



# **BOXABL HOMEOWNER USE, CARE, & WARRANTY MANUAL**

**Model: BXB-000009**



**BOXABL 5345 East North Belt Rd, North Las Vegas, NV 89115**

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

**702.500.9000**

## WELCOME HOME!

Thank you for being part of the BOXABL family. We are happy you have joined us in our mission to build the world.

In this manual you will find all the information regarding your warranty. Descriptions of what items are covered. Details on how to process a warranty claim. Along with the use, care, and maintenance requirements for all parts of your BOXABL.

Should you have any questions after reading this manual please contact your dealer.

Read this document thoroughly. Keep it in a safe location for future reference. Planning your preventative maintenance for your home will add longevity to your home. If you are not comfortable or incapable of performing any of the tasks described in this manual, we recommend you have a licensed & insured professional assist you.

**\*\*Notes\*\***

Not all items in this manual may apply to your Casita.

**BIN#** \_\_\_\_\_

### Dealer Information

**NAME:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

### Support/Warranty

For Technical support, questions, manufacturer's 1 year warranty claims or parts, please email [CustomerCare@BOXABL.com](mailto:CustomerCare@BOXABL.com) or call [1+\(702\)500-9000](tel:1+(702)500-9000).

For 7 Year Warranty Information contact Home Care Plus: [1+\(866\)405-3242](tel:1+(866)405-3242) or [www.cornerstoneunited.com](http://www.cornerstoneunited.com)

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## Foundation

Foundations care, maintenance, & warranty information will be determined by the type of foundation utilized in your specific project. This information will be provided either by your dealer or your installer.

The BOXABL warranty does NOT cover foundations.

## Exterior

### Exterior Cladding

#### Standard Exterior Cladding

Boxabl products are factory complete with painted metal exteriors. If additional cladding is not installed follow the use and care tips from Sherwin Williams below.

<https://industrial.sherwin-williams.com/na/us/en/coil-extrusion/service-programs/cleaning-and-maintenance.html>

#### Onsite Installed Cladding. (AKA dress up exteriors)

Care, maintenance, & warranty information will be determined by the type of cladding utilized in your specific project. This information will be provided either by your dealer or your installer.

The BOXABL warranty does NOT cover these items.

### Exterior Trim / Moldings

#### Standard Exterior trim

- Care
  - Use clean water, white rag, medium hardness nylon bristle brush, magic eraser type cleaner can be used to clean the surface regularly. A minimum of one (1) time per year.
  - If your home is in a climate that produces heavier grime you may use a power washer with mild detergent. **\*\*NOTE\*\*** Use care when power washing to not scar the trim.
- Maintenance
  - Routinely check the caulking on your trim. Re-caulk, as necessary. Depending on the environment and climate where your home is re-caulking could be needed quarterly. Our recommendation is to re-caulk a minimum of every 2 years. **\*\*NOTE\*\*** when reapplying caulk be sure to not apply caulk to the bottom sides of the trim. This is left uncaulked to allow for water to escape should it get behind the trim.
  - If your trim becomes scratched, you may use a heat gun to blend the surface scratches. **\*\*NOTE\*\*** use care not to overheat, burn, or further damage PVC or other materials close by.

- This material does NOT require painting. **\*\*NOTE\*\*** if you choose to paint the PVC trim you will need to continue to repaint as needed or as recommended by the paint manufacturer.

### Onsite installed trim (AKA dress up exteriors)

Care, maintenance, & warranty information will be determined by the type of trim utilized in your specific project. This information will be provided either by your dealer or your installer. The BOXABL warranty does NOT cover these items.

## Exterior Electrical

### Standard Exterior Electrical

- Electrical Panel Box & Breakers
  - Keep a minimum clearance of 36” around the box for access to service or emergency needs.
  - Keep the panel door closed and secured to keep the interior protected from the elements but NOT locked.

