



# RV Inspection Report

**Prepared for: Fredrick Stein**

**RV Location:**

3342 Caledonia Avon Rd, Caledonia, NY 14423



2022 Forest River Avalanche

**Inspection Date / RV Model:  
2022 Keystone Avalanche 390DS**

VIN Number: VIN#4YDFAVV2XNE760619

TNT RV Inspections

**Anthony L. Keim  
514 Americas Way PMB 17471  
Box Elder, SD 57719  
207-650-2860**



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# MAJOR ISSUE



## Customer

Fredrick Stein

## Inspection Date / Year, Make, Model:

2022 Keystone Avalanche 390DS

## VIN Number:


VIN#4YDFAVV2XNE760619

The following items indicate that the condition is a MAJOR ISSUE. It is recommended that a qualified RV technician correct the identified issue as needed.

## 2. Roof Exterior

### 2.1 Front Cap, Joints and Seals

#### Poor

-  (1) There are holes in the sealant in numerous places along the front cap that should be repaired to prevent water intrusion.
-  (2) Overall view of front cap joints and seal.




### 2.2 Trim Rail (Curbside)

#### Poor

-  (1) Overall View
-  (2) Holes in sealant that have been repaired previously need to be looked at further by a certified RV Technician.

### 2.3 Rear Cap, Joints and Seals

#### Poor

-  (1) Overall View
-  (2) Sealant is pulling away from joint.
-  (3) Pine needles embedded in sealant.

### 2.4 Trim Rail (Streetside)

#### Poor

- (1) Overall view



(2) There are several holes in sealant along the trim rail that need to be repaired to prevent water intrusion.

(3) New sealant repairs made to the trim rail.

## 2.5 Vents - Powered (14 x 14)

### Poor



(1) The clips on the vent looked as though they are not attached and sealant was placed over them.

(2) Sealant was not placed in right area around vent.

(3) Holes in sealant.

(4) Video shows the roof membrane around one of the clips that is attached to the vent is lifting.

## 2.7 Plumbing Vent Covers

### Poor



(1) There are holes and cracks around the line of three plumbing covers and should be repaired before water intrusion occurs.

(2) Holes in sealant on the rear curbside plumbing vent cover should be repaired before water intrusion occurs.

(3) Holes in the sealant around the streetside plumbing vent cover and should be repaired before water intrusion occurs.

## 2.8 Skylights

### Poor



Holes and cracks in sealant around the skylight and should be repaired before water intrusion occurs.

## 2.14 Solar Panels

### Poor



Video show the roof plywood alongside the front edge of the solar panel is lifting.

## 2.15 Ladder - Roof Access

### Poor





Cracks in sealant where ladder attaches to the roof and should be repaired before water intrusion occurs.

## 3(A) . Front Cap / Wall




### 3.0.A Sidewall Condition

#### Poor

-  (1) Seal that runs along the lower edge of cap just before hitch pin is torn. There is sealant missing along the curbside and streetside edge. These items should be repaired before water intrusion occurs. The lower seal on the streetside of the cap looks as though the sealant was repaired
-  (2) On the curbside, there is a brown stain in the gel coat.

### 3.1.A Paint and/or Decals


#### Poor

-  (1) Decal edge not lined up with other decals.
-  (2) Cracks in the lettering.
-  (3) Defect in the decal.

## 6(D) . Streetside Front Slideout


### 6.1.D Slideout T-Molding Trim

#### Poor

-  The lower front and rear of the slide out are not touching side wall. It appears that the slide box is warped.

### 6.2.D Seals, Sweeps and Gaskets

#### Poor

-  Front upper sweep has been repair. The left side seal has a hole in it where the upper gear track goes through it. This needs to be repaired before water intrusion occurs.

## 9. Hitch and Stabilizing System

### 9.1 5th Wheel Landing Gear Condition

#### Poor

-  Streetside front landing gear bent.

## 12. Water Systems

### 12.3 Waste Water Sewer / Hose Fittings

#### Poor

-  Waste water hose fitting were repaired by owner do to previous damage .

## 14. Appliances: Kitchen

### 14.15 Oven - Condition

#### Poor

Inspector could not get oven to light.

**14.17 Oven - Color of Burner Flame****Poor**

Inspector could not get oven to light.

**15. Appliances: Other****15.0 Water Heater - Condition of Burner Assembly Area****Poor**

Water heater failed to work on electric.

