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# DeerfieldMHTips

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## The Newsletter for Owners of Manufactured Homes

Welcome to our first issue of **DeerfieldMH tips**, the newsletter designed for homeowners of manufactured homes. Whether placed privately or in a rental community, your home, like any home, requires some periodic maintenance, repairs, or perhaps just a re-do here and there as matter of preference. We at Deerfield have been in the manufactured home industry for over 30 years, and have, in that time, seen the ins and outs of repairs and renovations for homes both old and new. Many of you hire us to take care of these matters, and we're here when you need us, but many of you are handy enough to tackle projects around your home, but don't feel you know enough about what you're dealing with. We want to bring our experience to help you in each and every issue of regular columns. First, we'll specifically geared to questioning their home's con- where to get them, how-to the mechanical features on of other issues relating to rights, *whatever...* (assuming an answer!) As well, we'll Project each issue, complete with list of tools and materials needed, detailed sketches, and step-by-step instructions of the procedures needed to successfully complete the job - - the next best thing to having us there to help with the job!



especially in one of two **tips**, especially in one of two featuring a letters column our readers have re-struction, repair parts and questions on everything from up through general questions our homes, communities, we have some reason to have be featuring a Do-It-Yourself

As well, there will be general information tid bits; helpful hints on health and finance, travel, exercise, new products available, places to send for free in-formation and goodies...and maybe even a little something here and there to give you a chuckle.



We hope that we will be able to be informative, helpful, and enter- taining with every issue, but to do it right, we need your help. Please take time to write a quick note to let us know what you think; what you'd like to see in **tips**, a project you have in mind which we might want to feature, any information you have which might benefit others, or whatever you'd care to suggest. Send them to: Editor/DeerfieldMH Tips 7701 S US Highway 35 Laporte, IN 46350

Thanks for taking the time to read **tips**. We'll see you next issue.

### FALL

### Home Maintenance

### Checklist

**Roof...**check for any damaged areas and have repaired as needed (coated, re-shingled or patched).

**Windows & Doors...**check caulking above and re-do as needed, check how well it closes and seals. Have glass re- placed if broken. Check storm windows for seal, replace clips as needed.

**Furnace...**clean, ad-just. oil motors, check flue and heat exchanger for dangerous or unsafe condi- tions. Use a professional familiar with these special- ized heating appliances, and their new, high- efficiency counterparts available today. While he's there, have him check the **water heater**, as well.

**Skirting...**replace any broken panels which invite freezing winds and small animals under your home.

**Garden Hose...**start the fall habit of discon- necting your hose from the exterior spigot and drain- ing if after every use. When freezing weather hits, leaving a hose con- nected can burst both the spigot AND the hose.

#### INSIDE THIS ISSUE:

- Trash to Energy 2
- Little Rupert 2
- Do It Yourself: Heat Tape 3
- Frozen Water Pipes 4



**DeerfieldMH...Helping Make The Most of Your Time & Money!**

Garbage may have a good use after all.

Little Rupert, who is so small he can fit in an adult's hand, was born after vets failed in their battle to save his mother.

After five days, little Rupert is wide awake, and feisty as ever.

## Converting Trash to Energy!

Have you ever had to leave your house for a few days, whatever the reason, and come home to find your trash wreaking to high heaven? That smell is called methane, it is produced by the decomposing garbage that sits in your trash can, much like the way garbage sits in landfills in our country. Well, according to the Pharos-Tribune, Waste management has found a way to convert this odor-causing methane into a great renewable energy. Waste Management has already built systems at sixteen Indiana landfills and hundreds of others across the country, to convert all the methane gasses accumulated in landfills into electricity. But is it safe? Why of course it is. Transforming methane into electricity, is great for the environment, and stops excess methane from getting into the atmosphere. It's also great because useless waste is being used to power homes.

## Checklist (Cont.)

Heat Tape/Water Line...NOTE: For the novice, a heat "tape" is an electric heating cable, wrapped around the main water line supplying your home, to prevent it from freezing. In our climate, if your heat tape doesn't work, you've got no water! Check to make sure it's plugged in, not damaged, well covered with insulation, and is operational. If you are not familiar with how your type of tape works, consult with someone who does. When in doubt, get it replaced. Newer heat tapes have some extra safety features (see **Industry News**)

## Little Rupert



This tiny deer was delivered by Cesarean section at a wildlife hospital after his mother was killed by a car. Little Rupert, who is so small he can fit in an adult's hand, was born after vets failed in their battle to save his mother. At just six inches tall and weighing just over a pound, he is now in an incubator in the unit at Tiggywinkles Wildlife Hospital in Buckinghamshire. He has only recently opened his eyes. Les Stocker, founder of Tiggywinkles, said "Rupert's mother had very severe injuries. We brought him out and got him breathing and then he went into an incubator on oxygen, he is now being fed by a tube. Staff are optimistic Rupert, now five days old, will make a full recovery.