<b>TROUBLESHOOTING</b>									
<b>Problem: AFCI does not trip after pressing the test button.</b>									
<b>Possible Cause</b>	<b>Solution</b>								
Panelboard is not energized	Check to ensure that the panelboard is energized.								
The circuit breaker handle is in the "OFF" position	The circuit breaker handle must be in the "ON" position.								
The circuit breaker is in the tripped position	Reset the circuit breaker by switching the handle to the "OFF" position and then to the "ON" position.								
Panel neutral (terminal) is not connected to the neutral bus bar	Check that the load power wire, panel neutral (terminal) wire and load neutral wire are properly connected.								
<b>Problem: AFCI trips immediately after the AFCI or a connected device has been turned on.</b>									
<b>Possible Cause</b>	<b>Solution</b>								
Short-circuit	If the AFCI trips when a device is turned on, remove the device from the circuit and turn the AFCI on. If the AFCI does not trip this would indicate a short in the device. A qualified electrician should make the repairs.								
An arc-fault condition exists	Reset the circuit breaker by switching the handle to the "OFF" position and then to the "ON" position. If the AFCI trips again, call a qualified electrician to make the repairs.								
<b>Problem: AFCI trips after it has been turned on, but not immediately</b>									
<b>Possible Cause</b>	<b>Solution</b>								
Overloaded circuit	There are probably too many devices plugged into the circuits and overloading the AFCI.								
An arc-fault condition exists	Reset the circuit breaker by switching the handle to the "OFF" position and then to the "ON" position. If the AFCI trips again, call a qualified electrician to make the repairs.								
<b>If solutions do not work, the AFCI circuit breaker must be replaced.</b>									
<b>AFCI will need to be replaced if the following conditions are displayed by the yellow LEDs</b>									
<b>LED (J): Blinking</b>									
<b>LED Indication Guide (after recent trip has occurred)</b>									
Turn AFCI to "ON" position Observe LED indications and compare to chart at right:									
LED indications will appear for 5 seconds each time the AFCI is turned "ON" Display will appear each time the AFCI is reset up to 30 days after last trip.									
The last known trip condition can be cleared by the following process:									
<ol style="list-style-type: none"> <li>1. Turn the AFCI to the "OFF" position.</li> <li>2. Press and hold the PTT button.</li> <li>3. Turn the AFCI to the "ON" position.</li> <li>4. Release the PTT button after within 3 seconds.</li> </ol>									
<table border="1"> <thead> <tr> <th>LED INDICATOR</th> <th>LAST KNOWN TRIP CONDITION</th> </tr> </thead> <tbody> <tr> <td>LED (J)</td> <td></td> </tr> <tr> <td>OFF</td> <td>OVERCURRENT</td> </tr> <tr> <td>ON</td> <td>ARC FAULT or PTT Passed</td> </tr> </tbody> </table>	LED INDICATOR	LAST KNOWN TRIP CONDITION	LED (J)		OFF	OVERCURRENT	ON	ARC FAULT or PTT Passed	
LED INDICATOR	LAST KNOWN TRIP CONDITION								
LED (J)									
OFF	OVERCURRENT								
ON	ARC FAULT or PTT Passed								

The use of a Licensed & Insured electrician is recommended for any work or repairs beyond the troubleshooting guide above.

**\*\*NOTE\*\* Electricity can cause serious fire, harm, injury, or death. DO NOT put yourself or others at risk**

## Exterior Light(s)

- Wipe as needed with mild detergent, clean water, and clean, soft cloth
- Use light bulbs rated for outdoor use

## Exterior outlets

Keep covers closed when not in use to prevent debris and the elements from entering receptacle. Should an exterior receptacle need to be replaced, please consult with a licensed electrician and ensure that outdoor rated hardware is used.

## Onsite electrical options

(Including but not limited to solar panels, power storage, electric charging Equipment for vehicles, exterior landscape lighting, exterior light fixture other than the one supplied with your unit) Care, maintenance, & warranty information will be determined by the upgrades specific to your project. This information will be provided either by your dealer or your installer.

