your water supply is connected to your home through a standard 3/4 inch pipe fitting, identified by a tag. In areas where temperatures drop to freezing and below, the water supply line should be installed below the frost line and all exposed piping and connections to the home should be protected from freezing.

The most common method of freeze protection is the application of heat tape, although in more moderate climate areas, wrapping the pipe with insulation will do. *If a heat tape is used, it must be listed (approved) "for use in mobile homes."* An exterior receptacle has been installed on your home conveniently located for plugging in a heat tape.

Your home's water lines have been factory-tested at 100 p.s.i. pressure. The system is intended to operate properly at pressures not exceeding 80 p.s.i. If the water line pressure at the site of your home exceeds 80 p.s.i., you must install a pressure regulating valve at the water inlet to your home, in order to hold the pressure allowed into your system at a maximum of 80 p.s.i.

A main water shut-off valve **is not** a part of the standard equipment supplied with your home. It is necessary, therefore, that such a valve be installed at the time of hookup to the home's water inlet pipe. This shut-off valve enables the home's water pipe system to be isolated from the water source, for the purpose of making repairs or performing maintenance to your water supply system. These repairs might include such minor things as replacing a faucet washer to something as major as replacing a worn out water heater.

Your home's drainage system converges to a single run-off drain under the structure...this must also be protected in colder climates. It is important to check that the exterior drain line has the proper slope (1/4" in 12") necessary to permit a steady, gravity flow. To avoid stoppage and major plumbing problems, flush drains once-a-month, using a liquid type drain opening compound.

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, lavatory and sink. This will prevent the water remaining in the traps, under these outlets, from freezing.

HEATING AND COOLING EQUIPMENT

The air circulating system in your home has been carefully engineered to provide maximum comfort and operating efficiency. It is important, therefore, that the registers and return air grills be kept free from obstructions. The heat registers may be closed or opened to control the amount of heat being delivered to the various rooms of your home. Under no circumstances, however, should the return air grills be blocked off. To do so will not only create operating inefficiency, but may cause unsafe conditions within your home.

Your furnace and furnace closets must not be used as storage space. Nothing may be stored on top, in front or beside your furnace without creating a fire hazard.

If your home has factory installed heating and air conditioning, it has been installed according to the instructions of the manufacturer of the equipment and will require a minimum of maintenance and service. The size of the equipment has been selected to be compatible with the comfort requirements and the air distribution system of the home. A separate booklet supplied by the manufacturer of your furnace or air conditioner, and included with this new equipment, provides the details regarding proper care and operation...read it carefully and file it for quick, easy reference in the back cover pocket.

GAS FURNACE

There are two types of gas heating systems; they use either natural or liquified petroleum (usually called bottled) gas. It is especially important that the proper orifice (the mouthlike fitting at end of pipe that regulates gas flow) is selected for the specific type of gas used. Have a qualified service man make all adjustments. These furnaces are fully automatic, with a safety pilot, and are generally installed in a closet-type, well-vented enclosure.

OIL FURNACE

Your oil furnace is automatic, with built-in safety devices, and requires very little operating knowledge. However, care should be given to proper lighting instuctions as supplied by the manufacturer. Caution: only straight run No. 1 fuel oil should be used. *Never add gasoline or naphtha to the fuel oil. If adjustment of the furnace is required, contact a qualified oil furnace service man.*

ELECTRIC FURNACE

Electric heating systems in Schult homes are generally one of two types: 1) an electric furnace which operates quite similarly to the oil and gas furnaces or, 2) individual electric baseboard heating units. Baseboard units permit the regulating of temperatures of each room separately. Electric heat is generally felt to be drier than the heat provided by other systems and, therefore, the addition of moisture may be required.