**15.2 Furnace #1 Air Intake / Exhaust Area Condition****Poor**

Rear bathroom and bedroom vents did not have heat coming out of them. This should be inspected by a certified RV Technician.

**15.3 Furnace #2 Air Intake / Exhaust Area Condition****Poor**

Rear bathroom and bedroom did not have heat coming out of them. This should be inspected by a certified RV Technician.

**16(B) . Rear Air Conditioner****16.2.B Air Conditioner - Exhaust Condition****Poor**

Rear ac vent only blowing a small amount of air.



## MINOR ISSUE



### Customer

Fredrick Stein

### Inspection Date / Year, Make, Model:

2022 Keystone Avalanche 390DS

### VIN Number:

VIN#4YDFAVV2XNE760619

The following items indicate that the condition is a MINOR ISSUE. It is recommended that a qualified RV technician correct the identified issue as needed.

## 2. Roof Exterior

### 2.6 Vents - Manual Crank (14 x 14)

Fair

Pines needles embedded in the sealant around the vent.

## 3(B) . Curbside - Sidewall

### 3.0.B Sidewall Condition

Fair

(1) Front seal is becoming detached and is in need of repair.

(2) There is damage to the rear lower edge of sidewall.

### 3.1.B Paint and/or Decals

Fair

There is damage to the decal that is between the two rear windows.

### 3.3.B Cargo/Access Doors

Fair

Inside the larger front cargo area the material on the side wall is coming off. There is also an electrical box that is not properly installed and should be repaired by a certified RV Technician.

## 3(C) . Streetside Sidewall

### 3.0.C Sidewall Condition

Fair

(1) Lower seam where sidewall meets the front cap the sealant is deteriorating.

(2) Strap between the 2 slide boxes that holds the sidewall to the frame has become detached.

**4(A) . Door #1****4.0.A Door Condition****Fair**

The screen on the lower edge of screen door is separating.

**6(A) . Curbside Center Slideout****6.2.A Seals, Sweeps and Gaskets****Fair**

Seal on outer edge of slide is separating.

**6.3.A Slide Rail Gear Rack System****Fair**

Gear rack system is showing signs of rust.

**6(C) . Streetside Center Slideout****6.3.C Slide Rail Gear Rack System****Fair**

Gear rack system showing signs of rust.

**6.6.C Slideout Operation and Alignment****Fair**

(1) Screw coming out of fender.

(2) Dents and a screw in the lower fender wall.

# NOTICE / COMMENT



## Customer

Fredrick Stein

## Inspection Date / Year, Make, Model:

2022 Keystone Avalanche 390DS

## VIN Number:

VIN#4YDFAVV2XNE760619

The following items indicate that the condition is a NOTEWORTHY COMMENT.

## 1. Vehicle Information


### 1.0 Vehicle Data

 (5) Build Sheet Photo

## 2. Roof Exterior

### 2.0 Roof Condition

#### Acceptable

 A TPO roof typically looks shinier than an EPDM roof and feels like a swimming pool liner. Also, a TPO roof comes with heat-welded seams. As for an EPDM roof, it looks and feels exactly like the material of a black inner tube and is cemented together instead of heat-welded.

## 6(B) . Streetside Rear Slideout

### 6.4.B Wiring Harness under Slideout

#### Not Present

 Not visible to inspector

## 6(D) . Streetside Front Slideout

### 6.4.D Wiring Harness under Slideout

#### Not Inspected

 Not visible to inspector

## 13. Propane Tank, Lines and Connections

### 13.2 LP Leak System Test


#### Not Inspected

 Unable to get to a spot to perform the test. There was no outside hookup as well.

#### 14. Appliances: Kitchen

##### 14.5 Refrigerator - Ice Maker

###### Not Inspected

 Ice maker present, but no hooked up.

#### 19(A) . TV #1

##### 19.2.A Unit Properly Mounted and Secured

###### Not Inspected

 Unable to determine if it was mounted properly do to a strap on the tv.

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**Click on link(s) below for Report Attachments:**

**[NHTSA Recalls](#)**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

<b>Inspection Date / Year, Make, Model :</b> 2022 Keystone Avalanche 390DS	<b>Time:</b> 08:00 AM	<b>VIN Number:</b> VIN#4YDFAVV2XNE760619
<b>RV Location:</b> 3342 Caledonia Avon Rd, Caledonia, NY 14423	<b>Customer:</b> Fredrick Stein	

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### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this RV home. Any recommendations by the inspector to repair suggests a second opinion or further inspection by a qualified RV technician. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase.

