

CHAMPION®

MANUFACTURED BEAUTIFULLY™

*A copy of this manual must remain with the home for reference.*



# Park Model RV Owner's Guide

MANUFACTURER'S LIMITED WARRANTY



**ATHENS™**  
PARK MODEL RV'S

*Silvercrest™*

**Champion Home Builders, Inc.**

**: 62' Rcm 'Utggy/'Nlpf uc{.'Ecrhqt plc'; 5469**



Dear Owner:

Welcome to your new park model RV. You have chosen an exceptional value, and we are both delighted and proud to deliver that value to you.

The information and recommendations on the following pages will help you to enjoy and protect your park model RV. You will also find essential safety information that you should review with your family. Please read this Owner's Guide carefully and store it for regular reference.

The dedicated employees of Champion thank you for choosing a Champion / Athens Park Homes brand of park model RV. We work hard to make sure your park model RV will bring many years of comfort and satisfaction.

Sincerely,

Champion Home Builders, Inc.

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# ***INTRODUCTION***

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## **YOUR OWNER'S INFORMATION PACKET**

Your new park model RV is a major investment. To help you get the most enjoyment and benefit from it, we have put together this Owner's Information Packet containing **FOUR** important documents. Please be sure you have received each of the **FOUR** documents listed below, and store them in a safe place for future reference. If you did not receive one or more of these documents, please ask the retailer who sold your park model RV to you to provide them.

**1. Owner's Guide** - It describes many important park model RV features and gives guidelines for the ongoing care and upkeep that will help protect your investment. It also includes our limited warranty – our written commitment to you concerning the park model RV you purchased. This Guide also provides important safety warnings and health and safety information.

**2. Installation Manual** – Your park model RV must be properly installed for its

long-term comfort and durability. The Installation Manual contains instructions for the proper installation of your park model RV. It includes instructions for site preparation and drainage, and outlines the minimum requirements for the proper supporting foundation and anchoring of your park model RV, as well as guidelines for connecting the utilities.

**3. 5 Day Reporting Requirement** - A statement to report any problems with the park model RV within five days of delivery.

**4. Appliance Warranty, installation and Use-and-Care Booklets** – These booklets provide warranty, and information about how to install and operate the major appliances included in your park model RV.

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## **OWNER'S INFORMATION CARDS**

Information supplied to you on your park model RV should have a booklet containing at least three (3) detachable information cards. It is important that we receive the information requested in these cards. If you purchased your park model RV from a retailer, please be sure the retailer completes and mails a card on your behalf.

If you acquired your park model RV from someone other than a retailer, please fill out and send a card to us promptly at the address shown on your park model RV's Data Plate. It is important that you keep this Owner's Guide while you own the park model RV or give it to any person who buys the park model RV from you.

# ***INTRODUCTION***

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## **DATA PLATE**

A completed Data Plate for your park model RV is located at the main electrical panel, or in a cabinet in the kitchen. The Data Plate provides various identification numbers.

Information included on the Data Plate:

- model and VIN numbers
- a listing of the major factory-installed appliances
- the manufacturing plant's name and location

## **VIN NUMBER**

The VIN number of your park model RV is included on the data plate and is permanently stamped on the front of your park model RV's steel frame. When contacting your retailer or manufacturing plant for service, please have the VIN number available for identification purposes.

# ***ABOUT YOUR PARK MODEL RV***

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## **PLUMBING SYSTEM**

Water Heater Operation - Before operating your water heater read and understand the manufacturing instructions and warnings. Never operate your water heater before the tank is properly filled with water.

Water Lines Can Freeze - If your park model RV is located where freezing temperatures occur, the water supply line to the park model RV should be installed below the frost line. The entire pipe riser above the frost line should be insulated. Pipes not adequately insulated could result in frozen pipes that may cause damage to the plumbing system, your park model RV and contents. A number of suitable insulating materials are available. An electric heating element, generally referred to as a "heat tape," may also be used.

When the heat tape is wrapped around the pipe and plugged into an electrical outlet, it will normally protect the pipe against freezing. Electricity consumption is about equal to that of a 25-watt light bulb.

NOTE: THE HEAT TAPE RECEPTACLE UNDER THE PARK MODEL RV IS GROUND FAULT-PROTECTED AND IS NOT TO BE USED AS AN OUTSIDE POWER SOURCE; IT SHOULD ONLY BE USED TO POWER A HEAT TAPE TO PREVENT WATER SUPPLY LINE FREEZING.

*Leaks* - Leaks anywhere in the water distribution system can cause extensive damage if not found early. A regular check of your water lines - especially the fittings - both inside and outside the park model RV is a worthwhile precaution (see Owner's Maintenance Calendar on page 35).

The installation of the park model RV may cause plumbing leaks that occur after the park model RV has been set up. Such plumbing leaks are NOT covered by the factory warranty. If a leak occurs after you have moved into the park model RV, check for stresses on the plumbing lines. The park model RV may need to be re-leveled.

### **WARNING!**

**Failure to adequately and/or timely address and repair leaks could cause damage to the park model RV and personal property.**

# ***ABOUT YOUR PARK MODEL RV***

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## **HEATING SYSTEMS**

Your park model RV may have an RV gas furnace installed. You can balance the airflow throughout your park model RV by opening or closing various vent registers, however, do not close more than one (1) out of every five (5) registers as this could cause unnecessary heat build-up.

The manufacturer of the gas furnace provides instructions for the installation, adjustment, alteration, service, and maintenance and how to light and operate the furnace. These instructions are usually placed within the furnace burner compartment or attached to the furnace door before the park model RV is shipped from the factory. Review and carefully follow the furnace manufacturer's instructions at all times.

Improper care and use of heating systems may result in higher energy bills, release of carbon monoxide, fire or explosion that can cause property damage, personal injury or loss of life.

It is your sole responsibility to make certain that the furnace has been correctly set up and adjusted to operate properly.

**Never attempt to alter or modify the furnace. If a malfunction occurs, contact a qualified service technician.**

**IF YOU USE A FUEL OTHER THAN NATURAL GAS: MAKE CERTAIN YOUR GAS APPLIANCES HAVE THE PROPER ORIFICES FOR THE SPECIFIC TYPE OF GAS (PROPANE, ETC.) SUPPLY BEING USED.**

**WARNING!**  
**Under no condition should the combustion air intake or the outside draft opening on the furnace be blocked or obstructed.**

**NOTE: IF YOU CHOOSE TO INSTALL AN AIR CONDITIONING UNIT (OTHER THAN A UNIT SUPPLIED BY THE MANUFACTURER) YOU MUST ENSURE THE UNIT IS PROPERLY SIZED FOR YOUR PARK MODEL RV AND LOCATION.**

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## **ENERGY SUPPLY SYSTEMS**

### **LP or Natural Gas Systems**

If your park model RV has gas appliances, it is equipped with a gas distribution system that handles either natural gas or liquefied petroleum gas (LP-gas). Factory-installed appliances usually require natural gas. A qualified and/or licensed service technician should perform any and all installation or service of gas appliances.

LP-gas cylinders shall not be placed or stored inside the vehicle. LP-gas cylinders are equipped with safety devices that relieve excessive pressure by discharging gas to the atmosphere.

**FAILURE TO COMPLY COULD RESULT IN DEATH OR SERIOUS INJURY.**

# ABOUT YOUR PARK MODEL RV

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## **WARNING!**

**Unvented fuel exhaust heaters can cause excessive condensation in your park model RV, and can contribute to serious issues such as headaches, drowsiness, and even asphyxiation. Never install or use unvented combustible fuel heaters (e.g., kerosene, propane, natural gas, wood, etc.) in your home.**

The following warning label has been located in the cooking area to remind the user to provide a supply of fresh air for combustion.

**IT IS NOT SAFE TO USE COOKING APPLIANCES FOR COMFORT HEATING.**

Cooking appliances need fresh air for safe operation. Before operation:

1. Open overhead vent or turn on exhaust fan; and
2. Open window

**FAILURE TO COMPLY COULD RESULT IN DEATH OR SERIOUS INJURY**

Unlike homes, the amount of oxygen supply is limited due to the size of the park model RV, and proper ventilation when using the cooking appliance(s) will avoid dangers of asphyxiation. It is especially important that cooking appliances not be used for comfort heating as the danger of asphyxiation is greater when the appliance is used for long periods of time.