AIR CONDITIONING

Air conditioning equipment installed at our factories is properly wired and fused. Should you have air conditioning installed at a later date, attention should be given to the following:

1. The electrical service in your home must be adequate to handle the additional load. Consult with a competent electrician.
2. The size of the air conditioning unit, if it is to operate through the home's air distribution system, must not exceed the maximum size allowable, as stated on your home's comfort cooling certificate.
3. If the system is remote, i.e. the compressor and blower are containerized outside the home...
   a. An automatic damper must be installed between the furnace and the home's air duct system, and another between the remote unit and the home's air duct system. This is to prevent air from the air conditioner being forced back up into the furnace, when the air conditioner is operating; and to prevent warm air being forced out into the air conditioner, when the furnace is operating. The supplier of remote air conditioning units has these dampers available and will provide installation instructions. *If the supplier cannot furnish the proper damper and installation instructions, Schult recommends that you insist that he obtain them for you before you purchase the unit.*
   b. The duct system leading from the remote unit to your home must be securely supported and not in contact with the ground. The ducts must be installed with material having a thermal resistance (R) of not less than four (4), and a perm rating of not more than one (1) perm.
   c. Make certain that the equipment is listed for application and use on mobile homes and that it meets the 6.5 E.E.R. standards and is installed to meet all of the requirements of the HUD Mobile Home Construction and Safety Standards. The equipment must also be installed as per the manufacturer's installation instructions.
   d. The duct carrying air from the remote unit to the home should be connected to the home's main duct at a point where there are approximately as many registers forward of the connection as there are to the rear. The duct used for returning air to the remote unit should be installed midway in the living room near an exterior wall.
4. If the furnace has a built-in cavity for an "A" coil, merely follow the equipment manufacturer's installation instructions.
5. If your home has been prepared at the factory for the addition of a remote unit, connect the ducts to the home via the connecting devices protruding from the bottom of the home.

APPLIANCES AND WATER HEATERS

Nationally known brand appliances and other equipment have been factory installed in your new home. The "operation and maintenance" booklet for each, along with the warranties, are included within the individual unit. Locate them, read them over, and then file them for easy reference in the rear cover pocket of this book. All warranties should be filled out and mailed immediately. Record appliance serial numbers in "Key" Numbers box on back pocket, for quick reference. In all cases follow the manufacturer's instructions regarding placing the appliance in service, and operating and maintaining it.

MAJOR APPLIANCES

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

WATER HEATERS

Whether gas or electric, 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°F (a minimum 140°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.

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 element. Before installing an electric water heater, check power requirement against present capacity to prevent overloading.

Gas Water Heaters

Gas water heaters also should not be lighted 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.*

CLOTHES DRYERS

Your home is **not** designed for the installation of a gas clothes dryer. However, if your home is wired for an electric dryer, provisions have been made for you to vent this type of unit. *The completion of the venting hookup for an electric dryer is the responsibility of the owner.* A vent pipe has been installed at the factory through the floor system of the home. Its location on the inside of the home may be determined by finding the vent cap on the floor of

the laundry area. Connect the vent from the dryer to the vent pipe underneath this cap by means of an approved dryer vent tubing, available at most appliance stores. Underneath the home, directly under the laundry area at the opposite end of the pipe, there is another vent cap (this has been factory installed to prevent air infiltration and to prevent insects and rodents from entering when a dryer is not installed). Remove the cap. Install a galvanized steel elbow and a length of 4-inch galvanized steel pipe, long enough to protrude out past the side of the home. Support this vent pipe from the bottom of the floor system with perforated, rust-resistant strapping. On the exterior end of this horizontal vent pipe, install a dryer vent cap with an automatic damper, also available at most appliance stores. Your dryer is now ready to operate. *Caution: 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.*

CONDENSATION — ITS CAUSE AND CONTROL

Without proper control, Schult single-wide and double-wide homes, like so many modern, well constructed homes, can experience condensation problems in cold weather. The average family generates approximately three gallons of water vapor per day... through showers, clothes drying, mopping, cooking, dishwashing, plants and aquariums, etc. This water vapor, as you've 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 condensation...troublesome condensation...that fogs windows, stains paneling or even damages walls or ceilings. See the accompanying chart for recommended humidity level for present outside temperatures...check your humidity level (using a hygrometer which can be purchased in any drug store). If the reading is too high or if you see signs of condensation on your windows, now is the time for preventative action...follow these practices:

1. Do not dry laundry in mobile home unless using a mechanical dryer vented to the outside.
2. Always use exhaust fan when range is in use.
3. Open bathroom vent window a crack, or use ceiling vent, when bathing.
4. Do not locate beds or furniture tightly against walls, preventing free circulation of air.
5. Do not tape doors or windows tightly closed to prevent any seepage of air.
6. Do not operate vaporizing inhalers, etc., for prolonged periods unless adequate ventilation of moist air is provided.
7. Keep registers and furnace filter clean to insure maximum air circulation.
8. Thoroughly air out each room in your home at least once a day.
9. Use storm windows.

