

Green River Log Cabins



RV PARK MODEL OWNERS MANUAL & WARRANTY

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1. THE DESIGN PROCESS

- a. Your Park Model is yours. No one else's. We're going to build it the way that you want it. The process is simple. You pick a floor plan, then choose the options you want, and we build it.
- b. After you finalize the design, we'll ask you to "sign off on it." Typically a customer will sign off using emailed DOCUSIGN.
- c. About 120 days prior to starting your cabin, your order is sent to our Manufacturing department. Any change AFTER the cabin has gone to Manufacturing is considered a change order. If we can accommodate the change order, we will. The cost is a \$300 fee for administration of each change order plus the cost of the modification.

2. THE PAYMENT SCHEDULE

We pride ourselves on identifying the total cost up front. We "line item" the cost of every single design choice that you make so you can make a completely informed decision on your cabin.

- a. We require an initial \$2000 deposit. This puts your cabin on our production schedule.
- b. The second payment is made 90 days prior to start; you pay 50% of the balance to start.
- c. The final payment is the remaining project balance. This includes site work. This is paid when the cabin is complete. GRLC will not ship your cabin with any balance due.
- d. Unpaid balances over 30 days will result in late fees of 1.5% per 30 day period.

3. WHAT HAPPENS IF I HAVE TO CANCEL AN ORDER?

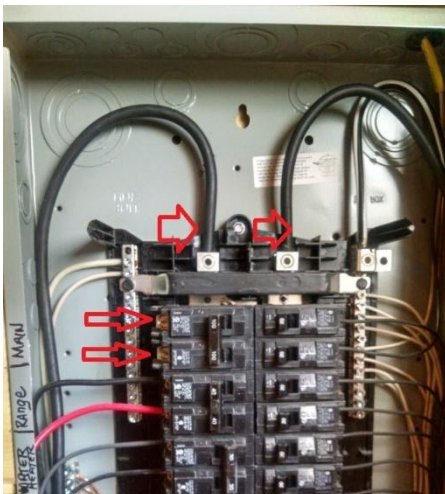
- a. Stuff happens and plans change. We know this and we want to accommodate you as much as possible. Your initial deposit of \$2000 is fully refundable for 30 days from your initial order. After 30 days, \$1500 is refundable. If a customer cancels 120 days prior to start, the deposit is forfeited. If the cabin construction has begun, a flat \$5000 fee is charged to resell the cabin.

4. LEGALLY SPEAKING - WHAT IS THIS THING YOU CALL A PARK MODEL?

- a. The federal government passed a law in 1980 defining Park Models. In 1982, the regulations were promulgated by the Department of Housing and Urban Development (HUD). A short, detailed definition is shared below:
- b. A Park Model is a 320 - 400 square foot recreation vehicle identified as a "Park Model." The construction of these cabins are governed not by the Manufactured Housing Standard, but rather by ANSI Standard A119.5. The full code can be found at: <http://www.rvia.org/?ESID=ANSI>
- c. The current HUD regulation, which was put in place on June 22, 1982. An excerpt regarding Recreational Vehicles reads as follows:
*Part 3282.8 Applicability (g) Recreational vehicles: Recreational Vehicles are not subject to this Part, Part 3280, or Part 3283. A recreational vehicle is a vehicle which is: (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) self propelled or permanently towable by a light duty truck; and (4) **designed primarily not to be used as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.***
- d. It should also be noted, when Congress passed this law they made it preemptive of all state and local laws. Effectively, they barred any state or local unit of government from passing more stringent building requirements.
- e. HUD also states that they retain the authority to promulgate a unique and separate standard for recreational park trailers should they deem such a standard to be necessary and appropriate.
- f. North Carolina has a wonderfully specific memorandum that governs the installation process. The memo is attached to this Owners Manual

5. PERMITS

- a. In some cases, the most challenging process is the permitting process. Since counties don't see a lot of park models, a customer can get a lot of confusing direction from counties.
- b. We have defined what we would expect but please know that some counties have different procedures and customers have had to accept modified directions from permit offices.
- c. The process below is typically what we would expect.
 - i. SEPTIC:
 1. If septic does not exist on your property, then you must go to the correct county office, complete the application for septic, pay required fees, and follow their directions. They will give you the septic design. The septic design is specific; septic installer(s) bid right off that design. Once you contract with a septic installer, they handle installation and inspections. Make sure that you have the septic installer run drain pipe so that the connection to the septic is within the perimeter of the cabin.
 2. If the septic does exist, then it may need to be re-inspected. In any case, the line from the septic to the cabin must be run to within the perimeter of the cabin.
 - ii. FRESH WATER
 1. Your water "service" will either be through a well contractor or city.
 2. The connection to fresh water must be run within the perimeter of the cabin.
 3. A well contractor typically handles all permits and inspections.
 4. If a plumber is required to run the line, they can handle all permits and inspections.
 - iii. ELECTRICITY
 1. First determine who the electric utility is.
 2. Set up an account with the Utility.
 3. Contract with the electrician to handle service and pull permit.
 4. Since this is a park model, the Electric Meter cannot be installed on the CABIN itself. It must be installed on a pole adjacent to the cabin.
 5. IMPORTANT DETAIL: if your panel is 100 or 50 amps, the electrician must wire the panel to the main breaker. Put another way, on these smaller panels, do not wire to the "lugs" that a 200 amp panel typically uses, instead wire the main service directly to the 100 or 50 amp breaker. See photo below; do not wire at the top of the panel, rather wire to the 100 amp break on the top left.



DO NOT CONNECT SERVICE WIRE TO THE TOP LUGS IF YOU HAVE A 50 OR 100 AMP PANEL.

INSTEAD, CONNECT THEM TO THE MAIN 50 OR 100 AMP BREAKER.

6. INSURANCE

- a. In the event of major damage to the cabin during shipping, your cabin is insured by the delivery company's insurance.
- b. In the event of minor damage as a result of the site or driving to the site, this may or may not be GRLC's responsibility to fix. It depends on how the unit was damaged. If tree limbs hit the side of the cabin to scratch the finish or break a window, if the damage was unavoidable during shipping GRLC MAY CHOOSE to warranty the damage. Otherwise it is not warranted by GRLC.
- c. The cabin is your responsibility when GRLC completes the contracted work order. Here's what this means:
 - i. When the cabin is being delivered and at any time the cabin is hooked up to the truck, our insurance is in force.
 - ii. When the cabin is unhooked from the truck, your insurance is in force. We highly recommend that you insure the cabin effective the day of delivery.
 - iii. If we are working on the cabin to block and level it and there is a loss due to our work, then our insurance is in force. Otherwise, your insurance is in force.
- d. Obtaining insurance for the park model:
 - i. Your finance company may require insurance or you may prefer to have it. We recommend insuring the Park Model. The contact below is very acquainted with insuring Park Models. Please contact:

Barbara A. Light, Manager, Personal Insurance, AssuredPartners
barbara.light@assuredpartners.com
Cell: 864-680-5926. Office: 864-541-0162
 - ii. You may need a VIN to get the insurance issued, if so, let us know and we'll get it to you ASAP.

7. HOW TO TITLE A PARK MODEL CABIN IN NORTH CAROLINA – AND MOST OTHER STATES

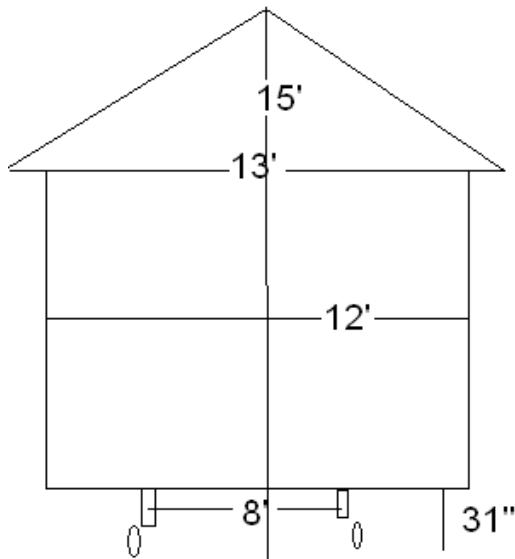
- a. These instructions are to help you to get a title for a park model cabin located in North Carolina. Most states are very similar to North Carolina's system.
- b. SALES TAX & PROPERTY TAX: GRLC is required to collect SALES TAX if the cabins is delivered to South Carolina. You'll see this charge on your Sales Contract. Sales tax and property tax are two different things. Property tax is the amount that the state may charge after you get your title.
- c. If GRLC has collected the SALES TAX, this is clearly identified in your sales order. In the state of South Carolina, RV Park Model Cabins are taxed at a flat rate of \$500 per unit.
- d. In about 30 days after the cabin has been delivered, GRLC will mail you the Manufacturer's Statement of Origin (MSO). The MSO is the "birth certificate" for the cabin.
- e. Titles may be obtained through the Department of Motor Vehicles (DMV). Customers should provide a copy of our invoice or Sales Contract showing SC Sales Tax as having been paid, if applicable; the Manufacturer's Statement of Origin (MSO); and if it is NC, the DMV form Title Application (MVR-1). SC cabin customers will receive SC DMV Form 400 from Green River Log Cabins with manufacturer information completed.
- f. GRLC does not collect sales tax on RV Park Models going to NC. There is no sales tax on park models going to NC. When the customer takes their MSO & bill of sale to the DMV for a title, they'll be asked to pay Highway Use Tax of 3% up to a maximum of \$2,000 to the NC DMV.
- g. GRLC is required to collect and pay sales tax on delivery, setup & site work such as decks and skirts.