### Did You Know?...

**...snoring is a defense system?** For the earliest humans, sleep was the most vulnerable time. Snoring mimicked carnivorous predators and helped keep danger away from sleeping people. "Research at the institute of Human Origins, 2453 Ridge Rd., Berkeley, California 94709, reported in *USA Today Magazine*, Society for the Advancement of Education, 99 W. Hawthorne Ave., Valley Stream, New York 11580. Monthly \$225/yr."

### **...vitamin people eat better?**

People who regularly take diet supplements eat more fruits and vegetables and less fat than those who do not take supplements. They also drink less, smoke less and are thinner. *Basic Tip:* Healthful behaviors reinforce one another. "Gladys Block, PhD, nutrition scientist, University of California, Berkeley, writing in *Consumers' Research*, 800 Maryland Ave. N.E., Washington DC 20002. Monthly \$24/yr."



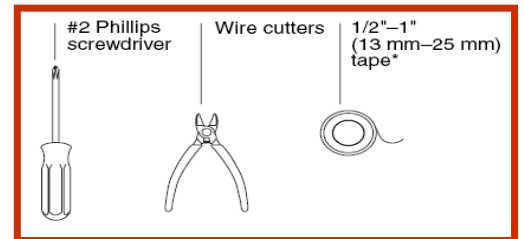
# Do-It-Yourself: Heat Tape Installation

## Frostex Pipe Freeze Protection System

### Before You Begin

**General Instructions:** Follow the installation steps in the exact order given at the bottom. To ensure the plug is properly connected, do not assemble at temperatures below 0°F (–18°C). The Frostex system can be left plugged in all year, but you will save energy by unplugging the system when there is no risk of freezing. Use a properly grounded, 3-prong, 120-volt outlet. If you are not sure if your outlet is properly grounded, call a professional service person. In manufactured housing installations, use the electrical receptacle on the underside of the home. Do not use an extension cord or there may be danger of fire or shock. Using an extension cord is not in compliance with national electrical codes. Frostex heating cable may be used on metal or plastic pipes and tubing. Do not install on garden hoses or in applications with tubing that is flexed frequently. Exposure to temperatures above 150°F (65°C) will shorten the life of your Frostex heating cable. Before installing the heating cable on hot water pipes, set the water heater thermostat below 150°F (65°C), low to medium on most thermostats. Remove any old heating tapes and insulation before you install the Frostex heating cable. Do not use more than 50 feet (15 meters) of Frostex heating cable with each 9800 FlexFit plug. Longer lengths will blow the nonreplaceable fuse in the plug. The homeowner will need to keep these instructions for future reference. It contains important safety warnings and maintenance information. If you have any difficulty installing the system, please contact Tyco Thermal Controls for information at (800) 545-6258, or call a professional service person for help. Remove the clear label that covers the test and reset buttons after installation.

Make sure you have sufficient braided Frostex heating cable for the job. **Do not use earlier versions of Frostex heating cable that have no braid.** Also make sure you have the following items:



### Six Important Safety Warnings

1. Use the correct heating cable.
2. Use the right end seal and plug.
3. Do not twist wires together or allow them to touch each other.
4. Keep the entire Frostex system dry. This includes the insulation.
5. The blue plastic heating cable and the metal braid must not be cut or damaged.
6. Do not install Frostex heating cable close to flammable materials, liquids, or fumes.

### Installation

- Step 1:** Determine the length of the heating cable you need.
- Step 2:** Install the end seal.
- Step 3:** Install the 9800 Flexfit plug.
- Step 4:** Attach the heating cable to the pipe.
- Step 5:** Install the insulation.
- Step 6:** Start up the system.
- Step 7:** Test the System.