If troublesome condensation still persists, purchase a small, inexpensive dehumidifier and operate as needed

Chart of Recommended Humidity Level:

Outside Air Temperature	Recommended Inside Relative Humidity for 70°F.
-20°F. or below	Not over 15%
-20°F. to -10°	Not over 20%
-10°F. to 0°	Not over 25%
0°F. to 10°	Not over 30%
10°F. to 20°	Not over 35%
20°F. to 40°	Not over 40%

HOME MAINTENANCE TIPS

The design of your home and the materials used throughout have been selected to provide both long life and lasting beauty, and yet require very little care on your part. However, a little preventative maintenance, which is the homeowner's responsibility, can help you avoid major repair bills in the future.

EXTERIOR MAINTENANCE

Roof

Your home is roofed with durable metal sheeting and 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. When walking on the roof cannot be avoided, only those sections which are supported by rafters should be mounted. For added insurance, pieces of board or plywood can be used as walkways to distribute weight and avoid roof damage.
2. After first 12 months, roofs should be coated with a roof preservative or paint. Coatings should be applied with an applicator, rather than brushed on, to permit a heavy coat for maximum trouble-free life and added insulation. This process should be repeated every other year for maximum weatherproofing.
3. It is important that your home be leveled after set-up and releveled as required (see "Setting, Leveling and Blocking") to avoid strain which can part roof seams and cause buckling.
4. 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 recoat or caulk where necessary.

Shingled roofs are optional on some home models. Here, 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 gutter periodically, and gutter seams checked and caulked where required.

Siding

Your home exterior siding is either a prefinished aluminum 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 Siding—wash with a mild detergent and a soft brush, to remove dirt from crevices, and rinse thoroughly. If further cleaning is necessary, a common, non-etching cleaner should be used—do not use cleanser or other abrasives.
2. Waxing Aluminum Siding—prefinished aluminum metal exterior should be waxed (after washing) for maximum protection. Paste waxes provide a durable coating and protection against abrasion and minor scratches.
3. As is the case with all homes sided with wood products, periodic restaining or painting is required. If your home is sided with anything other than prefinished aluminum, consult your local paint store regarding surface preparation and re-finishing materials required.

Windows and Doors, and Locks

Though all joints around **windows and doors** were thoroughly caulked before your home left the Schult factory, vibration and road shock in transit may have opened seams and caused leakage. Examine these areas after your home is set up, and caulk any areas where leakage seems likely. Also check door eaves to see that seal is not broken. All loose screws around doors and windows should be retightened.

Bending of doors or windows is most likely due to strains caused by the home being out-of-level. This can be corrected through releveling of your home (see Releveling Section, page 1).

Should you break a window in your home, it can easily be removed for reglazing... you can take the metal frame to your local hardware store or glass contractor for quick repair.

The door lock provided for your home offers a protection and ease of unlocking in case of emergency. All lock mechanisms should be lubricated with powdered graphite.

If the latch bolt and door strike are not in complete alignment, adjustments must be made so that they will meet properly.

The back pocket of this book contains blanks for filling in the numbers of your door lock keys. Record them here (along with appliance and other serial numbers) for quick reference if keys are lost. With these numbers, duplicate keys can be obtained through your local locksmith.

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. Actually, because of the modern, durable-finish materials used throughout, this maintenance job is easier than most. Here are some pointers to particularly take note of:

1. **All appliances, heating and cooling equipment,** etc. that have been factory installed in your home came supplied with individual "use and care" booklets. They contain important information about preventative maintenance that can keep your equipment performing efficiently for a long time. Read these booklets thoroughly, then place them in the pocket in the back of this book for easy reference.
2. **Loose Molding** - It is possible that in transit one of the vertical 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.
3. If any **Cabinet Drawers** should stick, apply tallow, beeswax or even a bar of soap to the drawer guides to make them slide better. Overloading a drawer can cause sticking and also might damage the drawer's construction.
4. **Repairing Water Stained Ceilings** - Make sure to provide adequate ventilation and allow plenty of time for stained area to dry. Seal stained area with a clear lacquer, available from any hardware store.

Then, paint over newly sealed area with a white latex paint.