8. THE KEYS TO YOUR NEW CABIN

GRLC will place a single door key in the grey, metal electrical disconnect to the HVAC compressor. The additional keys are in the Home Owner's Package (3 ring binder) in the kitchen sink.

9. SHIPPING INFORMATION

- a. The park model is delivered with a semi truck - mostly because we need the extra horsepower and weight to help set the cabin. We do have specialty equipment that allows us to deliver in some tight and seriously graded curves. If you think your delivery may be challenging, PLEASE SHARE THIS WITH YOUR SALES PERSON so we can take the appropriate action. There are MANY ways to deliver the cabins, some require special equipment and add cost, some are just easier.
- b. Based on your description of the site, we may need to visit prior to delivery.
- c. When it's time to deliver, we produce a Work Order that introduces you to the delivery person and details what he is supposed to complete. This is typically done via email. Your contract with us may include delivery and set up.
- d. If the driver gets stuck or is otherwise delayed on site, there could be a charge to get him out or for lost time. If we get a bill, we'll pass it on at cost. There should be no surprises about this. Most customers are on site for delivery and you'll see first-hand what's happening.
- e. There are occasions where branches will reach out and scratch the cabin. We have included a quart of your stain in the cabin so you can touch-up the exterior finish as needed.
- f. THE EXTERNAL DIMENSIONS OF MOST PARK MODELS



10. WHAT WILL YOU NEED TO COMPLETE ON SITE?

- a. Your cabin has a "DROP" plan that shows the electric and plumbing "drops" or connections that need to be made. It is very helpful to share this with your plumber and electrician.
- b. Your site should have the fresh water line already plumbed so that the water line is within the perimeter of the cabin. On the cabin, the inbound water is identified by a label.
- c. Your site should have the drain line already plumbed so the connection can be made within the perimeter of the cabin.
- d. Your cabin will have a 50 or 100 amp service and a state licensed electrician should be contracted to install the electrical service.

- e. The Green Tag by your entry door legally identifies your cabin as an RV Park Model and shows its serial number. This tag is required by federal law to stay on the cabin.
- f. All information, keys and warranties are the kitchen or in the owner's package which is typically in the kitchen sink.
- g. To install the few things left, you'll need:
 - i. A Phillips head screwdriver. A drill with a Phillips bit is really useful.
 - ii. A step stool or 4' high ladder
 - iii. A pocket knife
 - iv. A little patience (if you're short on this one, you're in good company).
- h. Some things do NOT ship well. And we've learned this the hard way. Here is a list of minor components that you will have to install on the Park Model:
 - (1) Use a pocket knife to remove strings and/or plastic ties on the cabinet doors and drawers.
 - (2) Lights: On the inside you must install the globes and bulbs for all lights & fans lights and the bulbs. We have learned that the road vibrations will sometimes "unscrew" the light bulbs and throw them to the floor.
 - (3) If you have a porch, you will need to install the ceiling fan blades, lights, and globe.
 - (4) A Swag light or upgraded pendant light is the light typically over a breakfast bar or a dining area. The globe and bulb must be installed.
 - (5) Bathroom lights: screw in the bulbs and install the glass covers if necessary
 - (6) Put the toilet lid on the top of the toilet tank.
 - (7) Install the termination cap on the fireplace flue.
 - (8) Window screens – Screens are installed in the windows. To remove or install screens, open the lower sash by unpinning the Left and Right hand "Pins" on the top of the window sash. Lean the window towards you. Then seat the screens with the TABS "up and in" in the frame. Drop the screen into the frame (with the little square tabs on the top and facing the inside of the window.) Close the lower sash and admire your work.
 - (9) There are a few access panels built into the cabin.
 - (a) There are access panels that are relatively small and cover access holes to plumbing. These are easy to remove with a Phillips-head screwdriver.
 - (b) The water heater is contained within the bathroom cabinet. Typically the access panel to the water heater, is on the living room interior wall. To access the water heater, remove the screws to the panel and floor trim and you have full access.
 - (10) Adjusting pocket doors: pocket doors adjustments are NOT covered by warranty but the adjustments are simple to make. An adjustment tool and instructions should be in your Homeowners Package. Go to the pocket door, stand in the doorway and look up. You should be able to reach the adjustment nuts without removing the trim. However, should the trim need to be removed, gently use a lever to pry the upper trim piece off. Make the necessary adjustments. Reinstall the trim using small finish nails. (See page 13)

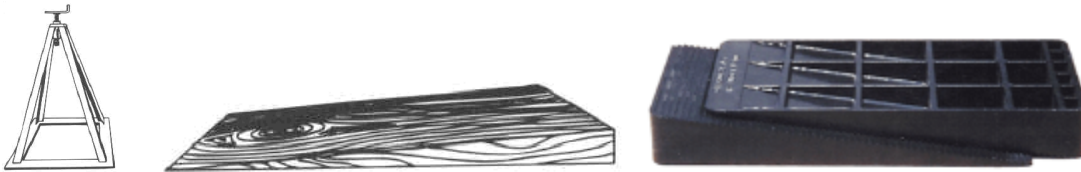
11. PIERS:

Piers should be supported with 16"x16"x4" concrete pads or ABS plastic pads.

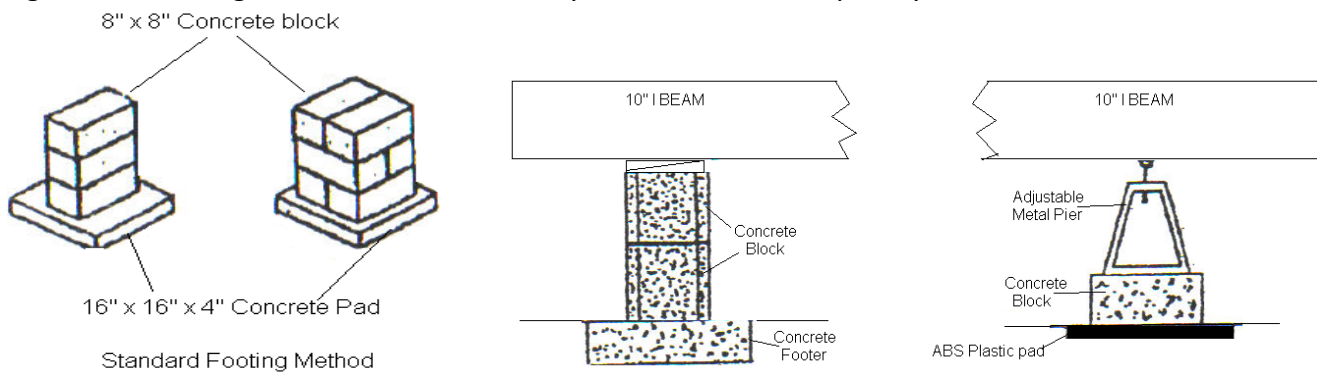


Piers may be concrete blocks, adjustable metal piers similar to those shown below, or other commercially available products suitable for the cabin's weight. 34' cabins weigh approximately 18,500 lbs depending on your design. You may use wood or plastic shims.

When using a metal pier, the pier should be used as directed by the manufacturer. Do not extend the adjustable riser beyond the tolerance suggested by the manufacturer.



While it may be necessary to use a penetrometer to measure soil compaction at your site, the double block Standard Footing Method (see middle illustration below) is used in almost all installations. The Segmented Footing Method is used with very soft land and infrequently.



LOCATING PIERS: Piers must support both I-Beams that run the length of the cabin. On piers run along the I-Beams, use the pier shown above on the left unless you have particularly soft ground. For the end piers, use the two block stack Standard Footing Method. With soft ground, use the Segmented Footing Method shown above. Piers should be placed no less than 2' from either end and no more than 10' on center thereafter.

LOCATING ANCHORS AND ANCHOR STRAPS: Anchor straps and anchors appropriate to the soil conditions should be placed every 7-8'.

12. CONNECTING UTILITIES:

TO INSTALL THE ON-SITE PLUMBING PLEASE FOLLOW THIS PROCEDURE TO PLUMB THE PARK MODEL:

- a. Plumb all drains first – these are the white PVC pipes that come through the belly of the cabin. IT IS POSSIBLE THAT ONE OF THESE LINES IS HARD TO FIND OR DOES NOT PIERCE THE BELLY PLASTIC. On each and every copy of your floor plan, the fresh water, drains, and electric “drops” are shown on the top left hand corner of your floor plan.
- b. Inbound fresh water is connected to the pipe that is labeled "FRESH WATER INLET". The inbound water pipe has a 3/4" male pipe thread (MPT) fitting to accept a rapid hose connection. You may prefer to cut that off and install a pex connection. Do not install a “Y” or other fitting anywhere on the inbound line. Plumb one incoming line to the inbound line.