A warning label has been located near the LP-gas container location. This label reads;

**DO NOT FILL LP-GAS CONTAINER(S) TO MORE THAN 80 PERCENT OF CAPACITY. FAILURE TO COMPLY COULD RESULT IN FIRE OR PERSONAL INJURY.**

Overfilling the LP-gas container can result in uncontrolled gas flow which can cause fire or explosion. A properly filled container will contain approximately 80 percent of its volume as liquid LP-gas.

Portable fuel-burning equipment, including wood and charcoal grills and stoves, shall not be used inside the park model RV. The use of this equipment inside the park model RV can cause fires or asphyxiation.

**CAUTION: DO NOT BRING OR STORE LP-GAS CONTAINERS, GASOLINE, OR OTHER FLAMMABLE LIQUIDS INSIDE THE PARK MODEL RV BECAUSE A FIRE OR EXPLOSION CAN RESULT.**

The following warning label has been placed in the park model RV near the range area:

**IF YOU SMELL GAS;**

1. Extinguish any open flames, pilot lights, and all smoking materials.
2. Do not touch electrical switches.
3. Shut off the gas supply at the cylinder valve(s) or gas supply connection.
4. Open doors and other ventilating openings.
5. Leave the area until odor clears.
6. Have the gas system checked and leakage source corrected before using again.

**FAILURE TO COMPLY COULD RESULT IN FIRE OR PERSONAL INJURY**

LP-gas regulators must always be installed with the regulator vent facing downward. Regulators that are not in

## ***ABOUT YOUR PARK MODEL RV***

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compartments have been equipped with a protective cover. Make sure the regulator vent faces downward and the cover is kept in place

to minimize vent blockage which could result in excessive gas pressure causing fire or explosion.

### **WARNING!**

**When connecting gas to your park model RV, check for leaks by applying soapy water to joints and connections and look for any sign of bubbles. A match or open flame should NEVER be used in checking for gas leaks.**

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### **Oil Supply**

If your park model RV uses oil as a heating fuel, keep the oil tank full when not in operation to prevent condensation and rusting. Check the oil lines from oil tank to furnace for

leaks and/or kinks in tubing. In extremely cold climates, the oil line should be completely insulated to keep oil from congealing.

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### **Electric Power Supply**

Your park model RV is equipped with a 120/240 volt, 4-wire power supply system. A tag on the side of the park model RV at the power supply service entrance identifies the specific capacity of your system. Before

installing your park model RV, check the placement site to ensure that the electric power supply there meets your capacity needs. Inadequate electric supply can result in low voltage and may decrease the efficiency of lights and appliances.

### **WARNING!**

**Failure to properly ground the electrical system increases the risk of fire or electrical shock. See the Installation Manual for proper grounding procedures.**

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### **Electrical Distribution Panel**

Within your electrical distribution panel in the park model RV is a series of circuit breakers that protects the wiring against

electrical current overload. Each circuit breaker is designed to cut off power to the circuit it controls if problems occur.

## ***ABOUT YOUR PARK MODEL RV***

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If circuit breakers frequently trip, cutting off power, consult a licensed electrician as you may be overloading the system with small

electrical appliances, televisions, computers, etc. and you may need to add additional circuits to your system.

### **WARNING!**

**In an emergency, you can cut off electrical power to the entire park model RV by tripping the main breaker or pulling the main fuse.**

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### ***Ground Fault Circuit Interrupter***

Several of your park model RV's electrical receptacles, or outlets, are equipped with a ground fault circuit interrupter (GFCI). The GFCI is a safety device that protects from electrical shock in the event of a ground fault in the circuit. If a fault occurs, the GFCI will trip to the "off" position and interrupt the electrical supply to the receptacle.

There are two types of GFCI: one is installed in the main electrical panel box, the other in the receptacles. Receptacles with a GFCI are on the outside wall of the park model RV, in the bathroom and within 6 feet of the kitchen sink.

The GFCI is equipped with a "Test" button. Check the operation monthly, or at the frequency recommended by the manufacturer, by pressing the test button. The interrupter will trip if the GFCI is operating properly. To restore service, reset the breaker by pressing the "Reset" button. If the GFCI continues to trip and cut off power, contact an electrician.

GFCI-protected circuits should not have appliances with continuous motor loads connected in them (i.e., refrigerators, freezers, etc.).

### **WARNING!**

**OVERLOADED OR IMPROPERLY CONNECTED GAS, OIL, OR ELECTRICAL DISTRIBUTION SYSTEMS CAN RESULT IN FIRE, EXPLOSION, OR ELECTRICAL SHOCK. ANY CHANGES TO THESE SYSTEMS, INCLUDING REPAIRS OR INSTALLATION OF MAJOR APPLIANCES, SHOULD ONLY BE DONE BY LICENSED ELECTRICIANS OR FUEL-SERVICE PROFESSIONALS.**

# ***SAFETY, HEALTH AND COMFORT***

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## ***Moisture, Mold and Owner's Responsibilities***

Moisture can often be the root cause of building durability problems in the United States. Excessive moisture is also the leading cause of mold and mildew growth. To protect your park model RV and reduce the likelihood of moisture-related damage and related repairs, this section will provide you with some basic information about controlling moisture in your park model RV.

According to the U.S. Environmental Protection Agency, *“Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided...There are many types of mold, and none of them can grow without water or moisture. It is impossible to get rid of all mold and mold spores indoors.... If there is mold growth in your park model RV, you must clean up the mold **and** fix the water problem.”*

There is much debate over the extent to which molds may cause or aggravate human illness, but nearly everyone agrees that mold should be removed promptly before it can damage the material on which it is growing. Health agencies and experts do not recommend testing park model RVs as a first line of mold detection and prevention. Reliable sampling for mold can be expensive and there are no standards for judging whether the mold level could cause problems for the occupants.

The key to mold investigation and containment is prompt moisture control. Here are some ways you can do that:

## **Exterior maintenance**

- If you have gutters and downspouts installed, be sure to regularly clean and repair. Downspouts should extend and drain at least five feet away from the park model RV.
- It is critical that the ground slopes away from the park model RV so that water does not collect around or under the park model RV.

## **Interior maintenance**

- Immediately clean up any standing or spilled water.
- Vacuum and clean regularly to remove possible sources of mold growth.
- Keep the humidity level in your park model RV between 30% and 50%.
- Use an air conditioner that's properly sized for your park model RV.
- Use a dehumidifier during humid months (drain and clean collection trays frequently).
- Be sure the park model RV has enough exposure to outside air, including exhaust fans in the kitchen and bathrooms. Routinely clean bathrooms with fungus-killing products (e.g., bleach).
- Clean refrigerator drip pans regularly.
- Add mold inhibitors to paints before application.
- In portions of your park model RV susceptible to moisture (e.g., bathrooms), use area rugs or washable floor surfaces rather than wall-to-wall carpet.
- Remove or replace previously soaked carpets, upholstery or other materials.

# ***SAFETY, HEALTH AND COMFORT***

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**To decrease the potential for mold, regularly clean and maintain areas that are often damp or other sources of moisture. Such areas include:**

- Showers, bathrooms and kitchens
- Clothes-dryer vents
- Houseplants
- Aquariums and pet animals (i.e., birds, cats, dogs)
- Humidifiers
- Windows or doors

It is impossible to eliminate all mold and mold spores, but indoor mold growth can and should be prevented by controlling indoor

moisture. If mold is growing in your park model RV, clean up the mold and fix the water problem. If you clean up the mold, but do not fix the water problem, the mold could return.

***The Manufacturer's limited warranty on your park model RV DOES NOT include mold evaluations or inspections.*** Please use caution if you choose to hire a company to test your park model RV for mold. As noted, there are no Federal standards for such testing, and the costs can be high and the results unreliable. Overall, it is your responsibility as owner to perform regular maintenance and care of your park model RV.

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## **CONDENSATION, RELATIVE HUMIDITY AND VENTILATION**

Condensation on windows, skylights and cold surfaces is usually a sign of excessive relative humidity inside your park model RV, which can cause problems.