5. **Cleaning of walls**
   Prefinished paneling — use any high quality furniture polish or panel cleaner, available from lumber yards or hardware stores. Avoid use of solvents which will attack lacquered surfaces.
   Vinyl walls — use a mild detergent in lukewarm water; wipe clean with clear water. Do not use any abrasive materials.
6. **Cabinet Doors**
   Vinyl covered — use a good grade of furniture polish to maintain finish and a mild detergent in lukewarm water to remove food stains — avoid abrasives or solvents.
   Wood Doors — treat like any fine piece of furniture.
7. **Drapes and spreads** should be professionally dry cleaned. **Do not wash.**
8. **Tubs and lavatories** — use mild detergent — avoid abrasives or solvents.
9. **Cabinet hardware** — these are lacquer-finished to retain original luster — no polish required. Use damp cloth *only*.
10. **Cleaning furniture** — upholstered material should be cleaned by a professional — wood parts, use fine furniture polish.

BUILT-IN SAFETY FEATURES

Your new Schult home has been constructed, and includes the specific materials required, to meet all applicable safety codes in effect at the time of manufacture. It contains a number of safety features with which you should be familiar.

Smoke Detectors

This is a device which senses smoke in the initial stage of a fire and sounds an alarm to alert the occupants. Smoke detectors are located on the walls approximately 6" from the ceiling outside of sleeping areas of your home. A separate pamphlet on their operation is included with this manual.

Egress Windows

One of these special windows is provided in each bedroom of the home to offer an escape route to the outside. The egress windows are easily and quickly unlocked for a fast exit. Each member of your family should become familiar with the location and operation of each egress window. They are identified by red clips around the perimeter of the glass.

Safety Glazing

Safety glass has been installed in all exterior doors, near floor-level windows and other critical areas. Such as the optional glass shower doors.

Doors

Your home has a minimum of two exits. Doors which are remote from each other and provide egress to the outside. Each member of your family should become familiar with the opening of them.

Tie-down Provisions

Sturdy steel, over-the-roof, tie-down straps have been installed at the Schult plant to secure the home during windstorms.

Main Service Breaker

Located in the electrical service panel, it prevents current overload to the service panel.

Gas Valves

Located adjacent to and accessible to each appliance so that the gas flow to the appliance can be shut off in an emergency.

Temperature and Pressure Relief Valve

Manufacturer installed on all water heaters, automatically releases when temperature or pressure exceeds valve design limits.

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

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

Data Plate

Placed within each home is a data plate located inside the door of the electrical panel. The data plate provides information on the place of manufacture, serial number, description of the home, and a list of factory installed equipment such as heating equipment, air conditioning and appliances. There are three maps shown. The maps show the roof load, wind and winter climate zones required for all areas of the United States. Below the maps is marked the zone your home is structurally designed for.

SERVICE ASSISTANCE

As is the case with all homeowners, you will occasionally require maintenance assistance from a professional service man. Schult recommends you first contact the dealer from whom you purchased your home. If, however, he is not available, contact the Schult service manager at the Schult plant which manufactured your home. If neither of these contacts produce satisfactory results, direct your inquiry to:

Corporate Service Manager
Schult Homes Corporation
P.O. Box 151
Middlebury, Indiana 46540

MAINTENANCE CHECKLIST

Periodic maintenance and care of your home can make your job easier and save on repair bills. To help you, we have prepared the following seasonal checklist. Just make a mark in the box opposite the maintenance check after it has been completed. You may want to add subjects for seasonal checking:

Spring

Check blocking for rigidity								
Check floors for level								
Wash exterior; wax aluminum siding								
Inspect roof; clean off debris, rinse with hose								
Lubricate window hinges and arms								

Summer

Check exhaust fan system								
Check air conditioner								
Check air conditioner filters every 30-days								
Wash exterior, wax aluminum siding								
Replenish fuel oil supply								

Fall

Check and clean furnace								
Caulk all small openings								
Inspect and rinse roof (recoat if necessary)								
Check skirting around perimeter								
Check exhaust fan system								
Clean air filters								

Winter

Check furnace filters every 30-days								
Clean any possible blockage away from skirting vents								
Flush drain line periodically								

SHOULD THE NEED EVER ARISE, MOVING YOUR HOME MUST BE PLANNED WITH CARE

Should you feel that the time has come for moving your home, before you go any further, check out thoroughly the requirements at the other end. The rules and regulations pertaining to mobile homes vary from region to region, i.e., homes destined for the U.S. interior will differ in construction from those to be shipped to hurricane zones; or a home built for a warm climate may be unsuitable for withstanding high snow loads. Check the specifications of your home with those required in its new location. If everything checks out, the next recommendation is to contract a professional mobile home mover and to contact your insurance man for coverage while moving.