- c. FYI – the other water lines that you may see are:
 - i. The hot water tank overflow (uncapped). DO NOT PLUMB ANYTHING TO THIS.
 - ii. The hot water side of the system drain is capped. DO NOT REMOVE THE CAP UNLESS YOU INTEND TO DRAIN THE SYSTEM.
 - iii. DO NOT CONFUSE AN HVAC DRAIN LINE, LOCATED NEAR AN HVAC HEAD, AS A PLUMBING LINE. THESE LINES ARE LABELED “HVAC”.
- d. Open ALL hot and cold water faucets in the kitchen, tub, and lavatory.
 - i. Unscrew the screens that are on the faucets and the shower head (if any) as these tend to trap dirt that may have gotten in the line on site or sawdust from the plant.
 - ii. Turn on the water to the cabin via an EXTERNAL water shut-off valve. If there is no external water shut-off valve, install one.
 - iii. When the water is running from the hot and cold faucets at each fixture, check all fittings in and below the cabin (to include clothes washer, toilet, lavatory supply lines and ice maker line if installed) to make sure there are no leaks.
 - iv. Now turn off the hot water side, let the pressure build and check for leaks.
 - v. Now turn off the cold water side, let the pressure build and check for leaks again.
- e. **Refrigerator:** Remove the shipping blocks. The fridge will lean backwards slightly so that the door closes "automatically".
 - i. **Ice maker:** the valve to the ice maker line is often in the cabinet under the kitchen sink or behind the fridge. Some floor plans do not allow this, so it will not be there in all cases.
 - i. Inspect the line & valve to ensure that the valve is on and water is flowing.
 - ii. Open the freezer and push the ice maker lever down so the ice maker has water and begins to be made.
 - iii. Run several trays of ice - we've found that it may be best to toss the first several trays out.
- f. Put the screens back on the faucets and shower head.

13. INSTALLING ELECTRIC SERVICE ON A PARK MODEL

- a. Changes or repairs to your electrical system must be done by qualified personnel.
- b. To bring the cabin to life, turn off all individual breakers. Then turn on the main.
- c. Then turn on each breaker one at a time. If a breaker will not hold, test it no more than two times. Leave it off and call GRLC. Test each remaining circuit similarly.
- d. Our suggestion is to install the electric service AFTER the plumbing is complete.
 - i. TAKE CARE TO ENSURE THAT THE BREAKER FOR THE HOT WATER TANK IS OFF.
 - ii. FILL THE TANK WITH WATER BEFORE YOU TURN ON THE ELECTRICITY. This will prevent the heating element from burning out.
 - iii. After the tank is full of water, turn the breaker on.
 - iv. If you turn on the hot water tank before you fill it with water, your heating element will



look something like this:

- e. If circuit breakers frequently begin to trip, call a certified repair personnel. Don't install a larger capacity circuit breaker.
- f. Check fixtures for the maximum wattage bulb and don't install higher wattage light bulbs in fixtures.
- g. In the kitchen and bath, your cabin has special electrical receptacles, GFIs or Ground Fault Interrupters (GFI). Periodically check the operation of the GFI by following the instructions supplied.
- h. Your park cabin contains smoke alarms with battery backup. Instructions for periodically testing, maintaining the alarm and replacing the batteries are in the manufacturer provided booklet.
- i. Exterior lights are UL listed for wet locations. If aftermarket or replacement fixtures are installed, they should be the same type as the preceding fixtures.

14. HEATING, VENTILATION AND AIR CONDITIONING SYSTEM (HVAC), APPLIANCE AND CABLE & PHONE JACKS

- a. The HVAC system installed in your park cabin was designed to provide comfort and maintenance-free service.
- b. Please refer to the owner manual included in your Homeowners Package for proper setup, operation and troubleshooting issues related to your park cabin.
- c. Please make sure to only allow a licensed, trained professional to service your HVAC system.
- d. All appliances installed in your home are "listed" appliances; as such they are manufactured to mandated requirements. Appliances must be installed and maintained per the manufacturer's instructions.
- e. Follow the appliance manufacturer's instructions for service, adjustment, and operation. Should service, repair or adjustment be necessary, contact your local representative or authorized service repair center
- f. **CAUTION: THIS IS VERY IMPORTANT: Failure to properly connect gas appliances can result in serious injury or death. ONLY ALLOW LICENSED PROFESSIONALS TO HOOK UP GAS APPLIANCES.**
- g. All ethernet or telephone wires must be connected to the incoming service.



OPERATING THE HVAC: It is very likely that your cabin has a Mitsubishi heat pump. These units are extremely well-engineered, efficient, reliable and long-lasting.

- a. These are so inexpensive to operate it is better to leave them running year round. When you leave, set the temp on the lowest or highest temperature to fit the season and always allow it to condition the cabin. This is a much better idea than allowing the temperature and humidity to go up and down with the day and or the season.
- b. **VERY IMPORTANT - After 2-3 weeks simply open the face of the indoor unit, remove the plastic filters and wash them off in the sink. They are the dirtiest on the top of the filter where you cannot see it but where the air is drawn into the unit. These filters are extremely tight - 10 microns - so the filters trap a lot of little dust and it is important to clean them. If you do not clean the filters when they need it, you will lose 30-50% of the units capacity and you could promote a condition so that the condensate line clogs up and the tray overflows down the wall. At least, that's what we did with our first one in the plant's office.**

EXTERIOR TANKLESS GAS WATER HEATER

WARNING: Prior to operating or relighting your gas water heater, be certain to carefully read the instructions supplied by the manufacturer.

Clothes Dryers: Installed clothes dryers are vented to the outside of your cabin.

Drainage System: If your park cabin will be unoccupied for an extended period of time or unheated during cold weather, the drainage system must be protected against freeze damage. This may be accomplished by pouring four ounces (1/2 cup) of permanent type antifreeze (ethylene glycol) into each fixture drain and eight ounces (1 cup) into each toilet bowl. Also, turn off the main water inlet valve and drain the water lines.

The fresh water distribution system is supplied by a 3/4" inlet connection identified by a tag. The system is designed so that little or no maintenance is required for proper operation. The hot water system may be adjusted to the desired water temperature by means of a temperature control device located on the hot water heater. Please refer to the water heater section for proper adjustment instructions.

In cold climates, all exposed water piping must be protected from damage due to freezing. Many owners accomplish this by means of electric heat tape and insulation. Both may be purchased at most hardware and department stores. It is important that heat tape and insulation be installed according to their respective manufacturer instructions. See the drainage system section if you plan on leaving your park cabin for an extended period of time.

GUTTERS: GRC recommends installing gutters to get the water away from under the cabin and so that decks don't splash water on the cabin or door jambs and rot them out.

15. WARRANTIES:

- a. Warranties for the cabin, roof, appliances, and all other items are in the Home Owner's Package.
- b. For all items and construction not otherwise covered by a third party, Green River Cabins, LLC guarantees the components and construction for 1 year from date of delivery.
- c. In a small space as tightly as your cabin is built, high humidity and condensation can be a problem. Condensation damage is not covered by any warranty. To ensure the best performance of your cabin, **always** use the bathroom fan when showering and dehumidify as appropriate.
- d. Please make a special point of reading all materials that are included in your Home Owner's Package - especially the article on condensation.
- e. **Problems caused by unvented gas logs, propane heaters, and other sources of condensation are not covered by our warranty. Unvented gas logs produce high levels of humidity (up to a gallon of water per hour) and are not approved for use in the cabin. Over the years we have seen unvented gas logs produce so much humidity that the roof panels buckle. Please do not install unvented gas logs or other appliances.**

16. General Maintenance: The care and general maintenance of your park cabin are among the most important responsibilities of home ownership. The following manual should prove useful in establishing a routine of good care, upkeep and general maintenance.

- a. **Bathroom and Kitchen Care:** Soap or suitable liquid household cleaner will keep them sparkling clean.
- b. **Fiberglass Fixtures:** Fiberglass sinks, bathtubs, or showers should be cleaned only with warm water and a mild detergent. Avoid abrasive cleaners which may dull the surface or ammonia which may discolor or scratch. Scratches can be repaired successfully by your local service representative, or you may wish to purchase a repair kit from your local hardware or paint store.
- c. **Countertops:** Laminate kitchen countertops and have been chosen for their clean design and easy care. Clean them with warm water and liquid detergents. When choosing solid surface, quartz or granite counters, consider using a special cleaner for these materials. Avoid abrasive cleansers and cleansers with ammonia as they may discolor or scratch the surface.
- d. **Skirting and Crawl Space Enclosure:**
Skirting is usually a composite cement board applied over a frame of pressure treated lumber and is used to enclose the space between the home and the ground. Skirting not only adds to the beauty of the cabin, but also provides important benefits in the reduction of heat loss, as does the foundation and the crawl space. Enclosure aids in reducing the danger and inconvenience of damaged plumbing as a result of freezing.
- e. **Exterior Sap Runs:**
Due to the nature of wood, you may see sap seepage from knots in the logs. This is a natural occurrence. GRLC suggests allowing this sap to dry and harden before gently scraping off with a putty knife. It is not recommended to use any type of solvent to clean wet or pliable sap, as this may damage the exterior stain.
- f. **Green River Cabins recommends skirting under the cabin with adequate ventilation.** The recommended ventilator area is one-square-foot per 150 square feet of floor area. (Example: For a cabin with 400 square feet of floor area, vents should be equal to at least three square feet)

A ground moisture vapor retarder of 6-mil polyethylene plastic or similar material placed on the ground under the home is recommended to assist in controlling the humidity in the cabin.

Pocket Door Adjustment:

Pocket door adjustments are very easy. A pocket door hardware wrench is included in your homeowner's package. The main parts of the mechanism are two small rollers and a square track, with a wide, open slot in the bottom. Most problems require simple adjustment to keep them sliding freely when needed.

1. Using a screwdriver, remove the header trim piece by removing the three screws holding it in place.



2. Locate the adjustable rollers. Using the wrench included in your homeowner's package, adjust the roller $\frac{1}{4}$ turn to level door. Slide door open and closed to see that it is level.