Relative humidity is a measure of the amount of moisture in the air. High relative humidity indicates excessive moisture in the air, which can severely damage your park model RV by causing wood and other building products, including the thermal insulation, to fail.

The following are some suggestions for managing relative humidity:

- Reduce the amount of moisture being put into the air. Sources of moisture include the bath and shower, cooking, and even body heat. Other more controllable sources of moisture include humidifiers, large numbers of houseplants, large aquariums, and laundry dried inside the house. Kerosene heaters add more than a gallon of water to the air for every gallon of kerosene

burned and should never be used inside a park model RV.

- Remove moisture from the air by using a dehumidifier.
- Replace moist indoor air with drier, outdoor air through ventilation.
- Manage the relative humidity underneath your park model RV.

Provide proper ground drainage underneath and within a few feet of the park model RV so that water flows away from the park model RV and does not accumulate. Also, placing a vapor barrier on the ground will reduce the amount of ground moisture that gets into the crawl space.

Don't let moisture-producing equipment empty into the crawl space. For instance, clothes dryer vents and air conditioning condensation lines should be routed outside of the park model RV and not underneath the park model RV.

# ***SAFETY, HEALTH AND COMFORT***

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Finally, ventilate the space underneath the park model RV so that moisture can escape. If there is skirting around the bottom of the park model RV, the ventilation should keep the relative humidity of the air in the crawl space at about the same level as the outside air.

NOTE: HIGH HUMIDITY IS NOT THE RESULT OF A DEFECT IN THE PARK MODEL RV. DAMAGE CAUSED BY HIGH HUMIDITY, INCLUDING CONDENSATION, IS NOT COVERED BY THE WARRANTY.

## **WARNING!**

**Failure to manage relative humidity in the indoor air could lead to condensation and excessive moisture in the park model RV, which may damage the park model RV and personal property and may lead to the growth of mold and mildew.**

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## **FIRES AND FIRE SAFETY**

You must be aware of possible fire hazards and vigilant about fire prevention to protect yourself, your family, and your park model RV. At a minimum, you should follow this crucial Four (4)-point plan:

### **1. Educate yourself and your family about the dangers of fire and how to respond to it.**

Fires produce heat, smoke and poisonous gases that may be deadly. All three products usually become more concentrated the closer they are to the ceiling. Therefore, always stay low to the ground in the presence of a fire.

Most fire fatalities are caused by inhalation of smoke or toxic gas, not by heat or flame. Even a few breaths of toxic gas can cause complete disorientation and unpredictable behavior. The most breathable air is usually low to the ground. A damp cloth held over the mouth and nose may offer some protection from smoke and gas inhalation. Fires need oxygen to burn. In case of fire, close any window or door near you and do not open any door without first touching it to feel for heat buildup on the other side. If there is fire on the other side of the door, opening the

door could provide oxygen to the fire, causing it to “flash” and spread rapidly. If you feel heat coming through a door, exit the room through another door or window.

Plan emergency escape routes that include two alternate paths from anywhere in the house, and practice routes at least once a year. Meet outside in a prearranged meeting spot.

If there are small children, elderly, or disabled persons in the park model RV who may not be able to escape a fire on their own, make plans and provisions for a primary and a secondary route to reach them. Consider that the secondary route may need to be from outside the house, through a window, in the event that the occupant’s room is blocked by fire.

### **2. Do not allow fire hazards in or near your park model RV.**

- Do not store flammable liquids or hazardous materials in or underneath the park model RV.
- Maintain electrical appliances, devices and their connecting cords in good

# ***SAFETY, HEALTH AND COMFORT***

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repair; do not overload electrical outlets. Use extension cords only temporarily.

- Do not smoke in bed - keep matches, lighters, and other flammable materials away from small children.
- Do not store materials or restrict air movement around heat-producing appliances.
- Never pour water on a grease fire.

### **3. Maintain the energy distribution and energy-consuming systems provided with your park model RV.**

Cooking and heating equipment are major causes of fire. At least once a year check the condition of your major appliances, including the furnace, range, water heater and any wood-burning appliances.

If you smell gas or experience electrical problems, stop using the system immediately and have it inspected by a professional. Do not ignore suspected problems!

### **4. Maintain the fire protection systems provided with your park model RV.**

The smoke alarms near each sleeping area of your park model RV could save your life by providing early warning of a fire! Make sure that you read, understand, and follow the operational and maintenance instructions provided by the smoke detector manufacturer. Keep the instructions for future reference. The smoke detectors in your park model RV are connected to the electrical wiring of the park model RV and are equipped with a backup battery to assure proper operation in the event of an electrical failure. The batteries should be checked and replaced regularly. If a smoke detector becomes inoperable, replace it immediately.

Each park model RV is equipped with one remotely located exit door. The door is operable from the inside without the use of a key. Keep this door and its operating mechanisms in good repair and do not obstruct the pathway on either side.

Each bedroom is equipped with a safety-exit escape window that includes operating instructions. Do not block access to the window or otherwise restrict its operation.

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## **WINDSTORM PROTECTION**

In order for your park model RV to be secure against high winds, it must be anchored to the ground and tied down. Park model RVs that are not properly anchored or tied down, may be at risk of wind damage when high wind conditions occur. Even if your park model RV is properly anchored and tied down, your park model RV still may not be able to resist severe windstorms such as hurricanes and tornadoes. It is not safe to remain inside the park model RV during the threat of an extreme windstorm.

### **Tornadoes**

During a Tornado Warning, evacuate your park model RV immediately and seek emergency shelter.

### **Hurricanes**

Do not rely on the park model RV to provide shelter from a hurricane. If a hurricane is approaching, evacuate the park model RV and move to emergency shelter inland, away from the coast. In anticipation of an approaching hurricane, secure all property both inside and outside the park model RV - flying debris is a major cause of hurricane damage. Use hurricane shutters or equivalent door- and window-covering devices. If the park model RV is not so equipped, refer to our Installation Manual for recommendations to install such coverings.

# ***SAFETY, HEALTH AND COMFORT***

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## **AIR QUALITY**

To promote energy conservation, park model RVs are designed and built in accordance with the ANSI 119.5 standards that greatly reduce air infiltration – the seepage of outside air into the house – by making the construction “tight.”

However, reduced air infiltration may also reduce the purity of the indoor air. Odors, gases, particulates and allergens tend to accumulate in the air from such sources as furniture, carpeting, clothing, building materials, cleaning materials and cosmetic

sprays. Other sources include cooking, smoking, and even breathing.

If the various particulates, allergens, or gases (including formaldehyde) are allowed to accumulate, they may produce physical discomfort. You can increase air purity by using the exhaust vents and by opening one or two windows periodically to keep air circulating within the park model RV. It may also help to give the park model RV a regular and thorough “airing out.”

### **IMPORTANT HEALTH NOTICE**

Some of the building materials used in this park model RV 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 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 retailer for information about the ventilation options offered with your park model RV.

High indoor temperatures and humidity raise formaldehyde levels. When a park model RV 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 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 your doctor or local health department.

### **WARNING!**

**This product contains a chemical known to the State of California to cause cancer.**

# ***INTERIOR MAINTENANCE***

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## **WALLS AND CEILINGS**

Most, if not all, of your walls and ceilings in the park model RV are made of gypsum drywall. Though there are several different types of surface finishes, they can generally be categorized as either *prefinished* or *textured*.

### **Cleaning**

*Textured surfaces* may be lightly dusted or vacuumed to remove dirt but should not be washed; washing will remove the texture.

*Prefinished surfaces* can be cleaned with a damp cloth or a mild detergent. Strong soaps or cleansers are not advisable.

Mold, mildew, or water stains on the wall or ceiling indicate moisture in the drywall panels. If this happens, it is extremely important that you find the source of the moisture and correct it. Do not overlook the possibility of high relative humidity or condensation as explained in the section on page 10 titled **Condensation, Relative Humidity and Ventilation**. Once you correct the moisture problem, you can usually remove the stain with bleach or a commercial cleaner.

### **Repairing**

*Prefinished* – This type of surface is relatively smooth and finished with paper, coated paper, or vinyl.

Small scrapes, scratches or chips can be rubbed with very soft, white chalk and then wiped with a clean cloth. A deep scratch may require more than one application. A little

touch-up paint matching the color of the surface may be applied over the chalk if the area is small, but in general, painting of prefinished surfaces is not recommended. Spackle and touch-up paint should be used for deeper gouges.