The BOXABL warranty does NOT cover these items.

# Roofing

## Standard Roofing

For either roofing option, see the following link for Care and Warranty Information.

[https://www.carlislestec.com/Search?tabFilter=document-tab&media\\_type=Warranty&limit=100](https://www.carlislestec.com/Search?tabFilter=document-tab&media_type=Warranty&limit=100)

## TPO

Also known as Thermoplastic Polyolefin is a rubber roofing material. To maximize the life expectancy and the performance of your roof you will need to routinely care for the roof. Your roof has a reflective property to it which helps reflect the sun, which adds to the energy efficiency of your home and assists with keeping the temperatures down

- Routinely is considered a minimum of two times a year and after major weather events
- Routinely check that no debris is on the roof. Debris that collects on the roof can cause multiple issues that can become serious if left unaddressed.
- Routinely check for damage to the rubber membrane. In the event you find damage it is important to IMMEDIATELY contact a licensed & insured contractor that is experienced with TPO to complete repairs.

- Routinely clean the roof. With flat or low pitch roofs it is common for environmental growth or dirt to collect. If left unaddressed these can cause the rubber to start to break down.
- How to clean
  - Verify there is no penetration or damage to the membrane before cleaning
  - Rinse surface with pressure washer 2000PSI or less
  - Use soft bristled brush or broom, with TPO safe cleaner, Pushing dirt from roof
  - Rinse cleaning solution from roof
  - For stubborn areas repeat brush cleaning and rinse again

## EPDM

Also known as Ethylene Propylene Diene Monomer is a synthetic rubber. With regular maintenance your roof will continue to provide additional energy efficiency to your home and maximize the life expectancy.

- Routinely is considered a minimum of two times a year and after major weather events
- Routinely check that no debris is on the roof. Debris that collects on the roof can cause multiple issues that can become serious if left unaddressed.
- Routinely check for damage to the membrane. In the event you find damage it is important to IMMEDIATELY contact a licensed & insured contractor that is experienced with EPDM to complete repairs.
- How to clean
  - Verify there is no penetration or damage to the membrane before cleaning
  - Rinse surface with pressure washer 2000PSI or less
  - Use soft bristled brush or broom, with EPDM safe cleaner, Pushing dirt from roof
  - Rinse cleaning solution from roof
  - For stubborn areas repeat brush cleaning and rinse again
  - You may apply a suitable sealant to enhance the performance and keep out moisture. A professional with EPDM experience can recommend a sealant if you choose.

## Onsite Constructed Roof options

Care, maintenance, & warranty information will be determined by the upgrades specific to your project. This information will be provided either by your dealer or your installer.

**The BOXABL warranty does NOT cover these items.**

## Exterior Door

**Standard** your door is pre-painted fiberglass construction.

- Care
  - Clean with mild soap (EX: dish detergent), a soft rag, and clean water.
    - Mix a small amount of dish detergent with water.

- Apply to door
  - Use clean water to rinse
  - Dry with soft, clean rag to prevent spotting
- Clean door hardware as needed
- Avoid power washing
- Use care when choosing entry mats that they do not impede the function of the door or cause unnecessary stress on the door sweep. Door sweep can become damaged by excessive rubbing across entry mats
- Maintenance
  - It may be necessary from time to time to adjust or lubricate door hinges or hardware.
  - depending on the environment and climate area of your home it may be necessary to re-paint your door. If the door is showing signs of fading or if the door does not easily come clean using the steps above, you should re-paint your door following the paint manufacturers guidelines using an exterior grade paint suitable for fiberglass applications.
  - Check the condition of the door sweep
    - If it is loose re-attach it appropriately
    - If it is torn replace it
    - If it is dry rotten replace it

### Onsite door customization options (AKA dress up exteriors)

Care, maintenance, & warranty information will be determined by the upgrades specific to your project. This information will be provided either by your dealer or your installer.