3. Replace the header trim board with the three screws.

17. WINTERIZING:

1. If you don't have access to a small air compressor, the suggested procedure is to open all the faucets and then open the drain cap (a galvanized drain cap located under the water heater). In

many cases, the siphon effect will clear the lines sufficiently to pull water past any low points in the lines but this cannot be guaranteed.

2. To protect p-traps in all of the drain lines, pour RV antifreeze into them.
3. With the water off, flush the toilet. With the tank empty, pour RV antifreeze in the tank and flush again.

If you have access to a small air compressor:

1. Turn off the hot water tank by turning off the breaker.
2. Turn off the supply of water to the cabin.
3. Underneath the cabin, locate a water line that comes straight out of the belly and has a cap on the line. Stay uphill and remove the cap.
4. Drain the system.
5. To completely purge the lines of water, you must apply some air pressure at each fixture so that water in the line is forced back to the drain. If you equipped your cabin with the winterizing valve, connect the compressor to the valve and simply blow out each line.
6. Close all fixtures except for the one that you are clearing.
7. Check off the following:
 - a. Kitchen sink (hot and cold)
 - b. Dishwasher
 - c. Refrigerator ice maker
 - d. Lavatory sink (hot and cold)
 - e. Toilet
 - f. Shower (hot and cold)
8. To protect p-traps in all of the drain lines, pour RV antifreeze into them.

Condensation

In a relatively small, well built cabin, it is possible to generate enough water vapor to create problems. If this happens, it has been our experience that it'll happen in the winter. Please read the article below. And, take these steps:

- A) Get "humidity test strips" from a hardware store. These are very inexpensive and you can get several for less than \$10.
- B) If you are getting readings above 40-45%, install a dehumidifier.
- C) Do NOT use unvented kerosene or LPG burners in the cabin ever.
- D) If this does not solve the problem, call us.

Almost everything you do inside your cabin puts water, in the form of water vapor or gas, into the air. When you take a shower, you actually put a gallon or more of the water into the air. When you do the dishes, you put water into the air. Water is put into the air by drying clothes and cooking.

WHERE does condensation occur? Condensation commonly appears as moisture or frost on your windows. Normally, it's not a problem, and it won't bother you. However, it may be a sign that the moisture level in your home could be too high.

Any well built home can have condensation, but you can prevent or eliminate it. You should try to hold the relative humidity below 40%, otherwise you are susceptible to condensation trouble.

1. When cooking and washing dishes, run the wall fan. Keep it turned until five minutes after you have finished cooking.
2. When taking a bath or shower, keep the bathroom door closed. Keep the bath fan running while in the tub or shower, and let it run for at least five minutes after you have finished.
3. Do not use a humidifier. A humidifier adds moisture to your home. IF ANYTHING, USE A DE-HUMIDIFIER FOR HUMIDITY CONTROL.
4. If you install a clothes dryer, be sure it remains properly vented to the outside of the home.
5. DO NOT USE propane or kerosene heaters (one gallon of kerosene burned puts more than one gallon of water vapor in the air).
6. Set the thermostat and leave it alone. Do not turn it down at night and up during the day.

GREEN RIVER LOG CABINS RV PARK MODEL MANUFACTURER'S LIMITED WARRANTY

All sales and purchases of RV Park Model units ("Units") manufactured, modified or sold by Green River Cabins, LLC ("Manufacturer") are expressly governed by the following limited warranty and the terms and conditions of sale (collectively, "Limited Warranty"). Manufacturer's sale and delivery of the Units is expressly conditional on Purchaser's acceptance of this Limited Warranty. For purposes of this Limited Warranty, "Purchaser" shall mean the initial purchaser of the Unit(s).

WHAT IS COVERED

1. General Coverage. Manufacturer warrants that: (i) Manufacturer is the legal owner of the Units; (ii) the Units are free from all liens and encumbrances except any lien or encumbrance created for the benefit of Manufacturer upon transfer to the Purchaser; (iii) Manufacturer has the right to sell the Units; (iv) the Units shall be free from material defects resulting from inferior materials or poor workmanship and shall comply with all written specifications Manufacturer provides to Purchaser with respect to the Units prior to delivery; (v) the Units will be free from Latent Defects (as hereafter defined) for a period of one (1) year after transfer of title to Purchaser; and (vi) the Units will be fit for the purpose for which such Units are ordinarily intended. No agent, sales representative or other employee of Manufacturer shall have any authority to modify or expand this express warranty.

For purposes of this Limited Warranty, a Latent Defect is a defect not apparent at the time of transfer of title, but which becomes apparent within one (1) year from the date of transfer of title, and such defect has been directly caused by Manufacturer's failure to construct in accordance with ANSI 119.5 (the standard of construction for RV Park Models published by the American National Standards Institute). Latent Defects do not include normal wear and tear, flaws or adverse conditions related to failure of the Purchaser to perform routine repairs or maintenance, or other issues related to the ordinary weathering or deterioration of construction materials.

2. Notice of Minor Deficiencies. No later than thirty (30) days after the transfer of title to the Purchaser, or thirty (30) days after the date of delivery if later, the Purchaser shall create a written list of any minor omissions or deficiencies not previously made known in writing to Manufacturer. If such items are a result of inferior materials, poor workmanship, or a failure to meet the specifications provided to the Purchaser by Manufacturer, then Manufacturer shall be responsible for repairing or, at its discretion, paying for the cost of repair of such items within a reasonable time after receipt of such notice.

WHAT IS NOT COVERED

1. In general, Manufacturer shall not be obligated to repair or replace, and Manufacturer's warranties shall be null and void as to, any Units which are not used for the purpose for which they are normally intended, are not used in accordance with applicable instructions and usage constraints, or are damaged by improper use, abuse or neglect.
2. Specific Types of Non-Covered Items. This Limited Warranty does not cover certain types of items or issues, such as, but not limited to, the following:
 - (a) Appliances or equipment which is covered by a third party manufacturer's warranty.
 - (b) Defects which are the result of characteristics common to the materials used, such as (but not limited to) warping and deflection of wood, mildew and fading, cracks due to drying and curing of concrete, stucco, plaster, bricks, stone and masonry; drying, shrinking and cracking of caulking and weather stripping; conditions resulting from condensation on, or expansion or contraction of materials.
 - (c) Defects due to design or materials supplied by Purchaser or installed at Purchaser's direction, or defects caused by anything not built into, or installed as part of the Unit pursuant to contract between Manufacturer and Purchaser.
 - (d) Damages due to ordinary wear and tear, abusive use or lack of proper maintenance of the Unit.
 - (e) Loss or injury due to the elements or insects or varmints.
 - (f) Non-uniformity of appearance of used construction materials.
 - (g) Chips, scratches, or mars in flooring, woodwork, walls, porcelain, plumbing fixtures, plastic laminate, and glass not expressly identified to the Manufacturer within the Notice Period defined above.
 - (h) Minor toilet adjustments.
 - (i) Interior and Exterior Door adjustments.
 - (j) Defects or damage caused by settling, backfilling, slumping, movement, shifting, expansion, or plasticity of the soils beneath the Unit once the Unit has been delivered to the Purchaser.
 - (k) Lost income or revenue for any reason included but not limited to the following:
 - i. Revenue
 - ii. Profit
 - iii. Fixed Costs
 - iv. Temporary Relocation

GENERAL DISCLAIMER OF WARRANTIES

EXCEPT AS EXPRESSLY PROVIDED IN PARAGRAPH 1 ABOVE, MANUFACTURER DISCLAIMS ALL WARRANTIES AND REPRESENTATIONS OF ANY KIND, EITHER EXPRESS OR IMPLIED, AS TO THE UNITS AND THEIR CONTENTS. IF A TYPE OF DEFECT, A PART OF THE UNIT, OR OTHER CATEGORY OR TYPE OF ANY PORTION OF THE UNIT IS NOT EXPRESSLY COVERED HEREIN, THEN SUCH IS NOT WARRANTED HEREUNDER.

NOTWITHSTANDING THE FOREGOING, NOTHING IN THIS LIMITED WARRANTY SHALL LIMIT THE IMPLIED WARRANTY OF MERCHANTABILITY, EXCEPT THAT SUCH WARRANTY SHALL BE LIMITED TO ONE (1) YEAR FROM THE DATE TITLE IS ISSUED TO PURCHASER. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG IMPLIED WARRANTIES LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

CLAIMS: Should it appear that a possible Latent Defect (non-emergency nature) has developed, Purchaser shall outline details in writing and deliver the same to Manufacturer. Following receipt of such notice, the Manufacturer may choose to make an inspection. If a Latent Defect exists, Manufacturer will (at Manufacturer's sole option) either 1) repair, 2) replace, or 3) pay to Purchaser the reasonable cost of such repair or replacement due to such Latent Defect(s); however, Manufacturer shall not be obligated to spend more than the purchase price of the Unit(s). All warranty work shall be scheduled during normal weekday working hours except in emergencies.

LIMIT OF LIABILITY

1. Manufacturer shall not be liable under this Limited Warranty unless written notice of the Latent Defect shall have been given by Purchaser to Manufacturer within one (1) year warranty period. Steps taken by Manufacturer to correct any defect or defects shall not act to extend the warranty period.
2. The Purchaser shall have ninety (90) days after the expiration of the one (1) year warranty period to bring any legal action hereunder.
3. Under no circumstances shall the Manufacturer be obligated to spend more on repairs under this warranty than the total purchase price of the Units.
4. In no event shall Manufacturer be liable for consequential or incidental damages.
5. **IN NO EVENT SHALL MANUFACTURER BE LIABLE FOR LOST REVENUE, INCOME OR PROFITS DERIVED FROM THE SALE, RENTAL OR OTHER USE OF THE CABIN.**
6. Manufacturers may charge reasonable fees for travel to a customer's site.