Major damage may require significant repair or replacement of the panel. If you replace a vinyl-coated panel, you will need to provide another vinyl finish to ensure moisture control.

*Textured Finish* – Scrape away the old texture and make sure the panels are secure and the joints properly taped. Fill in any cracks with pre-mixed drywall compound. Use the same pre-mixed drywall compound, dabbed or sprinkled on with a brush or cloth, to provide a textured finish consistent with the rest of the surface. Home improvement or hardware stores carry commercial applicators that help obtain a professional look. Next, prime the surface with a vapor resistant primer-sealer and then apply a finish coat of high-quality latex paint.

NOTE: WALL AND CEILING CRACKS THAT OCCUR AFTER THE PARK MODEL RV HAS BEEN SET-UP ARE USUALLY CAUSED BY SETTLING OR FOUNDATION FAILURES. THEY ARE NOT MANUFACTURING DEFECTS AND ARE NOT COVERED BY THE WARRANTY.

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## **FLOORS**

Floors are covered with vinyl floor covering or carpeting. Vinyl flooring looks better and lasts longer when cleaned regularly. Avoid excessive water application, as it may cause lifting and curling.

Carpeting fades when exposed to direct

sunlight. Carpet, as well as draperies and upholsteries, should be protected from direct sunlight. Fading of carpeting due to sunlight is not considered a carpet defect and is not warranted. Carpets and drapery should be cleaned and vacuumed regularly.

# ***INTERIOR MAINTENANCE***

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## **DOORS**

Occasionally, after the park model RV has been set up on site and leveled, minor adjustments to the door hang may be necessary. Check with your retailer to have adjustments made. This usually will not be covered under your factory warranty because the doors were fit at the factory when the park model RV was level.

If doors begin binding after the park model RV has been set, it may be an indication that the foundation of the park model RV is

settling and that leveling adjustments are necessary. Since a level, solid foundation is critical to the long-term integrity and performance of your park model RV, do not overlook the possibility that binding doors may indicate that the foundation or level of your park model RV may need adjustments. You may be able to correct a door problem by adjusting the swing; however, you should check the level and foundation of the park model RV, too.

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## **WINDOWS**

In cold climates, condensation may accumulate on windows or exposed glass; storm windows can help prevent this. (Condensation is a warning signal; see the section on page 10, **Condensation, Relative Humidity and Ventilation**).

If your windows are difficult to open or close or do not close tightly against the frame, check to see if the casing guides need cleaning or lubrication. Mild soap, WD-40 or a similar lubricant may fix the problem.

However, a minor adjustment in the seating or framing of the window may be necessary. If this is the case, the imperfect window alignment may be an indication that

the foundation is settling and/or the park model RV needs to be re-leveled. Do not ignore such warnings!

### **Skylights**

Manufacturer suggests regular cleaning and maintenance of the exterior and interior surfaces of the skylight and to regularly check for any damage or leaks. Minimally, in a harsh environment, skylight exteriors should be inspected and cleaned at six month intervals. In mild settings, once every 24 months may be adequate.

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## **COUNTERTOPS**

Countertops should be protected from extreme heat. Exposure to extreme heat can cause cracks, chips or discoloring. Hot pots, dishes or utensils should not be placed on any laminated surface; place a trivet, wire rack or protective pad under the hot item until it has

cooled. Cutting food and other items directly on the countertop should be avoided as this may slice, cut and damage the countertop. Be sure to use a cutting board when using knives, choppers and other sharp objects.

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## **CABINET DRAWERS**

If a drawer in your built-in cabinetry does not slide properly, check the drawer glides for proper alignment. They can be adjusted by

loosening a screw, adjusting, and then tightening the screw.

# ***INTERIOR MAINTENANCE***

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## **FIXTURES**

### **Sinks**

Light washing with mild soap or detergent will remove everyday dirt; and occasional scouring with a household cleaner will make your sink shine like new.

For stains and tougher jobs, use commercial cleaners specifically designed for

your sink – there are various cleaners for stainless steel, porcelain enamel, fiberglass or plastic sink types. Avoid bleaches containing chlorides (they tend to corrode materials), and strong scouring agents (they can scratch surfaces).

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### **Bathtubs and Showers**

Clean the bathtubs and showers by applying dishwashing detergent with a soft cloth. Thoroughly rinse off the detergent to eliminate any film. Do not use abrasive materials that can dull or scratch the surface.

Mold may form in tubs and showers, particularly on surfaces where moisture is allowed to stand for extended periods (small ledges, corners, etc.) To reduce the occurrence of mold or mildew, minimize the humidity in the bathroom by:

- using fans or vent windows during baths or showers
- keeping wash cloths and other moisture-trapping objects off of fixture surfaces
- wiping the shower or tub after use with a towel
- cleaning regularly with fungus-killing products
- wipe the floor clear of any standing water

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### **Toilets**

Use commercial toilet bowl cleansers. If yellow rings form inside the bowl from mineral deposits in the water, consider water softening or purifying services.

# ***EXTERIOR MAINTENANCE***

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## **SIDING**

### **Wood or Composition Siding**

These sidings provide long-term resistance to weathering when adequately protected by paint and are usually warranted by siding manufacturers. Generally, however, the siding manufacturer's warranty does not apply to deterioration caused by moisture that has penetrated the siding's surface. To prevent excessive moisture, follow the siding manufacturer's recommendations, as well as the following maintenance tips.

#### ***Manage moisture environment in the park model RV***

High relative humidity levels inside the park model RV or in the crawl space beneath the park model RV can cause moisture to penetrate the siding from the back or underside of the board where there is little or no resistance. To prevent this, see page 10 titled **Condensation, Relative Humidity, and Ventilation**.

#### ***Maintain the exterior finish***

Periodically repainting the siding is necessary, with the frequency depending on the climate, your park model RV's exposure, and the quality of paint used. Use quality paint suitable for exterior use, wood-type siding, as recommended by the siding manufacturer or your paint supplier. If the board is exposed, use a primer before refinishing.

The exterior finish will last longer if the siding is kept clean. Wash with plain water or

as recommended by the manufacturer; avoid soaps, detergents and solvents as they can wear away the finish. Mold or mildew should be removed using commercially available fungicides.

Bushes, trees, plants, and other materials or structures that press or rub against the siding should be removed or controlled so they do not scratch the finish or allow moisture to stand against the surface.

#### ***Re-caulk and re-nail as necessary***

If factory-provided caulking hardens, cracks, or loses its seal, replace it by applying high quality caulk. Caulk and seal any joints, cracks, nail holes, seams or other areas (e.g., windows, kitchen, bathrooms, doors, siding, roof, etc.) where moisture may cause damage. Re-nail any loose siding or trim, taking care that the head of the nail itself provides a good seal with the siding surface.

### **Vinyl Siding**

Vinyl siding resists airborne dirt. Normal rainfall or periodic rinsing with a water hose will keep the siding free of most dirt. If an unusual amount of dirt accumulates, use an ordinary, nonabrasive household detergent. Use a rag, sponge or soft bristle brush with gentle rubbing action to clean the siding. Rinse thoroughly.

# ***EXTERIOR MAINTENANCE***

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## **ROOF**

The smallest leak or break in the roof or roof edges could result in damaged ceilings, interior panels, and even personal property. Most costly roof troubles can be prevented:

1. The roof should not be walked on unless absolutely necessary. If walking on the roof cannot be avoided, walk only on sections supported by rafters or stringers, or use boards or panels to distribute your weight. Carefully place ladders against the side of the park model RV or roof to protect against damage to siding or roof shingles.

2. Do not remove and reinstall the furnace or furnace pipes without checking the exterior roof stack. A crack in the stack caulking or a loosened stack could cause a roof leak. A loose roof stack or furnace pipe could result in emission of carbon monoxide, fire or explosion; inspect and check thoroughly and re-caulk stacks regularly as needed.

3. Inspect the roof and roof edges for leaks, breaks or openings at least twice yearly, and remove any accumulated or decomposing debris.