Some of the items listed below will be performed by your mover, and others may need your personal attention...all of them are important to preparing for a successful move:

1. Check tires for general condition and proper inflation.
2. Check wheel lug bolts for tightness at the start of trip, after unit has been on the road for 25 or 30 miles, and at each stop thereafter.
3. Make certain all brake wires are properly attached to drums, axles, and frame members.
4. Place living room and dinette furniture at extreme front end of your mobile home. Set tables (upside down) on carpet or cardboard and place against forward walls or partition. Stack chairs and place as far forward as possible. Place TV set and radio on floor against forward walls.
5. Box dishes, silverware, utensils and canned goods, etc. (protect with cardboard or paper), and place on the floor against forward wall or partition of bedroom as close as possible over axle area. **Do not place breakable items in rear of home.**
6. Disconnect all appliances, tape doors shut, and install appropriate shipping braces. Drain water heater. On electric water heaters, to avoid burned-out elements, disconnect power at main panel until refilled with water.
7. Place beds, with legs removed, against forward bedroom wall.
8. Tape mirrors securely to walls, or remove and place between bed mattresses.
9. Remove toilet tank cover and place between mattresses. Remove water from tank.
10. Brace sliding doors with wood wedges at top and bottom and tape securely in position.
11. Disassemble and pack hanging light fixtures and table lamps.
12. Remove clothing from wardrobes and place on mattresses.
13. If moved in winter, drain water heater and toilet tank. Fill traps with antifreeze. Drain all water lines—blow out with air to assure that no water is trapped.
14. If the tires, axles or frame were removed from your home when it was originally set, and you desire to move the home please contact the Corporate Service Manager listed on page 7 for details and drawings on the correct items to be used.

Heavy items—such as cement blocks, oil drums, steps, pianos—which impose dangerous overloads on wheel and axle assemblies **should not** *be transported inside your mobile home as structural damage can result.*

EXPLANATION OF HUD MOBILE HOME STANDARDS

The National Mobile Home Construction and Safety Standards Act of 1974 was brought about by an Act of Congress to improve the quality and durability of mobile homes and to reduce the number of injuries and deaths caused by mobile home accidents. The Federal mobile home construction and safety standards issued under the Act govern how mobile homes must be constructed. Your mobile home was manufactured to the 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 mobile home as furniture, carpeting, certain appliances, cosmetic features of the home and additional rooms or sections of the home that you have added.

The Act provides that if for some reason your mobile home is found not to meet the standard or to contain safety hazards, the manufacturer of the mobile 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 mobile home at no cost to you or they may elect to 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 the manufacturer, the mobile home agency in your state, or the Department of Housing and Urban Development. Our address is shown on the back of the Home Owner's Manual. We recommend that you contact us first, because that is the quickest way to have your complaint considered.

Alabama — State Fire Marshal, Insurance Department, 445 South McDonough Street, Montgomery, AL 36130

Arizona — Director, Arizona Division of Building Codes, 1645 West Jefferson, Phoenix, AZ 85007

Arkansas — Public Health Administrator, Arkansas State Board of Health, Mobile Home Standards Section, 4815 West Markham Street, Little Rock, AR 72201

California — Director, Department of Housing and Community Development, 1807 13th Street, Sacramento, CA 95814

Colorado — Director, Colorado Division of Housing, Department of Local Affairs, 623 Centennial Building, 1313 Sherman Street, Room 523, Denver, CO 80203

Georgia — State Fire Marshal, Office of the Comptroller General, 238 State Capitol, Atlanta, GA 30334

Idaho — Director, Idaho Department of Labor and Industrial Service, 317 Main Street, Room 400, Boise, ID 83720

Illinois — Chief, Illinois Department of Public Health, Office of Consumer Health Protection, Division of General Sanitation, 535 West Jefferson Street, Springfield, IL 62761

Indiana — State Building Commissioner, State of Indiana, Manufactured Building Division, Administrative Building Council, 300 Graphics Art Building, 215 North Senate Avenue, Room 300, Indianapolis, IN 46204