PURCHASER'S RESPONSIBILITY

To receive the full benefits of the Warranty, Purchaser must at Purchaser's expense:

- a. Have the Units serviced regularly as recommended by the Manufacturer.
- b. Keep a record of maintenance and keep receipts and work orders showing date and service performed. For services done by Purchaser, keep personal maintenance records with date and services performed including any receipts for products purchased to carry out that aforementioned maintenance.

TRANSFER OF RIGHTS

1. Manufacturer shall assign to Purchaser all of Manufacturers' rights, if any, under third party manufacturer's warranties on appliances and items of equipment included as part of the Units. Manufacturer shall assume no responsibility for such manufacturers' warranties and Purchaser shall follow the procedures in these warranties if defects appear in such appliances and items of equipment.
2. This Limited Warranty is extended only to the Purchaser named herein. It is not transferable to subsequent purchasers of the Units.



MANUFACTURED BUILDING

Toll free 800.587.2716 Tel 919.647.0000 Fax 919.715.0067

MIKE CAUSEY, INSURANCE COMMISSIONER & STATE FIRE MARSHAL
BRIAN TAYLOR, CHIEF STATE FIRE MARSHAL

MEMORANDUM

DATE: January 15, 2019 (replaces October 21, 2015 Recreational Park Trailer (Park Models)/ Permanent Dwellings Memo)
TO: Building Inspectors / Third Party Inspection Agencies / other Interested Parties
FROM: Michael J. Hamm, P.E.
Chief Building Code Consultant
Manufactured Building Division
RE: Recreational Park Trailers (Park Models)/ Permanent Dwellings

The purpose of this memorandum is to clarify the position of the NC Department of Insurance on the requirements for the labeling and setting up of "Recreational Park Trailers" (formerly "Park Model" recreational vehicles) as permanent dwelling units. All references herein to the **North Carolina Electrical Code** are to the **2017 Edition** (National Electrical Code (NEC) w/NC Revisions).

RECREATIONAL VEHICLE: (defined by HUD in 24 CFR 3282.8 (g) Manufactured Home Procedural and Enforcement Regulations

As defined by HUD in 24 CFR 3282.8 (g) Manufactured Home Procedural and Enforcement Regulations

A recreational vehicle is a vehicle which is:

- (1) Built on a single chassis;*
- (2) 400 Square feet or less when measured at the largest horizontal projections;*
- (3) Self-propelled or permanently towable by a light duty truck; and*
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.*

As defined in Article 551, NEC

A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper, and motor home.

As defined in ANSI A119.5, Park Model Recreational Vehicle Standard, 2015 Edition

A vehicular type unit primarily designed as temporary living quarters for recreational, camping, travel or seasonal use, that either has its own motive power, or is mounted on, or towed by another vehicle. The basic entities are: camping trailer, fifth wheel trailer, motor home, travel trailer and truck camper.

PARK MODEL RECREATIONAL VEHICLE - also known as Recreational Park Trailer and Park Model

As defined in ANSI A119.5, Park Model Recreational Vehicle Standard, 2015 Edition

A single living unit that is primarily designed and completed on a single chassis, mounted on wheels, to provide temporary living quarters for recreational, camping, or seasonal use, is certified by the manufacturer as complying with all applicable requirements of ANSI A119.5 and:

- (a) Has a gross trailer area not exceeding 400 square feet (37.15 square meters) in the setup mode or*
- (b) If having a gross trailer area not exceeding 320 square feet (29.72 square meters) in the setup mode, has a width greater than 8.5 ft. (2.59 meters) in the transport mode.*

As defined by Article 552.2, NEC

A unit that is built on a single chassis mounted on wheels and has a gross trailer area not exceeding 37 m² (400 ft²) in the set-up mode.

GROSS TRAILER AREA – (as defined in ANSI A119.5, 2015 Edition)

The total plan area measured to the maximum horizontal projections of exterior walls in the setup mode.

NCDOI Note: Loft areas that are habitable room(s) (5 ft. or greater ceiling height) shall be included in the gross trailer areas. Accessible loft spaces with ceiling height less than 5 ft. are not included in the gross trailer area. Per HUD, roof overhangs are not included in the calculation of the gross trailer area. Any units to be labeled under the HUD manufactured housing program must contain a minimum of 320 sq. ft. in gross trailer area.

NORTH CAROLINA CODE REQUIREMENTS:

Recreational Park Trailer - Electrical Supply System

The electrical supply system to Recreational Park Trailers is required to be installed and inspected in accordance with the 2017 North Carolina Electrical Code (NEC with NC Amendments). See the attached interpretations for Articles 551 and 552 from the NC State Electrical Division.

Recreational Park Trailer - Temporary Installation

Since these units are defined to be temporary structures, it is not permissible to set them up as permanent dwelling units. Therefore, it is our interpretation that they cannot have any permanent electrical, plumbing or mechanical connections. However, for safety reasons we will allow these units to be temporarily blocked up and anchored against overturning forces, but to remain classified as a temporary structure, the wheels and axles must remain on the unit at all times. We recommend that all recreational vehicles used for temporary recreational dwellings be set-up in accordance with the manufacturer's recommendations. Accessory structures may not be supported by these units.

Recreational Park Trailers – Permanent Installation

A Recreational Park Trailers constructed in accordance with ANSI A119.5, **Recreational Park Trailer Standard** and only labeled as a Recreational Park Trailer under the Recreational Park Trailer construction program of the **Recreational Vehicle Industry Association (RVIA)**, **cannot be** accepted as a permanent dwelling structure in North Carolina. **However**, sometimes manufacturers will dual label their Recreational Park Trailers by constructing them through the RVIA program and also through the NC Modular Construction Program or the HUD Manufactured Housing program, dual labeling the unit for each respective program. Labeled Recreational Park Trailers that are also constructed and dual labeled in accordance with the **NC Modular Construction Program** may be permanently installed as a single family modular dwelling in accordance with the **NC Residential Code** provided the installation meets the current NC Code's foundation/anchoring requirements and meets the local zoning ordinances. This is acceptable because the unit is dual labeled with a North Carolina Modular Construction Validating Stamp as a modular dwelling unit. Labeled Recreational Park Trailers that are also constructed and dual labeled in accordance with the **Federal Manufactured Housing Construction and Safety Standards** as a single family (HUD) manufactured home may be permanently installed as a single family manufactured home dwelling in accordance with the **State of North Carolina Regulations for Manufactured Homes** provided the installation meets the foundation/anchoring requirements of these regulations and the local zoning ordinances. This is acceptable because the unit is dual labeled with a HUD manufactured housing label.

Recreational Park Trailers - Unlabeled/Site Constructed

Some manufacturers are not members of the **Recreational Vehicle Industry Association (RVIA)** and are not authorized/able to certify and label their Recreational Park Trailers as being constructed in accordance with the **ANSI A119.5, Recreational Park Trailer Standard** under the RVIA Recreational Park Trailer construction program. Unlabeled and/or site-constructed Recreational Park Trailers **cannot be** accepted as a permanent dwelling structure in North Carolina. Unlabeled and/or site-constructed Recreational Park Trailers must meet the electrical construction and inspection requirements as indicated above and must be no larger than 400 sq.ft. gross trailer area as defined in **ANSI A119.5, Recreational Park Trailer Standard – 2015 Edition**. All unlabeled and/or site constructed recreational park trailers greater than 400 sq.ft. gross trailer area will be considered to be a non-complying single family dwelling in violation of the **NC Residential Code**.

LABELS

Labels – Acceptable Examples of Recreational Park Trailer (Park Model) Labels for Temporary Use



RVIA Park Model Label (oldest units)



RPTIA Park Model Label (older units)



RVIA Recreational Park Trailer Label (new units)