### **WARNING!**

**Failure to adequately and/or timely repair leaks could damage your home and personal property and could cause the growth of mold and mildew.**

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## **Metal Roof**

Coat or paint metal roof with a roof preservative at least every other year; coat once a year for maximum life. Use a high quality roof preservative; it will be less likely to melt or run in hot sun and streak the sides of your park model RV. Some roof preservatives are guaranteed not to streak your pre-painted side panels. Check before you purchase these items!

Check the roof seams for spreading, parting or buckling. If any of these conditions

occur, take immediate action to prevent roof leaks.

Rust, oxidation, and breaks and cracks of the roof panels are all potential trouble points and almost always indicate roof panel wear. Scrape or wire-brush the affected areas and re-coat before additional damage occurs. Treat cracks and breaks in metal roof panels with a special conditioner before using the regular roof coating. Consult a paint retailer for a recommended conditioner.

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## **Shingled Roof**

Periodically inspect shingled roof for any tearing, cracking or rolling of individual shingles. Shingles that have been rolled up by the wind can be flattened out and cemented down with approved roof mastic.

Replace cracked or torn shingles. This is extremely important to prevent leaks that could damage the interior of your park model RV.

# ***EXTERIOR MAINTENANCE***

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## **Roof Moldings**

All roof moldings should fit tightly to the roof and be held firmly by screws or nails. Repair or replace damaged moldings. Before resetting moldings, apply a heavy coating of caulking to the underside with a small brush, putty knife or caulking gun. When the roof or

roofline molding is tight, or after it has been reset, apply a preservative coating over the top of the entire molding. Be sure that all screws or nail heads are well coated with a preservative.

---

## **Roof Stacks and Vents**

Rusted stacks or vents that do not function properly should be replaced. Before replacing, remove the old, dried caulking around them and apply new caulking. In setting stacks and vents, apply caulking to the underside of the base of the fixture and to the roof where it is to be set.

Secure the fixture firmly in place with screws, nails or other suitable fasteners. Apply

caulking so that it completely covers all stack or vent fasteners.

Even if stacks and vents do not have to be replaced, the old dried caulking around them should be scraped away and a new coating of caulk liberally applied as regular inspection dictates.

---

## **Roof Maintenance**

Accumulations of organic standing or decomposing debris including leaves, pine needles, and ice and snow can damage your roof. In particular, ice or debris dams along the eaves can cause leaks that are not covered

under the warranty. Inspect and maintain your roof frequently, especially during the winter, after heavy snow, high winds and heavy rain. Do not let buildups occur - remove the risk.

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## **SKIRTING**

Before a covering or skirting is installed around the bottom of your park model RV, make sure the skirting is adequately vented. For directions, read the section on page 10 titled **Condensation, Relative Humidity and Ventilation**, as well as the requirements and

recommendations in the Installation Manual. Once the skirting is installed, do not close the air vents, even in winter. The open vents will minimize moisture accumulation and also provide the needed combustion air for appliances.

# ***EXTERIOR MAINTENANCE***

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## **BOTTOM BOARDS**

Carefully inspect the protective covering material on the bottom side of the park model RV for any damage such as: failed seams, tears, splits or punctures which may have occurred during transportation or installation.

This special under-covering is known as “bottom board” and can be made from different

materials. This covering is designed to protect against moisture, insects, rodents, as well as to isolate the floor cavity from outside air.

It is important that all necessary repairs be completed whether skirting is to be installed around the perimeter of the park model RV or not.

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## **CAULKING**

As with any type of dwelling, your park model RV should be caulked and re-caulked periodically. Caulk or seal all cracks and openings, no matter how small. These cracks can occur around the moldings, joints, rails, windows, rooftop seams, doors and roof vents. Tighten or replace exposed or loose nails and screws so moisture cannot enter.

Sealing compounds come in a variety of colors to match the existing finish. The best caulking compounds do not dry out to a hardened state, but remain elastic. Caulk can be applied with a caulking gun or putty knife.

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## **LOCKS**

Interior and exterior door locks should be periodically lubricated with a powdered graphite lubricant. The latch bolt and door strike must be kept in alignment. If they are not aligned, adjust so that the door strike and latch bolt line up properly. If the latch goes out of alignment, it may be due to foundation settlement.

Keep a record of your park model RV lock’s model and identification number so that a locksmith can make new keys if the original keys are lost.

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## **WINTER PROTECTION DURING NON-OCCUPANCY**

If you are not living in your park model RV for extended periods, especially during cold or winter months:

- Drain all sink and lavatory traps or pour antifreeze into them.
- Always pour non-toxic antifreeze into bathroom commodes and tub traps.
- Do not allow water to remain in the commode tank.
- Completely drain all hot and cold water lines to prevent bursting.
- Close the shut-off valve below the frost line on the main water supply.
- Leave all faucets open and blow air through the lines to drain water from low spots in the traps.

# ***INSURING YOUR PARK MODEL RV***

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## **INSURANCE**

No matter where you live or your financial status, it is important to protect your park model RV with adequate insurance.

There are four basic types of insurance:

**1. *Physical Damage Insurance (sometimes called Hazard Insurance)*** - Coverage for the structure of your park model RV and associated structures, such as carports or garage, from covered losses. Covered losses may include, fire, vandalism, hailstorms and other natural disasters.

**2. *Homeowner Insurance (contents and personal property)*** - Coverage for physical contents and personal property. You may have to pay extra and list property such as computers, cameras, jewelry, art, antiques, musical instruments, stamp collections, etc.

**3. *Liability Insurance (sometimes called Third Party Insurance)*** - Coverage for claims or lawsuits filed against you by people who are accidentally hurt by your actions or because of your activities.

**4. *Credit Life, Accident and Health Protection*** - Provides for continuous payments to the lending institution for certain conditions, such as severe injury, which may cause the borrower to be unable to make the payments. Your lending institution may request this type of coverage as a condition of the loan, or you may want to purchase it to protect your own financial status.

You should thoroughly review specific insurance policies, including the type, coverage amounts and deductibles, with an insurance agent of your choice. You may want to deal with an agent who has policies specifically designed for manufactured housing. Be sure that your coverage and rates factor in how your park model RV is tied down and whether it is in a park or on private property. Also, if you intend to transport, move or relocate the park model RV, make sure that you, the transporter and set-up company have proper insurance coverage.

# ***RESALE and RELOCATION of YOUR PARK MODEL RV***

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## **PARK MODEL RV RESALE**

If you sell your park model RV, review this Guide with the purchaser before new possession and occupancy. It is important to maintain consistent upkeep over the life of the park model RV. Please be sure the second-

time buyer fully understands the maintenance instructions in this Guide. The second-time buyer should also fill out and send in the Owner's Information Cards described on page 2.

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## **RELOCATING YOUR PARK MODEL RV**

Only professional park model RV movers should move park model RVs. Firms specializing in park model RV relocation have offices in most major cities. It is important to consult your insurance agent for special insurance for the move including any insurance coverage to be provided by the mover.

If you need further instruction, or a list of recommended transport companies, please contact your retailer.

### **Ready for Moving**

Never attempt to move your park model RV yourself. Consult an expert and follow their instructions on how to prepare and conduct your move.

# ***TROUBLE-SHOOTING GUIDE***

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As the owner of your new park model RV, it is your responsibility, working in conjunction with your retailer, to ensure that your park model RV is properly leveled and set-up at the site, including all necessary tests and adjustments described in this Owner's Guide. It is also your responsibility to provide routine preventive maintenance as may be required.

This Trouble-Shooting Guide is intended to help reduce or eliminate minor service calls on your park model RV by explaining minor adjustments you can make on your own.

To use this Trouble-Shooting Guide, find your specific problem under the heading, *PROBLEM AREA*; the recommended solution is printed in the *SOLUTION* column directly to the right.

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## **PROBLEM AREA**

1. Leak under sink at water line.
2. Leak under sink at drain.
3. Leak at showerhead.
4. Leak at any gas fitting.
5. Leak on water line to commode.
6. Leak between tank and bowl in commode.
7. Leak at base of commode at floor.
8. No water to sinks, dishwasher, or washer.
9. Leak on sewer line.