Iowa — State Building Code Commissioner, Office of Planning and Programming, State Planning Code Section, 523 East 12th Street, Des Moines, IA 50319

Kentucky — State Fire Marshal, Mobile Home Section, Capital Plaza, Frankfort, KY 40601

Louisiana — State Fire Marshal, 106 Louisiana State Office Building, New Orleans, LA 70112

Maryland — Director, Codes Administration, Department of Economic and Community Development Division of Housing, 1748 Forest Drive, Annapolis, MD 21401

Michigan — Executive Director, Construction Code Commission, Department of Labor, 7150 Harris Drive, Lansing, MI 48926

Minnesota — Section Chief, State of Minnesota, Building Codes Division, Department of Administration, 408 Metro Square Building, 7th and Robert Streets, St. Paul, MN 55101

Mississippi — Director, Mobile Home Inspection Division, Office of the Fire Marshal, 416 Woolfolk Building, P.O. Box 22542, Jackson, MS 39205

Missouri — Director, Mobile Home and Recreational Vehicles Division, Missouri Public Service Commission, P.O. Box 360, Jefferson City, MO 65101

Nebraska — Director, Division of Housing and Environmental Health, State Department of Health, Lincoln Building, 3rd Floor, 1003 "O" Street, Lincoln, NE 65808

Nevada — State Fire Marshal, State Department of Commerce, Mobile Home Section, 505 East King Street, Room 302, Carson City, NV 89701

New Jersey — Director, Bureau of Housing Inspection, Division of Housing and Urban Renewal, Department of Community Affairs, 363 West State Street, Trenton, NJ 08625

New Mexico — Executive Director, Mobile Housing Commission, State of New Mexico, P.O. Box 5759, Santa Fe, NM 87502

New York — Director, Codes Bureau, Division of Housing and Community Renewal, Two World Trade Center, New York, NY 10047

North Carolina — Commissioner of Insurance, North Carolina Department of Insurance, P.O. Box 26387, Raleigh, NC 27611

Oregon — Chief, Mobile Home and Recreational Vehicle Section, State of Oregon, Department of Commerce, Building Codes Division, 401 Labor and Industries Building, Salem, OR 97310

Rhode Island — State Building Code Commissioner, State of Rhode Island, Building Code Commission, 12 Humbert Street, North Providence, RI 02904

South Carolina — Director, Division of Inspections Services, South Carolina Budget and Control Board, 300 Gervais Street, Columbia, SC 29201

South Dakota — Secretary, Commerce and Consumer Affairs, Division of Consumer Protection, State Capitol, Pierre, SD 57501

Tennessee — Director, State of Tennessee, Department of Insurance, Division of Fire Prevention, 202 Capitol Towers Building, Nashville, TN 37210

Texas — Administrator, Texas Department of Labor and Standards, Mobile Home Division, P.O. Box 12157, Capitol Station, Austin, TX 78711

Utah — Director of Mobile Homes and Recreational Vehicles Division, Department of Business Regulation, State of Utah, 330 East 4th, South, Salt Lake City, UT 84111

Virginia — Chief Fire Marshal, State Corporation Commission, Commonwealth of Virginia, 521 Blanton Building, P.O. Box 1157, Richmond, VA 23209

Washington — Assistant Director, State of Washington, Department of Labor and Industries, Mobile Home and Recreational Vehicles Section, 300 West Harrison Street, Seattle, WA 98119

Wisconsin — Chief, Mobile Home Section, Department of Industry, Labor and Human Relations, P.O. Box 2209, Madison, WI 53701

The Department of Housing and Urban Development (HUD) is the Federal Agency administering the Act and any questions concerning the Act or a consumer's rights under the Act should be directed to HUD. The Department of Housing and Urban Development is listed in your phone book under U.S. Government. In calling or writing the local HUD Office, consumers should direct their inquiry or call to the "Consumer Complaint Officer" in their local HUD or FHA Office. Consumers may also contact the Central HUD Office directly by writing or calling the Mobile Home Standards Division, Department of Housing and Urban Development, Washington, DC 20410 (telephone 202-472-4703).

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.

