



**Owners Manual**

**For**

**Park Trailers**

**Forest River, Inc. - Park Model Division**

## **Welcome**

The employees of Forest River, Inc. - Park Model Division thank you for purchasing one of our products. We hope that you will enjoy your park trailer for many years.

As with any major purchase expected to last many years, the maintenance of your park trailer is important and seeing that the maintenance is done is your responsibility. There are many things about the care of your park model trailer that are the same as the care of similar items at home. This booklet will review some of those items and also the care of items which might be particular to a park trailer.

Your dealer will go over many of these things when they turn the unit over to you after setting it up on your site. Your dealer should be your first source of reference concerning questions which you may have that are not covered in this manual. In many cases the dealer may have put together a total package which includes more than just the unit.

Many of the suggestions and ideas expressed in this manual are general guidelines for most common applications. Specifics may be affected by park and local rules and by local weather patterns.

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## Safety First

We have tried to build as much safety into the unit as possible and we recommend that in all cases adjustments to the components of the unit be made by qualified professionals. If you work on parts of your unit here are some reminders:

1. For any changes to electrical items make sure the breaker is in the off position. If you are not sure which breaker controls the line on which you are working turn off the master breaker or pull the plug on the unit.
2. Electricity and water do not mix - do not put small appliances in locations where they might fall into sinks, tubs, or stools,
3. Iran Electric range has been optioned, beware as the heating coils may be hot but not glow.
4. Always check gas lines for wear if unit has been left unattended for an extended period.
5. It is recommended that the gas is turned off outside the unit when you are departing for an extended period.
6. If you smell gas, immediately vacate the unit and turn off the gas on the exterior. Call a professional to check for leaks.
7. Most roof maintenance can be done from the side from on a step ladder. If it becomes necessary to get on the roof distribute weight and use safety measures.
8. All sleeping areas have two points of exit; one of these may be a window. Make sure all members of the family are aware of use of these exits and can use them in emergency. Practice drills would be helpful.
9. In case of weather warnings in your area, your unit may not be sufficient protection. Follow park instructions and the assistance of local officials regarding safe locations.
10. In most cases common sense will be an excellent guide to safety in your unit. If there are any questions in your mind, call your dealer or other professional. .
11. There are safety labels throughout your unit. Please read these labels and do not remove them.

## Delivery and Set up of the Unit

The dealership from whom you purchased the unit is responsible for the delivery and set up of your unit on your site. **Proper delivery and set up will affect the ability of your unit to be warranted.** The dealership may do the set up themselves or use an outside service firm with whom they are confident. As some of the set up items may have to do with maintenance or service of the unit, we review some of the specifics below.

**Blocking** - many of the specific rules affecting the way in which your unit is blocked are rules created by local or state governments or by the park in which your unit is sited. The unit should be blocked in such a manner that the unit is level end to end and side to side, and that the unit does not flex on its frame when you walk through the unit. Normal blocking locations are along the I-beams of the frame at most 4' from each end and at 6' -8' intervals. Some customers will request extra blocking under entry doors. (On Sentinel the slide outs must be blocked.) If the blocking of the unit is set on soil, there may be some settling and reblocking and releveling may be required.

**Hooking up electric** - seems easy, the cord that comes with the unit just plugs into the receptacle on the site. However, prior to plugging in the unit, you should make sure that all the breakers in the breaker box are in the off position. **Make sure that the breaker for the Water Heater is in the off position and remains in the off position until the water heater is filled with water.** Individually check the circuits covered by each breaker to see that they are working. In cases where the unit is to be hardwired to the electric source at the site, this should only be done by a locally licensed electrician.

**Hooking up water** - to the unit is accomplished by hooking a portable water hose from the site hook up spigot to the hose hookup normally located on the belly of the unit under the water heater. You may wish to have a pressure regulator on your city water line. Check all finger tight fittings at faucets and stools. Walk the unit and listen for any pressure release. Do not check faucets until the sewer lines are hooked up or holing yanks are checked.

**Hooking up sewer** - to the unit can be done with standard RV sewer hose though it is often hard plumbed. If using RV sewer hose, it must be supported to ensure that it constantly angles down and no low points allow for stagnation. If your unit has optional holding tanks, there are valves on the tanks. The black valve (the larger one in line) should never be left open even if you are hooked up to a park sewer; it should be kept closed until the black water tank is at least half full so that the chemicals in the tank have a chance to dissolve the solids. Holding tanks can be emptied about once a week in most households. Most parks without sewer systems will have “honey wagon” pickup weekly. If you are emptying your holding tanks into a sewer system or into your own “honey wagon” open your Black valve first, the main valve and then the gray valve. Depending on space when dumping yourself, you may wish to run fresh water through the tanks while dumping. There are also tank washout systems you can add to your sewer outlet. Check with your dealer regarding these.