## **SOLUTION**

1. Tighten fitting at connection to faucet.
2. Tighten collars on trap fittings.
3. Turn off water. Contact Retailer or contractor.
4. Turn off gas. Contact Retailer or contractor.
5. Tighten fitting at bottom of tank.
6. Tighten nuts between tank and bowl.
7. Tighten nuts at floor level to seal wax ring.
8. Make sure valves are open.
9. Contact Retailer or contractor.

## **ELECTRICAL**

- |  |   |
|--|---|
| <ol style="list-style-type: none"><li>1. No power to park model RV.</li><li>2. Partial power to park model RV.</li><li>3. No power to bathroom receptacles.</li><li>4. No power to isolated switches or receptacles.</li><li>5. Smoking or sparking at any switch or receptacle.</li></ol> | <ol style="list-style-type: none"><li>1. Check main power source outside to insure breakers are in the "on" position. Check breaker box inside park model RV to insure all are in the "on" position.</li><li>2. Check main power source outside to insure breakers are in the "on" position. Check breaker box inside park model RV to insure all are in the "on" position.</li><li>3. Reset GFCI breaker.</li><li>4. Do not use. Contact Retailer or contractor.</li><li>5. Disconnect main breaker. Contact Retailer or contractor.</li></ol> |
|--|---|

# ***TROUBLE-SHOOTING GUIDE***

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## **PROBLEM AREA**

## **SOLUTION**

### **DOORS AND WINDOWS**

- |   |   |
|---|---|
| <ol style="list-style-type: none"><li>1. Leak around doors or windows.</li><li>2. Doors and windows that bind, sag, or will not close tightly.</li><li>3. Delaminating or warping of doors.</li><li>4. Windows hard to open or close.</li><li>5. Excessive condensation on glass.</li></ol> | <ol style="list-style-type: none"><li>1. Use a silicone based caulking around edges and top. Check level of park model RV.</li><li>2. Check level of park model RV. Adjust striker plates to catch plunger.</li><li>3. Contact Retailer or contractor.</li><li>4. Lubricate window hinges and guides with a light machine oil or WD-40.</li><li>5. Refer to section in this guide on <i>Condensation and Ventilation</i>.</li></ol> |
|---|---|

### **APPLIANCES**

- |   |  |
|---|--|
| <ol style="list-style-type: none"><li>1. No power to an appliance.</li><li>2. Faulty operation of appliance.</li><li>3. Water heater (electric) not heating.</li><li>4. Water heater (gas) not heating.</li></ol> | <ol style="list-style-type: none"><li>1. Make sure power cord is plugged in. Check breakers for “on” position.</li><li>2. Contact appliance manufacturer through a local representative.</li><li>3. Disconnect power. Contact Retailer or appliance manufacturer.</li><li>4. Check that gas source is on. Check pilot light.</li></ol> |
|---|--|

### **HEATING AND AIR CONDITIONING**

- |  |  |
|--|--|
| <ol style="list-style-type: none"><li>1. Heater not working.</li><li>2. A/C not working.</li><li>3. Heater smokes.</li></ol> | <ol style="list-style-type: none"><li>1. Check power source. Check fuel source. Check pilot light. Check thermostat. Contact Retailer or contractor.</li><li>2. Check power source. Check breakers. Check thermostat. Contact Retailer or contractor.</li><li>3. This is common on initial start-up. Let heater run and ventilate park model RV.</li></ol> |
|--|--|

# ***TROUBLE-SHOOTING GUIDE***

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## **PROBLEM AREA**

## **SOLUTION**

### **FLOORS, WALLS, CEILINGS**

1. Loose moldings or trim.
2. Loose hinges, knobs, drawer pulls, etc.
3. Walls, partitions, or floors buckling.
  
4. Floor covering is wrinkled or loose.
  
5. Floor feels soft and spongy.
  
  
6. Floor squeaks.
7. Exterior siding is bowed or cracked.
  
  
8. Ceiling is marked.
  
  
9. Panels mildewed or stained.

1. Re-nail as needed.
2. Tighten as needed.
3. Check level of park model RV; check for water leaks, reduce or eliminate humidity.
4. Check level of park model RV. Contact Retailer or contractor.
5. Check level of park model RV; check for water leaks or standing water under the park model RV, reduce or eliminate humidity.
6. Check for loose lag bolts or loose decking.
7. Check for excessive humidity; re-nail siding.
8. Use soft white chalk or touch-up paint to cover-up. Check for water leaks.
9. Refer to section on *Condensation and Ventilation*.

### **ROOF**

1. Leak from roof.
  
  
2. Roof rumble.
  
  
3. Shingles torn, cracked or curling.

1. Check level of park model RV. Seal around seams, edges, and vents with good quality roof coating.
2. Check level of park model RV. Contact Retailer or contractor. DO NOT put mechanical fasteners (i.e., rumble buttons, staples, etc.) through the roof.
3. Replace torn or cracked shingles. Curled shingles can be flattened with roof mastic sealer.

# ***MANUFACTURER'S LIMITED WARRANTY***

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## **Limited Warranty**

The Manufacturer warrants to you, the Owner, for a period of one year, that the new park model RV purchased by you was manufactured free from substantial defects in materials and/or workmanship. The term "substantial defects in materials and/or workmanship" means any factory-introduced failure of the structural, mechanical, electrical, plumbing, or weather-resistance systems of the park model RV to meet the performance or specification requirements of the applicable building standards as specified on the house certification label, but excluding minor problems not caused by the manufacturing process. The warranty only applies if the park model RV is purchased from an authorized retailer, which does not include retailers or persons that acquire the park model RV from sources other than directly from the manufacturer.

This warranty begins on the date on which the retailer installs the park model RV at its original installation site and continues for one year from that date. If the park model RV is not moved from its original installation site, nor used for commercial purposes, then this constitutes the one-year "Warranty Period." The warranty only applies to substantial defects that become evident within the Warranty Period and where written notice is provided to the Manufacturer not later than 10 days following the expiration of the Warranty Period. **The only remedy for substantial defects offered under this warranty is repair or replacement of affected parts after inspection by the Manufacturer or its authorized representative.** If the identical part or component is not available, the Manufacturer will provide a similar part or component of equal or greater value. All parts or components repaired or replaced under the warranty are the exclusive property of the Manufacturer. The Manufacturer will make the final decision whether to repair or replace any part or component or system.

The Manufacturer reserves the right to make changes or improvements at any time in the design or manufacture of its park model RV or any component thereof without incurring any obligation to others.

### **THIS WARRANTY DOES NOT COVER:**

- problems not caused by defects in workmanship, materials and/or the design of your park model RV;
- problems resulting from failure to comply with instructions in this Guide, including instructions for obtaining warranty service, or instructions in the Installation Manual;
- the park model RV if it is used for anything other than private residential occupancy, including but not limited to commercial use or rental property;
- appliances and accessories installed in the park model RV, which may be separately warranted by the appliance or accessory manufacturer;
- alterations or modifications provided by retailers, you or third parties, including appliances, accessories or options such as air conditioning installation and service, skirting and other similar items;

## ***MANUFACTURER'S LIMITED WARRANTY***

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- problems resulting from transportation, improper or inadequate set-up, leveling or re-leveling;
- problems resulting from an inadequate foundation, settling, shifting soil, frost upheaval, drainage or problems that relate to daily changes in temperature and humidity (i.e., the appearance of minor cracks in walls or ceiling texture, wavy exterior siding, minor gaps in trim or trim pulling away from wall or ceiling, or doors or windows becoming out of adjustment – such items are generally the result of normal settling of a park model RV or seasonal changes and not an indication of any type of warranted item and, therefore, considered normal maintenance items);
- problems resulting from damage by you or others, including but not limited to, abuse, misuse, unauthorized repairs, negligence or accidental damage, or from theft, vandalism, natural disasters or Acts of God;
- any exterior wood applications such as cedar, wood, log or other natural elements;
- deterioration or damage from high relative humidity, condensation, ground moisture, the use of moisture producing appliances (e.g., kerosene heaters, humidifiers, etc.) or extended moisture exposure caused by plants, building attachments or accessories, or unmitigated leaks; or the failure to maintain adequate ventilation in and/or underneath the park model RV; or the failure to properly vent the dryer exhaust away from the park model RV; or the failure to provide an adequate vapor barrier; or the failure to provide adequate drainage away from the park model RV;
- deterioration or damage caused by unauthorized repairs or alteration of the park model RV or any component parts or the imposition of loads for which the park model RV was not designed to support or resist, including damage as the result of interior excessive weight of pianos, safes, fish tanks, and exterior attaching additions, decks, porches, carports, etc. to the park model RV;
- deterioration from exposure to animals, rodents, insects or decay;
- normal wear and tear, which includes but is not limited to, visible scratches, tears, cuts and dents, and other similar damage to the roof, exterior siding, bottom board, floor coverings, wall coverings, countertops, ceilings, cabinets, trim, doors, windows, screens and other components occurring during or after delivery and installation;
- water distribution leaks on systems that have water pressure supplies in excess of 80 psi;
- improper or inadequate connection of utility systems to the utility supply services or between sections of multi-sectional units;
- roof leaks caused by ice or debris build-up, ice or debris dams, or water standing on the roof;
- damage or injury caused by improper electrical service grounding or connections;