**Acceptable (A)** = A visually observed item, component or unit and if no other comments were made then it appeared to be performing its intended function with little or no deterioration visible.

**Fair (F)**= The item or its components is not in need of immediate repair as it is performing its intended function but deterioration is visible. Some opinions may elect to repair or replace this item now while others may wait.

**Poor (P)** = The item, component or unit is not functioning as intended and replacement is recommended, or needs further evaluation by a qualified RV technician.

**Not Inspected (NI)**= The item, unit or component was not inspected, and no representations were made as to whether or not it was functioning as intended and a statement for the reason for not inspecting may be made.

**Not Present (NP)** = This item, component or unit is not in this RV.

### NRVIA Standards of Practice

#### 1. Introduction:

The National Recreational Vehicle Inspectors Association or NRVIA is a professional RV inspector membership organization. Membership in the NRVIA is voluntary and its members are RV Inspectors and industry affiliates whose purpose is to promote excellence in the profession and continued improvement of its members' inspection services to the public.

Use of the NRVIA logo and name is limited to those members of good standing who may utilize this logo and name in their individual inspection business promotions and advertising.

The NRVIA designation of Certified RV Inspector is permitted only to be used by those individuals that have met the requirements and testing standards established by NRVIA and who have a current active status with the association.

#### 2. Purpose, Scope and General Statements

2.1 – The purpose of the Standards of Practice is to establish a uniform standard for RV Inspectors to inspect and report in an objective manner the conditions of a Recreational Vehicle and its components.

2.2 – The Standards describe the components, and systems included in an RV Inspection.

2.3 – The Standards apply to motorized and towable types of RVs as defined by the RV Industry Association (RVIA).

2.4 – The Standards apply to a visual inspection of those areas, components and systems that are readily accessible to determine at the time of inspection that they are performing their intended function without regard to life expectancy.

2.5 – The purpose of the RV inspection is to identify visible and operational defects as permitted by the current conditions that in the judgment of the RV Inspector will adversely affect the function or integrity of the items, components and systems of the Recreational Vehicle.

2.6 – RV Inspections performed under the Standards of Practice are basically visual and rely upon the judgment, education and experience of the RV Inspector and are not intended to be technically exhaustive.

2.7 – RV Inspections shall be performed on a calendar day which will allow compliance with the provisions of the NRVIA Standards of Practice.

2.8 – RV Inspections performed under the Standards shall not be construed as being a compliance inspection of any code, governmental regulation or manufacturer's installation instructions or procedures. In the event a law, statute or ordinance prohibits a procedure recommended in the Standards, the RV Inspector is relieved of the obligation to adhere to the prohibited part of the Standards.

2.9 – RV Inspections performed under the Standards are not an expressed, implied warranty or guarantee of adequacy, performance or useful life of any RV, any of its components or systems.

2.10 – Only those items specifically listed on the RV Inspection Report will be included in the RV Inspectors evaluation.

2.11 – The RV Inspector shall report any system or component included in the Standards of Practice which were present at the time of the RV Inspection but were NOT inspected and provide the reason they were not inspected.

### 3. General Limitations and Exclusions

3.1 – RV Inspections performed under the Standards of Practice exclude any items concealed or not readily accessible to the RV Inspector. The RV Inspector is not required to move furniture, personal or stored items. Lifting floor covering, accessing interior walls and ceilings in which could damage or destroy the components or systems being evaluated is not part of the RV Inspection.

3.2 – The determination of the presence of damage caused by insects or water is only to be evaluated by observation with a statement being rendered by RV Inspector that is to make the client aware of the issue.

3.3 – Excluded from the Standards of Practice is the determination of indoor air quality of the RV and it's consequence of physical damage, toxicity, odors, waste products and noxiousness.

3.4 – The RV Inspection and report are based upon the visual observation of the existing conditions of the RV at the time of the RV Inspection. The inspection report is not intended to be construed as a guarantee, warranty, or any form of insurance. The RV Inspector will not be responsible for any repairs or replacement with regard to the RV or its contents.

3.5 – The RV Inspector is not required to enter any premises that visibly show a threat to the safety of the RV Inspector or others nor inspect any area or component that poses a danger to the RV Inspector or others.