The BOXABL warranty does NOT cover these items.

### Windows

Your casita has JELD-WEN Builder Series Vinyl Windows. The windows are single hung with vinyl construction for years of minimal maintenance enjoyment.

**\*\*NOTE\*\*** Windows should be locked when not in use to prevent possible sagging of upper sash.

<https://www.jeld-wen.ca/en-ca/Articles/documents/care-maintenance>

<https://www.jeld-wen.ca/en-ca/product-support/support/warranty-service-parts>

### Optional Site Built Items (ex: steps, porch, deck)

Care, maintenance, & warranty information will be determined by the upgrades specific to your project. This information will be provided either by your dealer or your installer.

The BOXABL warranty does NOT cover these items.

## Mechanicals

### Plumbing

#### PEX Tubing (or equivalent), drainpipes, general plumbing info

PEX tubing (AKA Cross-linked polyethylene) is a flexible plastic tubing used to supply water through your home. This material is resistant to cracking in extreme temperatures. However, we recommend keeping your home climate controlled to further reduce the risk of damage to any plumbing tubing, pipes, or fixtures within your home. It is also good practice to turn the water supply off to your home if the home will be vacant for 3 or more days. Should you choose to winterize your home we recommend that you drain the lines, drain the water heater, and leave fixtures in the one position. Please note if you are winterizing your home it is recommended to place the appropriate type and amount of anti-freeze into the drains. This will assist with keeping sewer gases from entering your home. This can happen at any drain that is not used for a period of time, the P-Trap will dry out allowing the gases to enter the home through the sanitary pipes.

**\*\*NOTE\*\*** It is important that you do not flush items such as feminine products, baby wipes, paper towels, cigarette butts, or other items down the toilet. Also do not wash food or grease down drains. These can cause drainpipes to clog. Hair can accumulate in the tub/shower drain causing it to drain slowly.

In the event of a plumbing leak immediately shut off the water supply to the fixture or the house depending on which can be done faster.



[Internal Water Shut Off is under the Kitchen sink.](#)



## Water heater

Your Casita may be outfitted with several options of water heater based on your geographic requirements. See your Site-Specific model's accompanying documents for details.

## Kitchen Sink

- Rinse sink after each use
- Do not allow dishes, flatware, food, etc. to sit for periods of time in the sink as this could cause staining that will not be covered by warranty
- Clean sink regularly
  - Use a mild detergent (EX: Dish soap), non-abrasive sponge or rag, and clean water to clean residue from surface
  - For more stubborn stains use baking soda to remove
  - Be sure to clean drain area, corners, and upper lip by countertop

## Kitchen Faucet

- Care
  - Clean with mild soap
  - Rinse with warm water
  - Dry with clean, soft cloth

## Bathroom Sink

- Care
  - Wipe up spills promptly
  - Rinse sink after use
  - Clean sink regularly with no abrasive cleaner with soft cloth or sponge.
  - For stains clean with a mild cleaner with acidic properties such as vinegar or lemon juice.
  - Use baking soda if needed to remove buildups.
  - **\*\*NOTE\*\*** using abrasive cleaners or scrubbers will dull the finish and/or scratch the surface.

## Bathroom Faucet

- Care
  - Clean with mild soap
  - Rinse with warm water
  - Dry with clean, soft cloth

**\*\*NOTE\*\* DO NOT use harsh cleaners or abrasive sponges or steel wool. These can damage the finish of the faucet.**

Shower/Tub/Surround – Manufacturer Aquatic / Model # 6032

See the link below for Manufacturer details.

<https://aquaticbath.com/product-maintenance>

## Shower Fixture

- Care
  - Clean with mild soap
  - Rinse with warm water
  - Dry with clean, soft cloth

## Toilet

- When cleaning toilet, wash it with mild soapy water or liquid cleaners that are not chlorine or bleach based. Avoid using harsh detergents
- We do not recommend the use of in-tank cleansers. Products containing chlorine can cause damage to the components inside the tank and cause them to fail prematurely
- Use of chlorine or bleach-based cleaners on the toilet seat can cause discoloration over time

## Electrical

### Lighting

See the link below for Manufacturer details.