## ***MANUFACTURER'S LIMITED WARRANTY***

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- bedding, blinds, draperies, furniture, wheels, tires, axles or brakes;
- any undertaking, representation or warranty made by a retailer or other person beyond those expressly set forth in this warranty;
- loss or damage that the Owner has not taken timely action to minimize or damage caused by improper preventive maintenance as specified in this Guide (e.g., caulking and maintenance of roof vents, windows, doors, sinks, tubs, shingles, fasteners, or failure to clean gutters, etc.);
- payments by Owner to third parties for work performed on the park model RV unless such work is approved in advance by Manufacturer pursuant to the procedures set forth herein; and
- INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, YOUR LOSS OF TIME OR INCONVENIENCE, LOSS OF REVENUE, COMMERCIAL LOSS, EXCESSIVE UTILITIES, BEING DISPLACED OR UNABLE TO USE YOUR PARK MODEL RV, MENTAL ANGUISH OR DISTRESS, TRAVEL, LODGING, OR TELEPHONE CALLS. NEITHER THE MANUFACTURER NOR OTHERS ASSUME ANY RESPONSIBILITY UNDER ANY CIRCUMSTANCES FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES BASED ON NEGLIGENCE, FRAUD OR MISREPRESENTATION. ANY SUCH CLAIMED DAMAGES ARE HEREBY DISCLAIMED.

**DISCLAIMER OF WARRANTIES: THIS WARRANTY IS GIVEN EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY AND WORKMANSHIP. THE REMEDIES SET FORTH IN THIS WARRANTY ARE THE SOLE REMEDIES PROVIDED BY THE MANUFACTURER. ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY AND WORKMANSHIP, TO THE EXTENT IMPLIED BY LAW, ARE LIMITED IN DURATION TO ONE-YEAR FROM THE ORIGINAL PURCHASE DATE BY THE ORIGINAL PURCHASER AND OTHERWISE DISCLAIMED.** Some states do not allow limitations on how long an implied warranty lasts, and some states do not allow the exclusion or limitation of incidental or consequential damages, so the above exclusions or limitations may not apply to you.

**THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS THAT MAY VARY FROM STATE TO STATE.**

If any part, subpart, clause or sentence of this warranty is determined to be in conflict with any applicable law, rule or regulations, this limited warranty and all other provisions shall be effective to the extent required thereby.

Manufacturer reserves the right to make changes at any time in prices, colors, materials, equipment, specifications and models and also to discontinue models without notice and/or obligations.

## ***MANUFACTURER'S LIMITED WARRANTY***

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**THIS RECREATIONAL VEHICLE/PARK MODEL RV IS CONSTRUCTED IN ACCORDANCE WITH ANSI 119.5 OR OTHER APPLICABLE GOVERNMENTAL REGULATIONS AND HAS BEEN SOLD AS A STAND ALONE UNIT. ANY ALTERATION OF THIS PARK MODEL RV FOR THE PURPOSE OF ATTACHING A ROOM OR ATTACHING ANY OTHER TYPE OF ADDITION WITHOUT THE WRITTEN CONSENT OF ATHENS PARK HOMES RENDERS ALL MANUFACTURER'S WARRANTIES NULL AND VOID.**

**-NOTICE-**

**TAPE & TEXTURE DRYWALL FINISH IS NOT WARRANTED  
BY THE MANUFACTURER**

The manufacturer does not warrant that tape and texture finishes of drywall walls or ceilings will be free from cracks. The manufacturer will not make or pay for repairs to drywall or ceiling cracks, or drywall or ceiling finishing including multi-section close-ups.

# ***DAMAGED ITEMS and NORMAL WEAR AND TEAR***

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## **DAMAGED ITEMS and NORMAL WEAR AND TEAR**

Damaged items and normal wear and tear are not covered under the limited warranty. However, we will repair the minor problems or damage described below provided that the issues are present when the park model RV is delivered from the factory and listed on a dated and written document. We must receive this dated and written document within five (5) days of delivery.

### **The following are some examples of damage or normal wear and tear:**

- Loose molding, trim, or counter edging; wavy exterior siding.
- Cracks, dents, bows, chips, or scratches in wood, counter top laminate, linoleum, tile, drywall or other interior or exterior finish materials.
- Loose, torn, stained, stretched, or matted (worn from foot traffic) carpet.
- Scratches, chips, discoloration or other visual imperfections of fixtures, appliances, and other hardware.
- Noises including knocking and pinging associated with operation of the centralized Heating and/or Cooling System.
- Torn, damaged, or stained screens, curtains, or shower and bath enclosures
- Dried, cracked, or missing caulk.
- Alignment or adjustment of drawers, cabinet doors, and fixture covers.
- “Roof rumble” or other noises associated with park model RVs equipped with a metal roof.
- Failures caused by lack of maintenance.
- Personal cosmetic preferences that differ from the construction standards of your park model RV.

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## **APPLIANCE AND OTHER PRODUCERS’ WARRANTIES**

Warranties issued by other producers of appliances, accessories, heating and air conditioning equipment, and other items installed in the park model RV, remain in effect. These other producers or their local service agents should be contacted first for warranty repairs and for routine service and maintenance. The appliance warranties are usually shipped with the appliances. Such appliances are not covered by this warranty.

If you have problems obtaining warranty service on any factory-installed appliance, contact the Service Department of the Manufacturing Plant that built your park model RV. They will assist you in obtaining warranty service from the appliance or accessory manufacturer.

# **RESPONSIBILITIES**

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## **OWNER'S RESPONSIBILITIES**

As the Owner, you are responsible for all regular cleaning and maintenance, some of which is described or referenced in this Guide. A list of maintenance items is included on page 35 and a Trouble-Shooting Guide can be found starting on page 23. In an emergency where the problem may be covered by the warranty and, if not corrected promptly, could cause damage to the park model RV, its component

parts or contents, the Owner should immediately contact the Retailer that sold the park model RV or contact the Manufacturer in writing to request service, or to request authorization to hire an independent contractor to correct the problem. The Owner also is obligated to limit or mitigate the damage that such an emergency may cause to the park model RV, its component parts or contents.

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## **RETAILER'S RESPONSIBILITIES**

The Retailer who sold you your park model RV is an independent business and is not an agent or representative of the Manufacturer. The Retailer's obligations depend in part on any agreements made with you pertaining to the purchase of your park model RV which may include delivery, grading, installation, air-conditioning, skirting, etc.

Additionally, the Retailer is responsible for the following:

***Pre-Delivery Inspection*** - The Retailer should thoroughly inspect your park model RV upon receiving it.

***Retailer Responsible Service*** – For any service work related to items for which your retailer or installer is responsible, your Retailer will be responsible for providing service or repair.

***Minor Adjustments/Repairs*** - As needed.

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## **TRANSPORTER'S RESPONSIBILITIES**

Transporters are responsible for delivering the park model RV in essentially the same condition in which they received it. Make sure that any transporters with whom you contract

accept that responsibility. Always use a licensed and experienced contractor to move your park model RV.

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## **SET-UP CREW'S RESPONSIBILITIES**

***Set-up and installation should only be done by qualified, experienced and/or licensed personnel who warrant installation of the park model RV and are capable of installing the park model RV safely and competently as described in the Installation Manual. Our limited warranty does not cover problems or damage caused by improper set-up or installation.***

The installation crew is responsible for installing the park model RV properly. Contact your Retailer to determine who is responsible

for keeping the park model RV level and adequately supported. We recommend that the park model RV be professionally inspected after installation to assure that it has not been damaged in transit and that it has been installed properly. Check with your state or local building authorities for details about inspection services.