Labels – Required for Permanent Installations



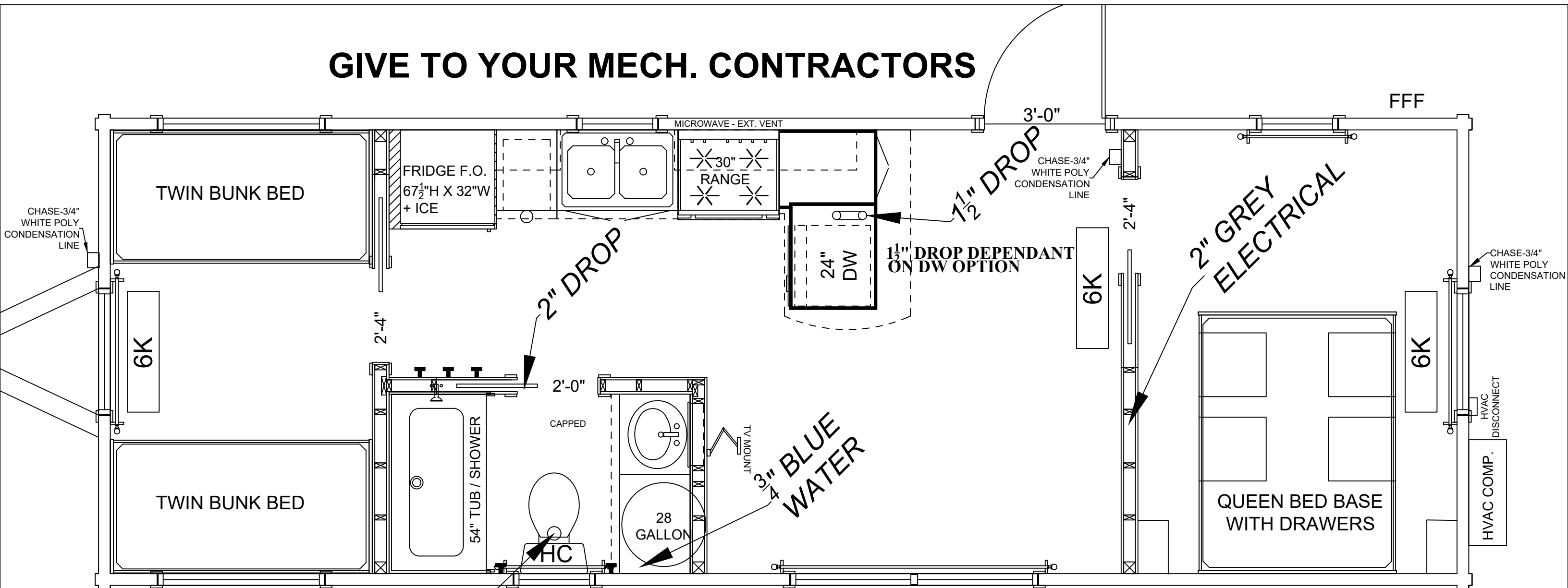
NC Modular Construction Validating Stamp



HUD Manufactured Housing Label

NCDOI Note: See the NCDOI Tiny Homes Memo for Requirements for Tiny Homes

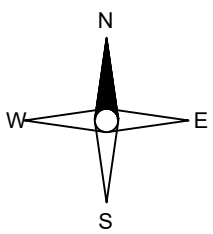
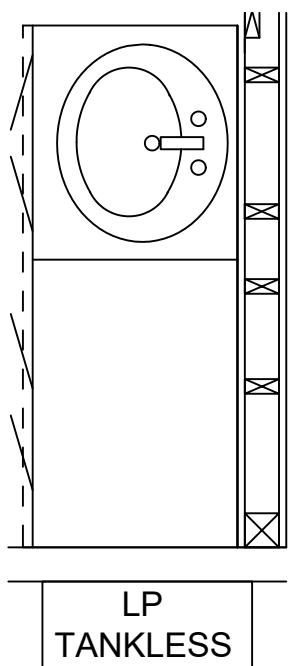
GIVE TO YOUR MECH. CONTRACTORS



- ELECTRICAL: 2" GREY. 4' FROM EDGE. 8' FROM REAR.
- WATER SUPPLY: 3/4" BLUE PEX. 2' FROM EDGE. 21' FROM REAR.
- 2" DROP: 5' FROM EDGE. 24' FROM REAR.
- 3" DROP: 2' FROM EDGE. 23' FROM REAR.
- 1 1/2" DROP: 9' FROM EDGE. 15' FROM REAR.

*IF Gas Range, SET-UP CONTRACTOR/GAS COMPANY NEEDS TO INSTALL GAS PIPE

*IF EXTERIOR TANKLESS W/H, SET-UP CONTRACTOR/GAS COMPANY NEEDS TO INSTALL GAS PIPE



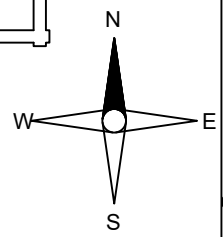
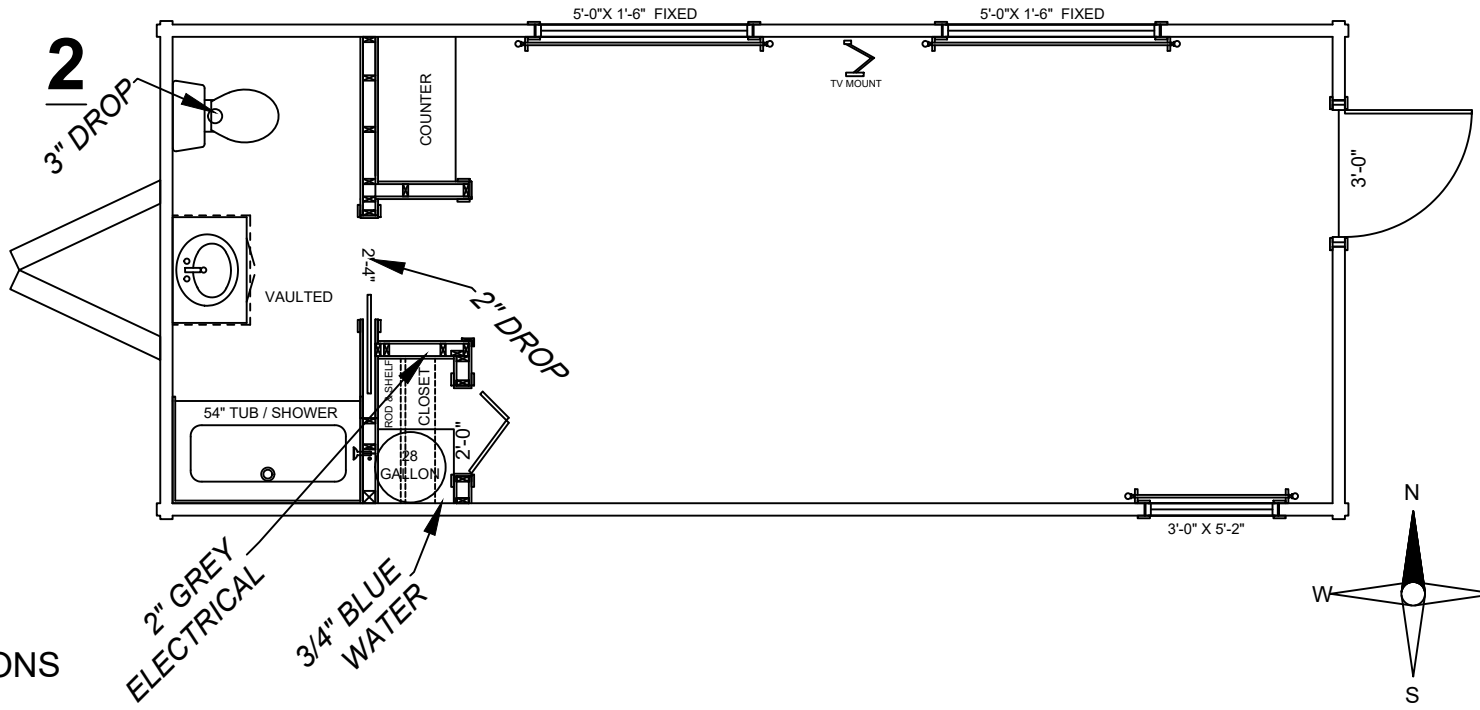
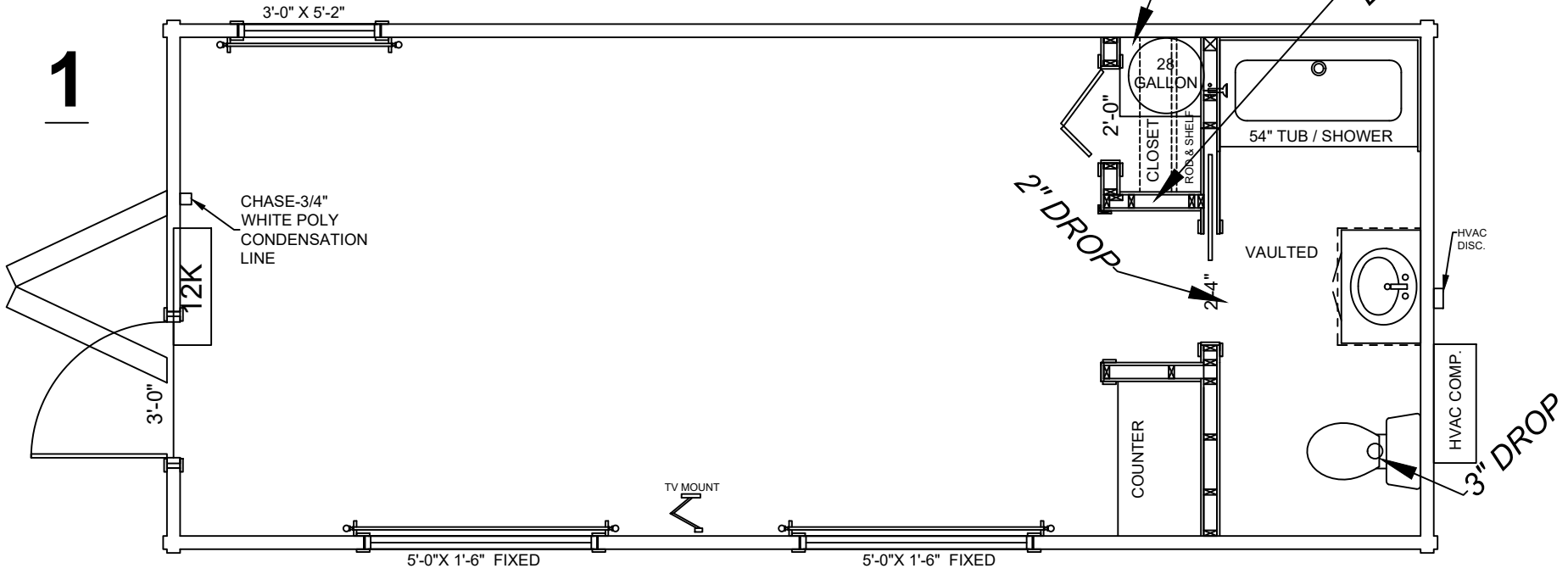
GREEN RIVER
CABINS & COTTAGES