<https://cleanlife.com/pages/customer-resources>

### Mirror

See the link below for Manufacturer details.

<https://cleanlife.com/pages/customer-resources>

### Bath Fan – Addvent ABF70

See the link below for Manufacturer details.

<https://addvent-usa.com/product/addvent-abf70-70-cfm-bath-fan/>

### Smoke / Carbon detector – Universal Security Instruments MIC1509S

See the link below for Manufacturer details.

[https://www.universalsecurity.com/images/products/pdf/MIC1509S/MIC1509S\\_MANUAL.pdf](https://www.universalsecurity.com/images/products/pdf/MIC1509S/MIC1509S_MANUAL.pdf)

### Switches / Receptacles

See the link below for Manufacturer details.

<https://www.legrand.us/resources>

It is recommended to regularly check GFCI (Ground Fault Circuit Interrupter) functionality. GFCIs should be tested monthly, or even before each use if plugged directly into the outlet, to ensure they're working correctly. This helps prevent electrical shocks by detecting and shutting off power if a ground fault is present.

### *Light Switch*

Clean with soft damp cloth only. DO NOT use any chemical cleaners.

## Outdoor Sconce Light

See the link below for Manufacturer details.

<https://cleanlife.com/pages/customer-resources>

## Minisplit - LG LSN120HFV3

See the link below for Manufacturer details.

<https://www.lg.com/us/support/product/lg-LSN120HFV3.AT3GEUS>

## Outdoor Unit

See the link below for Manufacturer details.

<https://www.lg.com/us/support/product/lg-LSN120HFV3.AT3GEUS>

- Keep minimum of three feet clear around unit for access to maintain or repair unit
- We recommend having your HVAC professional serviced by a licensed & insured HVAC contractor regularly

## Exterior Vents

This includes bath vents, kitchen appliance vents, plumbing vents.

- Make sure to keep all exterior vents clear of debris and unblocked for proper ventilation

# Appliances

## Microwave Oven

See the link below for Manufacturer details.

<https://www.lg.com/us/support/product/lg-LMV1764ST.PS3ELGA?tab=0>

## Range

See the link below for Manufacturer details.

<https://www.lg.com/us/support/product/lg-LREL6321S.FSTLLGA>

## Refrigerator

See the link below for Manufacturer details.

<https://www.lg.com/us/support/product/lg-LBNC15231V.APZCNA0>

## Washer/Dryer

See the link below for Manufacturer details.

<https://www.lg.com/us/support/product/lg-WM3555HWA.ABWEPLUS>

# Interior Finishes

## Flooring – Mohawk Flooring

See the link below for Manufacturer details.

<https://www.mohawkflooring.com/cleaning-care>

## Cabinetry (hardware, hinges, drawer glides)

- Routine Care
  - Use warm water, mild detergent (EX: dish soap), and clean, soft cloth to clean up spills immediately. Be sure to dry surface completely with a clean, soft cloth \*\*Note always apply cleaner to cloth and not directly to the cabinetry
  - Dust cabinetry as needed with lint free cloth
  - DO NOT USE ammonia, oil-based, citrus, steel wool, abrasive cleaners, or cleaners containing bleach
  - If your stove has a self-cleaning feature be sure to remove cabinet doors & drawers prior to running the self-cleaning feature. Cabinets adjacent (left, right, and above) can be damaged due to the excessive heat during the self-cleaning function.
  - Avoid extreme temperature changes in the home. Recommended temperatures between 60-80.
  - Avoid excessive humidity or not enough humidity recommended humidity level is 30-60%
  - Never overload drawer and/or shelves with excessive weight, use care to distribute weight evenly within the drawer
  - Use the touch up kit to make repairs to cabinet finishes promptly
  - Use care when cleaning the floors to not allow excess moisture to penetrate the cabinets or pool around the edges
  - Use bath fans to reduce humidity in bathroom while showering
  - Use vent in kitchen while cooking to reduce steam & moisture exposure
  - Do not use interior cabinet or drawer as step
  - Do not hang wet items (EX: Wash cloth or towel) on cabinetry