Once your sewer line is hooked up, you can check the water faucets and sewer lines again checking finger tight fittings under the sinks. Check that the water heater bypass is not in the bypass position and make sure to run faucets to the hot water side as well as the cold. When the hot side runs smoothly the water heater is filled with water and you can switch on the water heater breaker and test that it is working. Electric water heaters may take substantial time to heat a freshly filled tank.

**Hooking up gas** - to the unit with certified LP lines at the inlet located on the rear of the unit should always be done the first time by a certified LP technician. **The gas appliances used in these park models are factory set for LP Gas. Do not hook up to Natural Gas.** (Occasionally, a unit will be built for Natural Gas hookup - these are built to special order and should never be hooked up to LP.) After the LP gas is connected to the unit each appliance should be tested individually. Note: each appliance has a separate shut off valve. **If you smell gas at any point after the gas valve has been turned to the on position, immediately vacate the unit and turn the valve on the tank to the off position, then call the gas company to check it out.**

## Care of Interior Features

(Specific note: some items in both interior and exterior care are special only to the Sentinel units. Where this is the case you will find (S) which refers you to the area “Special differences Sentinel units”)

The interior **walls** of your unit are Luan board covered by printed vinyl. They can be cleaned with non-abrasive cleaners and soft cloths. Abrasive cleaners and heavy rubbing may cause the pattern on the vinyl to fade.

**Carpeting** - in the unit is standard household carpet which is best maintained by frequent vacuuming and spotting or general cleaning as needed. You may find that since it is further from the exterior and has less traffic, the frequency of cleaning loft carpets may be also less. Floors not covered with carpet have “no wax” vinyl **floor tile**. The no wax vinyl will maintain its finish as long as it is not abraded, sweeping and cleaning with a light soap will not cause harm.

The upholstery on the Hide-a-bed sofa and swivel rocker is fully backed for extra wear. Please check the care tags on the **furniture** for cleaning instructions. **Draperies and bed spreads** have care tags that recommend dry cleaning. Dinette table and chairs, End tables, and Night stands are stained and finished hardwood furniture and should be treated as such with dusting and occasional wax treatment. The beauty of natural wood will mean that there are some variations in the hardwoods. Stained hardwood left in bright sunlight will tend to change color over time - items left on the furniture without being moved will keep sunlight from that portion of the furniture that they cover.

**Cabinets** - (with the exception of Covington units which are all custom hardwood) have three different surfaces. The Cabinet doors are all stained hardwood and should be treated like the hardwood furniture above. The styles, the boards which make up the majority of the face of cabinets and on which the doors are hung, are lumber cores wrapped with vinyl and should be treated as you would treat the wall boards listed above. The paneling and trim on the cabinets is printed wood and will maintain well with similar treatment to stained hardwoods with dusting and light wax. The high pressure laminates on the counter tops will take quite a beating, but should not be used as cutting boards; they can be washed with most kitchen cleaners.

The ceiling is prefinished gypsum panels with prefinished moldings between the panels. Ceiling panels can be repainted as time requires and there are available sand filled paints which will renew the finish should it become marred. (S)

**Light fixtures** - in your unit come in a variety of types and styles; however they all take standard bulbs normally available at local stores. **Do not exceed the bulb wattage on the fixture . for your safety.** Most of the globes on fixtures can be cleaned as you would clean other glasswear; the fixtures themselves can be wiped clean with a nonabrasive cleaner put on a cloth or sponge. **Do not spray cleaning liquids directly on electrical fixtures.** Fan light fixtures installed at the factory come with two (2) wall switches - one for the light, the other for the fan. The fan itself has additional switches for the fan and the fan speed, for the light, and for the fan directions.

Most of the **plumbing fixtures** to include composite sinks, fiberglass tub/showers, and the faucets attached to them recommend nonabrasive kitchen and bath cleaners. **Do not use citrus cleaners on fiberglass or composite material.** The stools which we use, both standard house type and optional , marine, are ceramic and are capable of withstanding harsh chemical cleaners designed for stool cleaning.

**Appliances** - which would include refrigerator, range, furnace, water heater, and optional microwaves or stereo systems all have their own owner's manuals which you should have found packed with the appliances or in the packet which came with your unit. We recommend that you read over these manuals and follow their suggestions. If you have the standard electric water heater, your heating element should not run unless the water heater is filled with water. You can ensure that the element is not on by switching off the water heater at the lighted water heater switch and as an extra safety by shutting off the water heater breaker in the breaker box.