YOUR SCHULT MOBILE HOME DEALER

Name _____
Address _____
Phone _____

Refrigerator Service

Name _____
Address _____
Phone _____

Range Service

Name _____
Address _____
Phone _____

Furnace Service

Name _____
Address _____
Phone _____

Hot Water Heater Service

Name _____
Address _____
Phone _____

Dryer Service

Name _____
Address _____
Phone _____

Dishwasher Service

Name _____
Address _____
Phone _____

Garbage Disposer Service

Name _____
Address _____
Phone _____

Air Conditioner Service

Name _____
Address _____
Phone _____

LOCAL UTILITY COMPANIES

Gas Company

Name _____
Address _____
Phone _____

Fuel Oil Company

Name _____
Address _____
Phone _____

Other Emergency Numbers

Name _____
Address _____
Phone _____

Name _____
Address _____
Phone _____

Electric Company

Name _____
Address _____
Phone _____

Water Company

Name _____
Address _____
Phone _____

SCHULT

SCHULT HOMES CORPORATION
(MANUFACTURER)

LIMITED WARRANTY

Schult Homes Corporation, P.O. Box 151, Middlebury, Indiana 46540 (Warrantor) warrants to the ORIGINAL CONSUMER PURCHASER AND ANY SUBSEQUENT PURCHASER for a period of ONE (1) YEAR from the date of purchase by the original purchaser, that this housing structure shall be free of SUBSTANTIAL DEFECTS in materials and workmanship attributable to Warrantor. This Warranty ONLY covers components and parts of the body structure manufactured and assembled by Warrantor.

The Warrantor is not responsible for claims relating to routine maintenance such as leveling, adjusting doors and windows, recaulking, tightening screws or maintaining electrically operated equipment, nor is the Warrantor responsible for claims relating to mars, scratches, dents and chips to surfaces or fabrics not caused by the Warrantor.

Additionally, the Warrantor is not responsible for claims relating to purchased component parts such as chassis and hitch, axles, brakes, wheels, tires, roof jacks, windows, interior and exterior doors, interior and exterior lighting appliances, smoke detectors, exhaust fans, electrical wire and wiring devices, plumbing fixtures, furnaces, air conditioners, refrigerators, ranges, water heaters, washers, dryers, dishwashers, garbage disposals or compactors, furniture, carpeting, vinyl floor covering, mirrors, drapes, hardware, radios and stereos.

The Warrantor will remedy substantial defects in materials and workmanship caused by the Warrantor in the housing structure. The Warrantor shall elect to remedy the defect by repair or replacement. Warranty performance shall commence within thirty (30) days of Warrantor's receipt of written notice of a defect. All expenses incurred by the Warrantor to [redacted] the defect will be borne by the Warrantor.

[redacted] the Warrantor at the above address in writing of the defect within a reasonable time afte[redacted] of the defect and in no event later than thirty (30) days after expiration of the ONE (1) YEAR warranty period. All expenses incurred by purchaser in obtaining warranty service shall be borne by purchaser. The purchaser can obtain a list of persons authorized to perform warranty service by contacting Warrantor at the above address.

Failure to use as a permanent domicile, misuse or neglect, including failure to provide reasonable and necessary maintenance, unauthorized alteration, accident, improper loading, improper transportation, and improper set-up shall discharge Warrantor from any obligation under this Warranty.

THE WARRANTOR EXPRESSLY LIMITS WITH RESPECT TO THIS HOME THE DURATION OF ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE TO THE WARRANTY PERIOD OF ONE (1) YEAR. WARRANTOR EXPRESSLY DISCLAIMS WITH RESPECT TO THIS HOME ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AFTER EXPIRATION OF THE WARRANTY PERIOD. THERE IS NO WARRANTY OF ANY NATURE MADE BY WARRANTOR BEYOND THAT CONTAINED IN THIS WARRANTY. NO PERSON HAS AUTHORITY TO ENLARGE, AMEND OR MODIFY THIS WARRANTY.

SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

The Warrantor reserves the right to change the parts and design of its home from time-to-time without notice and with no obligation to maintain spare parts or to make corresponding changes in products previously manufactured.

THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE. No action to enforce this Warranty shall be commenced later than six (6) months after expiration of the Warranty period.

The Dealer warrants that this mobile home is new and has been used only for sales display purposes. Dealer further certifies that he has inspected this mobile home after occupation and the home is free from any substantial defects in materials or in workmanship.

Serial Number _____
Dealer _____
Address _____
_____
Phone _____
Date of Delivery _____

Owner _____
Name _____
Address _____
_____
_____