### Periodically

Each time you plug in the system, and at least once a year, do the following:

Check the entire Frostex systems for signs of damage. Inspect any exposed portion of the heating cable for evidence of cuts, nicks, abrasions, gnawing by animals, and any other physical damage. If there is damage, immediately replace the damaged heating cable system and thermal insulation. Do not attempt to repair any part of the heating cable system.

After a thorough inspection, start up the system and test the 9800 FlexFit plug and system.



# DeerfieldMH...Helping Make The Most of Your Time & Money!



## New Services

### Free Shuttle Service Begins

Deerfield Estates is pleased to announce the start of a courtesy shuttle service from Deerfield to various locations around town.

You may have seen the small bus, decorated with the Deerfield Estates name and logo, running about town the last few weeks. The first trials began on Tuesday, August 18, with the shuttle running its route three times per day. As a start, the Shuttle service is operating only every-other Tuesday, but more days and/or alternate schedules may evolve so as to accommodate the need of Deerfield residents. Thinking that some Seniors might enjoy this service, Tuesday, Seniors discount day at most grocery stores in LaPorte, was picked as an especially good day to initiate the route.

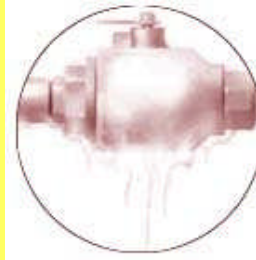
The Shuttle is equipped with a handicap lift for those with walkers or wheelchairs, as it was hoped that the service would be particularly helpful for those with special needs. The Deerfield Free Shuttle is for those who don't want to waste the gas running to town for the one or two errands they need to run, or who feel safer not having to drive themselves. It's for those who don't have a second vehicle, or for young adults who don't yet have transportation of their own. It's another way in which we hope to serve our residents, and improve the living experience here. " The Shuttle will run through town, stopping at designated points of interest and shopping centers for drop-off & pick-up of riders

## Unfreezing your frozen waterlines

By: Mark Bower

[www.mobilehomerepair.com](http://www.mobilehomerepair.com)

If you've gotten a cold snap and have discovered that you're without water, most likely you've had a waterline freeze-up. Probably the hardest part about unthawing a frozen waterline is determining exactly where it is froze. First, check all of your faucets. Are you getting water from any of them? If not, then most likely your main waterline to the home is froze. If you are getting some water, then the likely culprit is a tear or opening in your belly that's letting cold air reach a nearby waterline. If your main waterline is froze, first thing you should do is check the heat tape. It should feel warm to the touch. If it doesn't, make sure the outlet that the heat tape is plugged into is working. If you have a thermostat on the heat tape, make sure that it isn't located in a warm spot preventing the heat-tape from coming on. If none of these suggestions solve your problem, then you'll probably need to replace the heat tape. If your heat tape is warm and you're



likely place that's froze is where your water comes riser comes up through a should extend down into waterline. Then, insulate top of the culvert. If you the top, you may be froze Some water risers have a still not getting any water, the next your water riser. Your water riser is out of the ground. Often times the small culvert. Your heat tape the culvert several feet along the tion should be stuffed around the don't have any insulation covering down past the heat tape's reach. heat rod that runs down the center of them. Make sure that heat rod is plugged in and working. Like the heat tape, it'll feel warm to the touch. Sometimes you'll find that your froze-up in the water heater room, especially if you have an outside access to your water heater. Make sure your access door is well sealed, not letting in any drafts. If you find a pipe that's froze, it'll usually be very cold to the touch. Unthaw it using a heat gun. Never use an open flame, like a torch. A hair dryer may also work, but a heat gun like those used in stripping paint work exceptionally well on a medium setting. When unthawing, have an open faucet so you can tell whether or not you're succeeding. For freeze-ups deep inside culverts, you may have to rent a nibco-type heater to help unthaw them. If your whole main line is froze because of a bad heat tape, install a new heat tape and let the heat tape unthaw it. It may take several hours to unthaw.

**We at DeerfieldMH always strive to do our best at whatever we hope to achieve. We try to make it easier for you while we take on all the obstacles that cause the many problems and difficulties for people in their daily lives. Here at DeerfieldMH we offer a variety of services. We deal mostly in Manufactured homes, whether it's buying, selling, trading, or brokering a home, we are the ones to call upon and rely on for all your essential needs. There is very little we haven't seen in our 30 years of experience, and we are always happy to offer our services.**

**Contributors:** [www.mobilehomerepair.com](http://www.mobilehomerepair.com)  
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