Your park trailer is equipped with a smoke alarm. Test this regularly and change the battery as needed.



## Care of Exterior

The shingle **roof** which is used on your unit has an extended warranty by the manufacturer. The shingle roof should be checked yearly and after major storms for damage caused by debris or wind. If you do any caulking on the shingle roof, be sure to not close up j-channel which may be left open to channel water away from the siding. Other than maintaining caulk around roof features and keeping leaves and limbs cleared off the roof, no maintenance should be needed. (S)

The vinyl **siding** on your unit is basically maintenance free, however occasional cleaning with a vinyl wash will keep it looking better. Please note that dampness due to condensation and high wind rains will happen on the inner surface of the siding. In addition to the siding panels, there are some trim pieces which make up the siding. For this reason there are weep holes in the bottom of each piece of siding. These trim pieces are often located where they may assist in channeling rain water and snowmelt from the interior of the unit. Please be sure not to seal ends on these trim pieces causing water to back up into locations it does not belong. (S) For wood siding - please consult your selling dealership.

The particular **windows and doors** on your unit vary depending on the standards for the unit and options you have purchased. (S) All doors will be affected by proper leveling of the unit and may need to be adjusted after the unit is set. Patio doors and their screens are adjusted with adjusting screws. All house type windows are single hung; this means that the lower sash is the only one which is movable. On the thermopane windows the lower sash will tip in for cleaning. It must be raised before it can be tipped into the room. Screen and glass are the responsibility of the owner after the unit has been set by the dealer and are not considered as warrantable items. Local glass and hardware companies can assist you if windows or screens are damaged.

Outside **lighting fixtures** on your unit were shipped loose with the unit and installed as part of the unit set up. They should be checked for leaks and water build-up in the light fixture due to storm winds. The lenses of the lights can be cleaned with window cleaner or dishwashing detergent, the remained cleaned off with a dampened cloth. Do not spray liquids into any electrical fixture.

If your unit came equipped with an **outside spigot**, it is a frost free faucet. The frost free capability of this faucet is only in effect when the interior of the unit and the insulated portion of the belly are heated. Make sure if you are closing up the unit for winter that you drain this line as well as those in the remainder of the unit and treat this faucet as all others until you open the unit in the spring.

The only **exterior appliance** provided by the unit manufacture is an optional belly mounted, floor ducted 110 volt air conditioner. Any other types of air conditioners, generators, water heaters, or other external appliances are supplied by others. If the floor ducted a/c was an option on your unit, it comes with its own manual. We do recommend that you occasionally check the flex duct which connects the air conditioner to the return air grill in the unit for damage or intrusion, and that you follow instructions in the owners manual for the A/C regarding regular cleaning and maintenance. Make sure that you allow for exhaust and condensation from the condenser to get out from under your unit.

**The belly** of your park trailer is designed primarily to keep the insulation in place rather than keep anything out. Depending on the model and options the belly may be either poly or metal.

## **Special differences Sentinel units**

The Sentinel park trailer have some special features that differ from the rest of the models due to their particular purposes.

The slide-out rooms are probably the biggest difference. For the slide-out rooms to be moved in, they must be tilted in first with the arm adjustment screws. When the room is brought to the set up position it must be re-leveled with the same adjustment screws. If units are to be moved to storage during the flood season and there is room to do so, they can be moved short distances with the slides out. Slides should be blocked at all times when the unit is in use. If in a frost heavy area, shims should be taken out from blocking under slides during the freeze thaw season. Often if the unit is never to be moved, the interior frame on the slide room will be screwed to the side wall of the unit to add overall stability.

The ceiling in these units is vinyl covered luan and should be cared for in the same manner as the walls in all our units.

There are several differences in the exterior of-the Sentinel and our other park trailer models. Care of the rubber roof consists of cleaning with cleaning fluids specially designed for rubber roofs, making sure that storm debris and leaves are brushed off and have not damaged the roofing material, and checking the edging trim, molding, stacks and vents for cracking of sealant. Most sealing is done with caulk which is specified for rubber roof. Cracked sealant should be removed and replaced. Do not use caulks that are not specified for rubber roof as they will possibly corrode the roofing material.

Sentinels are sided with a combination of aluminum panels and smooth fiberglass sheets. Both of these take very little maintenance, but will look better if occasionally cleaned and polished. Black streaks may appear on the siding due to the draining of water through things that collected on the roof - there are special cleaners to get rid of these streaks. Seams, comers and trims on this siding are sealed with clay tapes and caulks. These should be checked for wear and at some time in the future recovered or replaced.