GREEN RIVER LOG CABINS
770 W. FRONTAGE RD.
CAMOBELLO, SC 29322
864-457-2444
www.greenriverlogcabins.com

Sheet

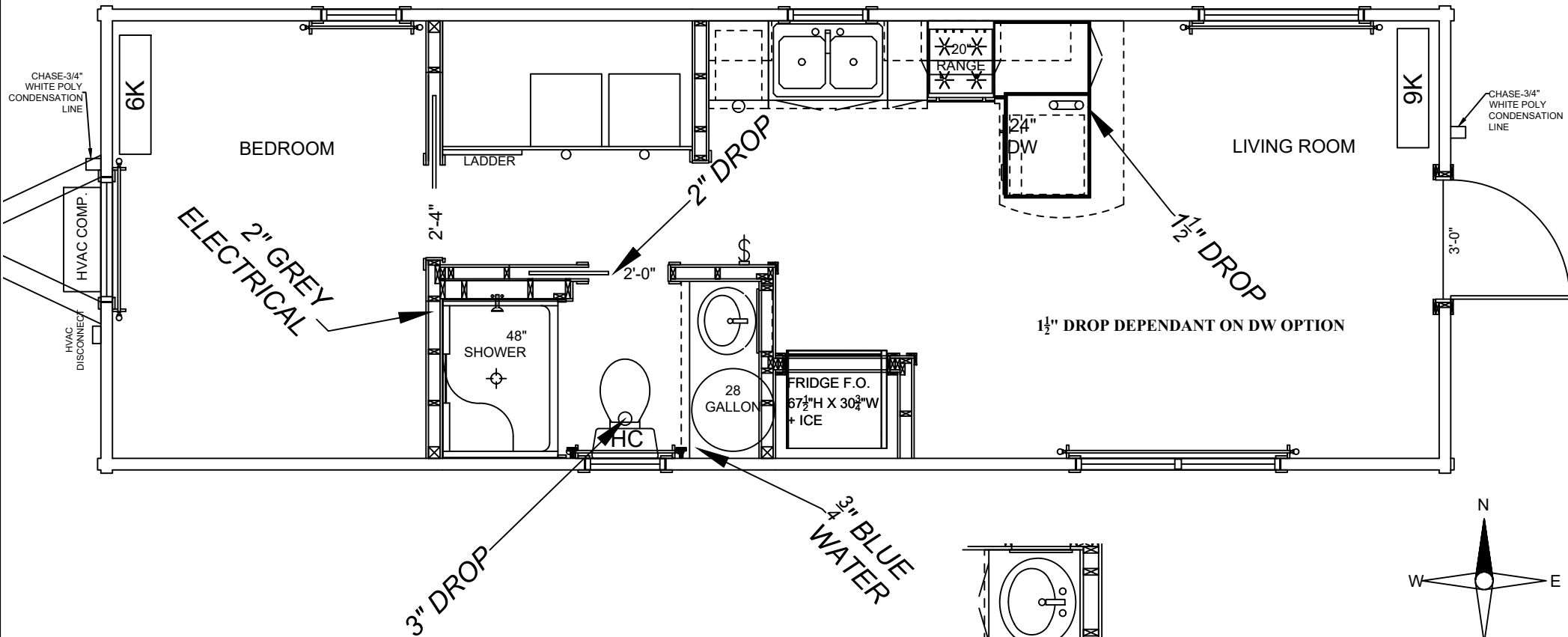
DATE 5-11-22

BLUE CHIP 2 BDRM DROPS



1-13-23
GUEST HOUSE
DROPS-ORIENTATIONS
PLAN

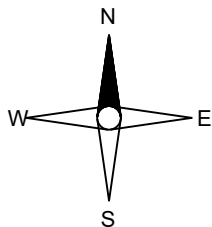
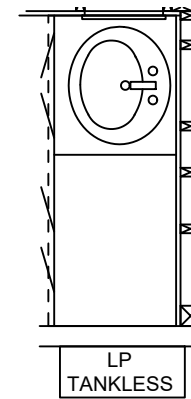
GIVE TO YOUR MECH. CONTRACTORS



- ELECTRICAL: 2" GREY. 4' FROM EDGE. 26' FROM REAR.
- WATER SUPPLY: 3/4" BLUE PEX. 2' FROM EDGE. 19' FROM REAR.
- 2" DROP: 5' FROM EDGE. 21' FROM REAR.
- 3" DROP: 2' FROM EDGE. 21' FROM REAR.
- 1 1/2" DROP: 9' FROM EDGE. 9' FROM REAR.

RIVERVIEW DROPS

5-11-22



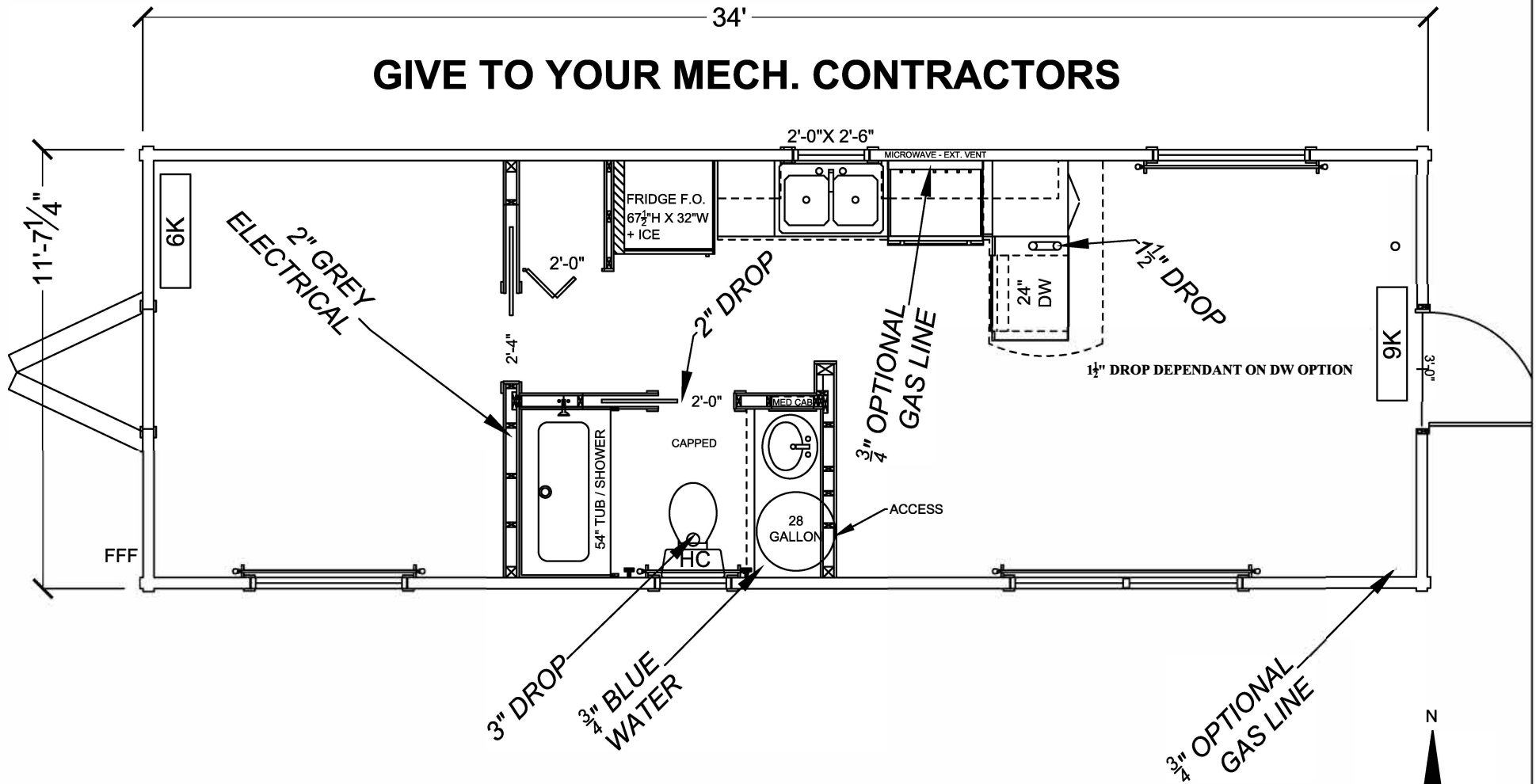
23



CABINS & COTTAGES

*IF EXTERIOR TANKLESS W/H, SET-UP CONTRACTOR/GAS COMPANY NEEDS TO INSTALL GAS PIPE

GIVE TO YOUR MECH. CONTRACTORS



ELECTRICAL: 2" GREY. 4' FROM EDGE. 24' FROM REAR.

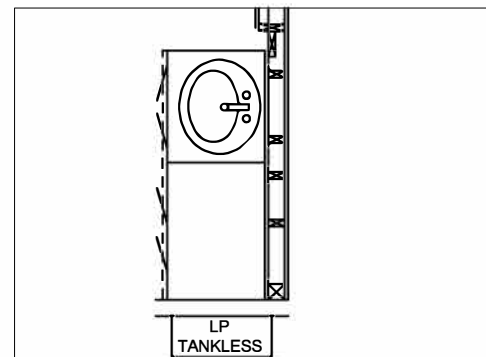
WATER SUPPLY: 3/4" BLUE PEX. 2' FROM EDGE. 18' FROM REAR.