- Maintenance
  - Adjust or tighten door hinges, drawer glides, and cabinet hardware as needed

## Countertop

- Care
  - Lift, do not drag items across countertops
  - Protect countertops from small kitchen appliances by placing on top
  - Use a cutting board over the countertop
  - Do not place hot objects directly on the countertops (EX: candles, pots, pans, hair straighteners, curling irons)
  - Do not leave wet towels, rags, sponges, clothes, etc. on countertop
  - Wipe countertops with damp cloth after use. Dry with soft cloth
  - Use warm water, mild detergent (EX: dish soap), and clean, soft cloth to clean up spills immediately. Be sure to dry surface completely with a clean, soft cloth \*\*Note always apply cleaner to cloth and not directly to the countertop
  - Dust countertop as needed with lint free cloth
  - DO NOT USE ammonia, oil-based, citrus, steel wool, abrasive cleaners, or cleaners containing bleach
- Maintenance
  - Check silicone around sink and where countertops meet the walls. When needed clean / remove existing silicone. Apply fresh bead of silicone to prevent water, debris, or dirt from getting between countertop and other surfaces.

## Bath Accessories and Cabinet hardware

- Care
  - Clean with mild soap
  - Rinse with warm water
  - Dry with clean, soft cloth
- **\*\*NOTE\*\*** DO NOT use harsh cleaners or abrasive sponges or steel wool. These can damage the finish of the fixtures
- When loose use small Allen Key or Flat Head screwdriver to tighten. It will depend on the mounting hardware to determine which you need. **\*\*NOTE\*\*** do not over tighten and use care not to strip the screw head

## Interior Trim (baseboard, window, door, and ceiling)

- Routine Care
  - Dust regularly with lint free cloth
  - Clean with damp cloth

- For dirt or soil spots that water does not take off use a mild detergent or household cleaner (EX: Dish soap or magic eraser)
- Maintenance
  - Check caulking. Clean or remove old caulk as needed.
  - Re-apply fresh bead of caulk to prevent debris & dirt from getting between trim and wall
  - Paint if necessary
  - If the trim becomes scratched or damaged a heat gun may be used to blend / smooth the finish.  
\*\*NOTE\*\* use care not to overheat, burn, or further damage PVC or other materials close by.

## Wall / Ceiling Finish

- Routine Care
  - Dust walls & ceilings regularly
  - Promptly clean spills and dirt using clean cloth, slightly damp, or mild detergent if necessary
- Maintenance
  - Damage to walls & / or ceiling can be repaired just like drywall with spackle, sanded, and painted.
- Recommendations for hanging wall décor and window treatments
  - MGO is remarkably similar to drywall, and you will be able to hang wall décor similarly. One thing to note is that there are no studs in the walls so it will be necessary to utilize specialty hanging hardware (EX: high and mighty hangers), anchors, or molly bolts
  - Follow the manufacturer directions to properly install your choice of hardware
  - Use Care to never hang items that are heavier than the hardware is rated for
- Recommendations for TV Mounting
  - Use toggle bolts that are rated to hold more weight than the total weight of your television and your mounting bracket together.
  - Install Toggle bolts per manufacturer instructions
  - Attach wall bracket portion of the mount to the toggle bolts following the mounting instructions of the mount manufacturer
  - Complete installation of the TV using the mounting instructions from the mount manufacturer

## Paint

See the manufacturer's recommendation for care in the link below.

<https://www.sherwin-williams.com/homeowners/how-to/painting/interior-painting-how-tos>