**NOTICE: IF SKIRTING IS INSTALLED, IT MUST PROVIDE FOR PROPER VENTING UNDER THE PARK MODEL RV.**

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# WARRANTY CLAIM PROCEDURE

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## WARRANTY CLAIM PROCEDURE

### WE TALKED ABOUT THIS, PLEASE CHECK AGAIN

If you have a problem with your park model RV that you believe is warranty related, send a ***dated and written notice*** of the item or items to the Manufacturer. The address of the Manufacturer is shown on the data plate in your park model RV and on the page preceding the inside back cover of this manual.

For items related to the delivery or installation of the park model RV, dated and written notice should be provided to the Retailer or to the Installer. The Retailer, Installer and Manufacturer should be given an

opportunity to remedy any item for which any of them may have responsibility.

The dated and written notice should identify:

1. Date the Notice is written
2. Each specific problem
3. The location of the problem
4. VIN number of your park model RV
5. Date you purchased the park model RV
6. Name of the Retailer that sold the park model RV
7. Your park model RV address, email, and contact telephone number

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## CUSTOMER SATISFACTION PROCEDURE

If you have a problem with your park model RV, contact the Retail salesperson that sold you your park model RV. If the problem is not resolved to your satisfaction, contact the owner of the Retailer business. Normally, this will resolve any problems that you have.

If the problem remains unresolved, send a dated and written notice to the Service Department at the Manufacturing Plant that built your park model RV. The contact information is listed on the page preceding the inside back cover of this manual.

If you continue to have a problem, contact the Manufacturing Plant General Manager.

For additional assistance with a warranty problem, send a dated and written request to:

**Champion Home Builders, Inc.**  
**ATTN: Customer Satisfaction Department**  
**755 West Big Beaver Road**  
**Suite 1000**  
**Troy, Michigan 48084**

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## THE IMPORTANCE OF INSTALLATION

Proper installation is so important that we want to re-emphasize the following: Your structural integrity of the park model RV is dependent on the foundation of the park model RV.

Your park model RV should be level upon initial installation. An inadequate or out-of-level foundation may result in a number of structural problems, including:

- Doors, windows, and cabinetry that bind or do not align properly
- Buckled, sagging, or loose structures or components, including trim pieces
- Water leaks and air drafts, especially at doors and windows

Unless you have made specific arrangements with your Retailer, you are responsible for re-leveling your park model RV and all issues relating to the re-leveling.

# ***OWNER CHECKOUT GUIDE***

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This Owner Checkout Guide will help you conduct a simple inspection of your park model RV within 5 days after delivery. If you find a problem within this time period, contact your Retailer directly.

## **INSIDE**

- Try all light switches, vent fans and electrical outlets.
- Try each electrical appliance, including the range, oven, refrigerator, and garbage disposal. Do they work? Is warranty information provided with each of them? Does each have an Owner's Manual?
- Check the smoke detector(s) by pressing the "TEST" button. Does the alarm sound? Do you have warranty documents and operating instructions?
- Try each plumbing fixture. Do all drains work? Does the toilet flush? Does anything leak?
- Try all windows. Do they open and close properly? Is one window in each bedroom clearly labeled as an emergency egress window?
- Try all interior doors, cabinet doors and drawers. Do they open, close, and latch properly? Are they straight?
- Look at the wall coverings and ceiling in each room. Are there gouges or discolorations? Are there any bows, droops, or other problems?
- Check the floor covering in every room. Is the vinyl floor covering free of gouges? Is the carpet tightly stretched?
- Check the surfaces and edges on all counter tops. Any chips or bubbles?
- Look at the trim or molding throughout the park model RV. Is it straight, secure and undamaged?
- If your park model RV came furnished, check each piece. Is there any damage?

## **OUTSIDE**

- Inspect the siding. Are there any serious dents, bows or gouges? If you have Hardi siding and it gets dirty, this product needs cleaning with ordinary soap and water. It can be painted if you like, but the material itself is extremely durable. Its major ingredient is cement and there is just not much that can happen to it unless you hit it hard with a hammer or a large rock and break it. It has a 25 year warranty!

If you have a wood siding or log style siding, it needs some care occasionally. If you use a high pressure washer on wood you could damage it if you don't know how to do it. Soap, water and a broom is safer. The log style siding should be sealed when it starts to look dry and faded. Any quality wood sealer, such as Thompson's Waterseal will do. Follow the directions on the container. It is fairly easy to apply and it doesn't take very long.

- Check the roof. We use two styles of roof, one is regular shingles and the other is a raised seam metal roof. Sometimes a few shingles can blow off if a storm is bad enough, so you should check after an event and repair them if necessary. The flashing around penetrations (vent pipes, stacks, etc.) in the roof are sealed and flashed, but they can be affected by high wind as well, so check them as needed. Shingle roofs also have shipping strips at the hitch end of the park model RV so the shingles will not be damaged in transit. These need to be removed and sealed under each shingle that had a fastener through it.

Metal roofs can be very slippery and will bend if too much weight is applied in an unsupported area (between rafters). If you have a problem with a metal roof; you should contact your Retailer or a person familiar with these roofing materials.

# ***OWNER CHECKOUT GUIDE***

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## **OUTSIDE (Continued)**

- Try all exterior doors, including water heater and furnace compartment doors if applicable. Do they open, close and latch properly? Are there any large gaps around them? Do you have keys for all of them?
- Check all windows. Do they open, close and latch properly? Is there sealant at the top? Are there screens on each one?
- Check under the park model RV. Any drain system leaks? Any holes or tears in the vapor retarder? Is the ground dry? Is the ground around the park model RV sloped away to provide rainwater drainage?
- Check your electrical panel box, whether it's inside or outside. Are all circuits clearly labeled? Push the "TEST" button on the ground fault interrupter. The "RESET" should pop out; press it to reset.

# ***OWNER'S MAINTENANCE CALENDAR***

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The following is a maintenance seasonal schedule that lists *minimum* guidelines for inspecting, maintaining and preserving your park model RV.

## **Spring**

- Wash exterior; wax metal siding; repaint as necessary.
- Clean interior walls.
- Inspect roof; clean off debris; hose off with water.
- Check and clean exhaust-fan systems.
- Check anchoring system and tie downs.

## **Summer**

- Check air conditioner.
- Check and replace furnace filters.
- Check exterior caulk and sealants.
- Check roof jacks, appliance exhausts.

## **Fall**

- Clean and check furnace.
- Check oil supply.
- Caulk all small openings.
- Check heat tapes on water lines, if installed.
- Recoat metal roof, if necessary.
- Check condition of ground cover.

## **Winter**

- Lubricate window slide tracks.
- Check furnace filters twice each season.
- Clean filters, if necessary.
- Lubricate door locks.

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## **PERIODIC MAINTENANCE CHECKS**

### **Weekly**

- Test smoke alarms.\*

### **Monthly**

- Test Ground Fault Circuit Interrupters.\*

*\* Or as frequently as manufacturer recommends*

### **Vacation Reminders**

- Turn off water supply.
- Turn off and drain water heater if park model RV will be unheated.
- During winter put approved antifreeze in kitchen, lavatory and toilet traps; drain water lines if park model RV will be unheated.
- Unplug appliances.
- Close and lock windows.
- Lock the doors.
- Have fun!

# **CONTACT INFORMATION – SERVICE AND MAINTENANCE**

## **SERVICE AND MAINTENANCE CONTACT NUMBERS**

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Your Retailer can provide the following contact information for your park model RV's warranty and maintenance service providers. This information may also be located in the appliance manufacturer's warranty and operational instructions for each of the various appliances.

### **PARK MODEL RV RETAILER**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **REFRIGERATOR SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **RANGE SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **FURNACE SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **WATER HEATER SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **WASHER SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **DRYER SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **DISHWASHER SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **GARBAGE DISPOSER SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **AIR CONDITIONER SERVICE**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Serial # \_\_\_\_\_

### **OTHER EMERGENCY NUMBERS**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

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