2" DROP: 5' FROM EDGE. 20' FROM REAR.

3" DROP: 2' FROM EDGE. 19' FROM REAR.

1 1/2" DROP: 7' FROM EDGE. 12' FROM REAR.

3/4" GAS LINE OPTIONAL



*IF EXTERIOR TANKLESS W/H, SET-UP CONTRACTOR/GAS COMPANY NEEDS TO INSTALL GAS PIPE

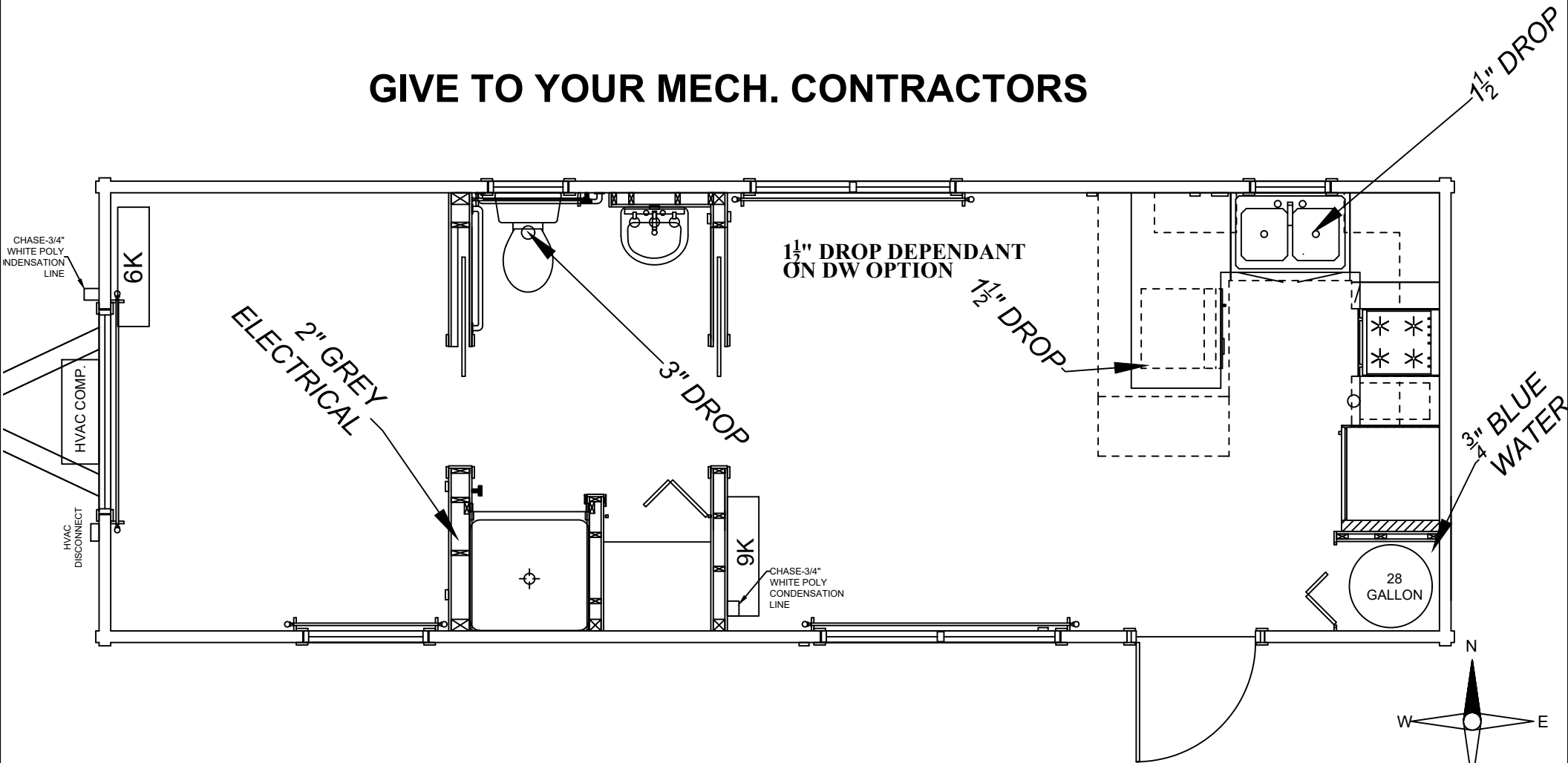


CABINS & COTTAGES

10/09/2023

TOPLINE DROPS

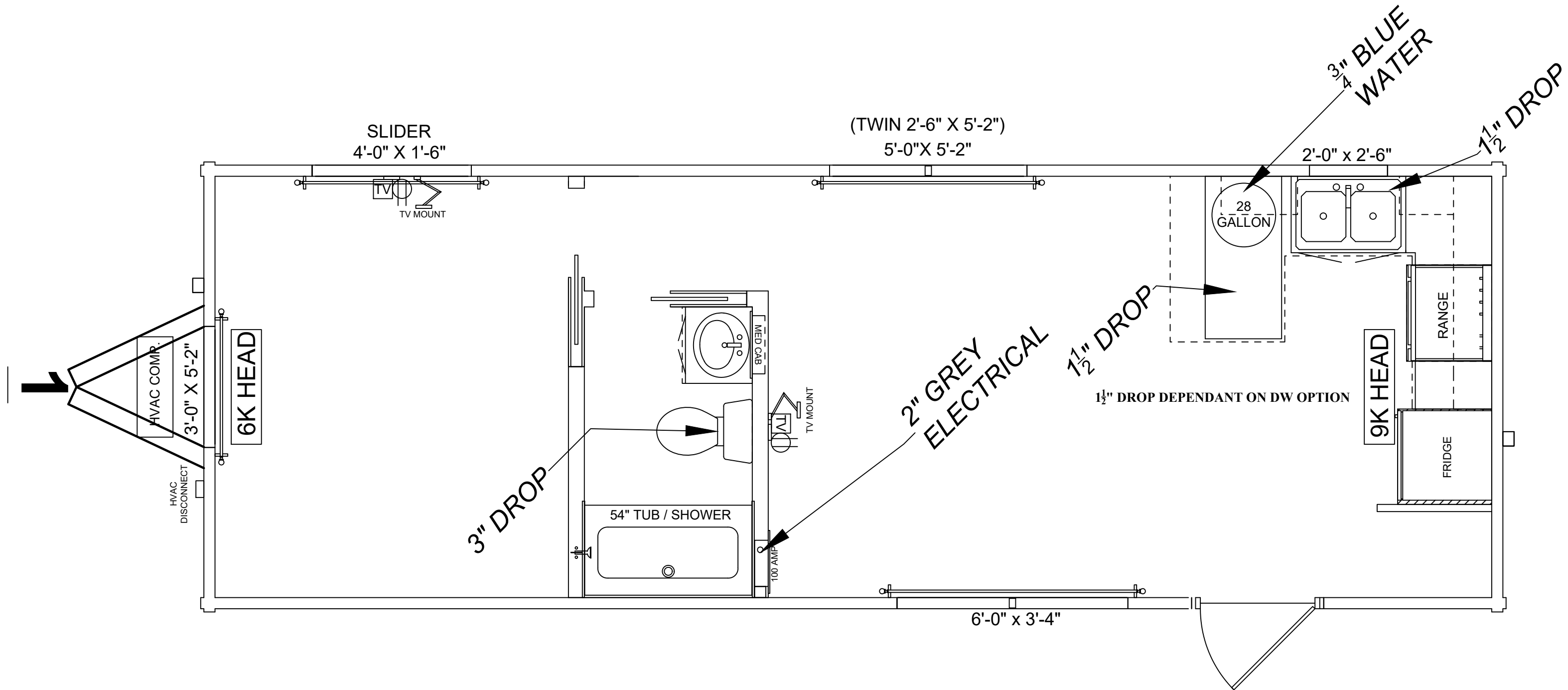
GIVE TO YOUR MECH. CONTRACTORS



- ELECTRICAL: 2" GREY. 3' FROM EDGE. 25' FROM REAR.
- WATER SUPPLY: 3/4" BLUE PEX. 11' FROM EDGE. 8' FROM REAR.
- 3" DROP: 10' FROM EDGE. 23' FROM REAR.
- 1 1/2" DROP: 10' FROM EDGE. 3' FROM REAR.
- 1 1/2" DROP (DW): 7' FROM EDGE. 8' FROM REAR.

LP
TANKLESS
 *IF EXTERIOR TANKLESS W/H, SET-UP
 CONTRACTOR/GAS COMPANY NEEDS
 TO INSTALL GAS PIPE





ELECTRICAL: 2" GREY. 2' FROM EDGE. 20' FROM REAR.

WATER SUPPLY: 3/4" BLUE PEX. 1' FROM EDGE. 7' FROM REAR.

3" DROP: 5' FROM EDGE. 21' FROM REAR.

1 1/2" DROP: 1' FROM EDGE. 3' FROM REAR.

1 1/2" DISHWASHER DROP: 5' FROM EDGE. 7' FROM REAR.

SWEDISH STEAM PRESTIGE ORIENTATION 1 DROPS

DRAWN BY: KR

REVISION: 10/17/24