Windows on Sentinel units are surface mounted with clay tape seals between the surface and the window and caulking over the top of the window. Windows on the slides are awning type windows so that they can be opened for ventilation at times of light rain.

## Closing the unit for winter/re-opening in the spring

Perhaps the most important part of maintaining your unit for long life is properly closing the unit in the fall when the park closes down. If the unit is not properly closed for winter there are several potentials for damage. You will find a checklist in Appendix C which you can use as an example to make your own so that each year you do the same thing and check the same items.

There are five areas of concern in closing your unit:

1. Water Systems
2. Sewer Systems
3. Electrical Systems
4. Gas Systems
5. Physical Properties

Physical properties would include such items as: making sure that all outside site features are secure; closing all blinds so that with no changes being made in the unit there is no unusual sun bleaching in the unit; removing all cleaners and other liquids which might be affected by freezing; removing food from the refrigerator and other storage areas which might spoil or attract rodents (a little “decon” or other special food left around never hurt); and taking home any small appliances or other items which might attract vandals.

After you have done any fall cleanup and before you touch any other systems, make sure to turn off the water heater at both the lighted water heater switch and at the breaker in the breaker box.

Turn off the gas at the bottles. Bleed the gas out of the system by disconnecting the hoses to the bottles.

For your water system first turn off the water at the connection. Many parks will require that you disconnect and stow your hook up hose and you may wish to do so even if not required. While the low point drains on your water system should remove most of the water from the system if all faucets are opened, we do recommend that you blowout the water lines. You should also make sure that the water heater drain is opened. Once the lines are clear of water, antifreeze should be put into the system. **Use only antifreeze designed for RV/Marine use which is potable by humans.** In this process do not forget the outside spigot and to remove the filter cartridge.

Your sewer system is self draining. However, the P-traps at all sinks and tubs do not drain; you must add a cup or two of antifreeze to each drain. Make sure you have flushed the water out of the stool tank and emptied the stool base. If you have a marine stool with holding tanks, make sure that before the final emptying you have had enough chemicals and fluid in the tank for all solids to dissolve. Completely empty holding tanks, then add enough antifreeze to the tanks to lubricate the valves over the winter. Also put some antifreeze in the stool itself.

The water lines should be blown out and the water heater drained. The water heater is supplied with a water heater bypass system. To drain the water heater open faucets inside the unit and remove the drain plug on the water heater. Then close the inlet and outlet valves on the water heater and **open the bypass valve**. Open low point drains and blow the remaining water out of the water system and add antifreeze to the system. After the last freeze of the year to prepare your unit for summer usage, flush the entire system with fresh water, close the bypass valve and open the inlet and outlet valves on the water heater. Note; do not start the water heater until it is full of water.

You should turn off your electrical power at the master breaker in the breaker box and at the source where you hook up your unit. Again many parks require it and you may wish to stow your cord while the unit is closed.

Reopening your unit is a reverse of closing the unit in the fall. Using the safety precautions listed under setting up the unit will help to insure your safety. This would also be a good time to check roof for any winter damage and to clean off leaves or other debris. Also, you should check the condition of sewer and water hoses and flex-ducts under the unit.

## Using your unit in winter

While most campgrounds and resorts close down for the winter and units become inaccessible during the winter months, some owners do use their units during the winter either for temporary get away or on a semi permanent basis. As follows are some cautions regarding winter usage:

1. Water lines and sewer lines away from the insulated portion of the unit or in cases where the heat is not kept at a sufficient level cannot be guaranteed by the manufacturer of the trailer in below freezing conditions. We do provide an electric outlet at the water inlet with which you can install heat tape; responsibility for installation and maintenance is yours.

2. With the maximum insulation we are able to install in your unit, even with the furnace running at higher than normal rates, you may experience frost at the edges of carpet or on walls.

3. Using your kitchen range for additional heat is never recommended.

4. Due to condensation, winter use may require heavier that normal use of the rear door as patio door tracks will sometimes become ice clogged.

The above being stated, we know that some of our customers do use their units for ice fishing and snowmobiling weekends. They will often not have water hooked to the unit, instead using the park shower house and carrying in water for cooking purposes. Normally they will get to the unit early, turn on the furnace to heat it up, and do something else before moving in for the weekend.

Customers who use their units extensively in the winter will maintain a normal or near normal heat in the unit checking the level of their fuel on a regular basis. They will also heat tape the water lines and use insulated skirting.

# Appendix A

## Phone #s and information about materials

Note: All Warrantee Cards should be returned as soon as possible after you take possession of your unit. For items not listed below please contact your dealer.

### Air Conditioner - Sentinel - RoofDucted

Duotherm by Dometic: Phone: (260) 463-2191

### Air Conditioner - Belly mounted - Floor ducted

Coleman Phone: (316) 832-4357  
or (316) 832-3449

Electronic Thermostat Phone: (800) 365-5525

### Furnace - upright house type

Nordyne/Intertherm Phone: (800) 422-4328

### Furnace - RV type through the wall exhaust

Suburban Phone: (423)775-2131

### Kitchen Appliances

General Electric Phone: (800)432-2737

Peerless/Premier Phone: (618)233-0475

Dometic Phone: (260)463-2191

### Water Heaters

Electric- Nordyne/Intertherm Phone: (800)422-4328

Gas or Gas/Electric-Suburban Phone: (618)233-0475

### Shingles - Owens Corning - Locally available

White - Classic or Supreme Aspen Gray

Brown - Classic or Supreme Autumn Brown

Black - Classic or Supreme Weatherwood

Green - Supreme Chateau Green

Red - Prominence Colonial Slate

Blue - Prominence Harbor Blue

Architectural- Oakridge Pro 30 Driftwood

### Siding - Heartech by Heartland - Double 5 Dutch Lap

Colors as listed are Heartland names.

For nearest supplier Phone: (800) 432-7801

## Appendix B

### My Unit's Serial #s

For future reference it is helpful to have a listing of serial #s for the various parts of your unit. These will be helpful should you need replacement parts in case of theft or damage. We have listed the most common standard and optional numbered items and also given you spaces to write in special items or items you may have in the unit which were not part of the unit such as phones, TV s, and computers. Remember if you replace something to change the numbers accordingly.

Item: Furnace \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: Water Heater \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: Range \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: Refrigerator: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: Microwave: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: Stereo: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_

Item: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Model # \_\_\_\_\_ Serial # \_\_\_\_\_



## Appendix C A Checklist

As follows is a sample checklist for your unit. You will probably want to expand on this list to include your entire site and any items which may be particular to your unit or needs. Some items will vary depending on park rules.

Item	Each visit	Fall shut down	Spring open
<b>Physical Systems</b>			
Roof	Light Inspection	Check caulk and shingles	Remove any debris
Siding	Light Inspection	Check Caulk	Clean
Windows	Light Inspection	All Locked	Wash
Doors	Adjust as needed	All Locked	Clean/Adjust
Blocking		Un shim as needed for frost haves	Check levels and make changes as needed
Belly and Frame and Flexduct	Light Inspection	“Decon” if allowed	Check for vermin
<b>Water Systems</b>			
Hoses	Inspect	Disconnect and store	Reconnect and test
Waterlines		Blowout and antifreeze	Flush out and inspect
Filter	Replace if slows flow	Remove for winter	Reinstall before turn water on
Water Heater	Inspect	Turn off first, drain, blowout and antifreeze	Turn on last, flush system
Faucets	Clean aerators as needed	Open to drain. close to blowout	Check all finger tight fittings
<b>Sewer Systems</b>			
Sewer Hose	Inspect	Disconnect	Annual replacement
Holdings tanks	Empty as needed and add fresh chemicals	Dump, flush and antifreeze	Lubricate seals, check for leaks, fresh chemicals

Pipe	Inspect	Antifreeze all drain P-traps	Check all finger tights
<b>Gas System</b>			
Tanks	Check for refill	Turn off for winter	Turn on for use
Lines	If you smell gas, turn off tanks and call professionals	Cap line if tanks removed	Check for condensation or corrosion
<b>Electric System</b>			
Cords (unit hook up and all other)	Check for wear	Disconnect and store	Reconnect and test
Breaker Box	Check for tripped	Shut off water heater breaker and main	Turn on main, and when w/h filled then w/h breaker
GFI receptacles	Test regularly		Test
Smoke detector	Test regularly		Replace battery and test

As stated above this is an example. A checklist is just a reminder to yourself of the things you want to do. The items on this list are things which you may want to do. On the other hand, you may want to have a dealer or service firm close up and winterize your unit in the fall and take the responsibility for their checklist.

# **CANADIAN UNITS**

## **CAN\CSA Z 241 COMPLIANT**

The Propane System is designed to be connected to a fixed supply line.  
This existing system should meet all provisions of CAN\CSA Z 241.4.

When using propane tanks or cylinders, the installation of same should be by a Certified Technician and be in compliant with CAN\CSA Z 241.4 sections 6 and 7.