3.6 – The NRVIA Certified RV Inspector will inspect and report on the following RV items and conditions during the RV Inspection. Any additional items of inspection will be dependent upon the agreement between the client and the RV Inspector.

**Weather:**

Clear

**Type of Inspection:**

Buyer: Pre-Purchase RV Inspection

**Style of RV:**

5th Wheel

**RV Status:**

Vacant: RV Dealership

**Client Is Present:**

No

**Start Temperature:**

72 degrees

## 1. Vehicle Information

### Styles & Materials

**VIN Number:**

Photo Included

VIN #: : 4YDFAVV2XNE760619

**VIN Location:**

Other

Specify Other : Driver's side of RV

**RVIA / Canadian Seal Number:**

Located by Entrance Door

Seal Number / Other Info : A342827

**Gross Vehicle Weight Rating (GVWR):**

From Data Plate

Specify in lbs or kg : 16500LBS

**Brand of RV:**

Manufacturer's Brand Name

Brand Name : KEYSTONE

**Model Number:**

RV Designation/Floorplan

Model Number : Avalanche 390DS

**Manufacturer Name and Location:**

Keystone RV Company

Location: City, State : Goshen, IN

**Date of Manufacturer:**

December

Year : 2021

**State Inspection Sticker Current:**

Not Required

**State License Plate Current:**

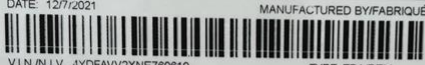
Yes

State and Plate Number : CD 43481 NY

### Items

#### 1.0 Vehicle Data

(1) Manufacturer's VIN Data Plate Photo

DATE: 12/7/2021	MANUFACTURED BY/FABRIQUÉ PAR: KEYSTONE RV COMPANY 2842 HACKBERRY DRIVE GOSHEN, IN 46528	
		
V.I.N./N.I.V. 4YDFAVV2XNE760619	TYPE: TRA/REM	MODEL: AV390DS22
UNLOADED VEHICLE WEIGHT	6477 KG / 14280 LB	
GVWR / PNBV	7484 KG / 16500 LB	
GAWR (EACH AXLE)/PNBE(CHAQUE ESSIEU)	3175 KG / 7000 LB	
TIRE / PNEU	ST235/60R16G	
RIMS/JANTE	16x6	
COLD INFL. PRESS/PRESS. DE GONFL. À FROID	758 KPA / 110 PSI/LPC - SINGLE	
THIS VEHICLE CONFORMS TO ALL APPLICABLE U.S. FEDERAL MOTOR VEHICLE SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE SHOWN ABOVE. THIS VEHICLE CONFORMS TO ALL APPLICABLE STANDARDS PRESCRIBED UNDER THE CANADIAN MOTOR VEHICLE SAFETY REGULATIONS IN EFFECT ON THE DATE OF MANUFACTURE - CE VEHICULE EST CONFORME À TOUTES LES NORMES QUI LUI SONT APPLICABLES EN VERTU DU RÈGLEMENT SUR LA SÉCURITÉ DES VÉHICULES AUTOMOBILES DU CANADA EN VIGUEUR À LA DATE DE SA FABRICATION.		
ALL WEIGHTS ARE APPROXIMATE.		
CARGO-CARRYING CAPACITY: 731 KG / 1609 LB	CAPACITÉ DE CHARGEMENT: 731 KG / 1609 LB	
CALCULATED WITH THE FRESH WATER TANKS FULL:	CALCULÉE AVEC LES RÉSERVOIRS D'EAU DOUCE PLEINS:	
COLD: 204 KG      HOT: 45 KG	FROID: 204 KG      CHAUD: 45 KG	
COLD: 451 LB      HOT: 100 LB	FROID: 451 LB      CHAUD: 100 LB	
AND THE WASTE WATER TANKS EMPTY	ET LES RÉSERVOIRS D'EAUX USEES VIDES	
MASS OF WASTE WATER TANKS FULL:	MASSE DES RÉSERVOIRS D'EAUX USEES PLEINS	
871 KG / 1920 LB	371 KG / 820 LB	

Data plate

(2) RVIA Seal Photo





RVIA seal

(3) State Inspection Sticker Photo

(4) State License Plate Photo



Plate

 (5) Build Sheet Photo

(6) Owner Stated Comments:

1. There was issues with framing inside walls that were cracked and repaired by Colton RV Dealership.
2. There was no backing plate behind in wall in master bedroom to mount tv.
3. Owner repaired rear sewage connection after it was damaged at some point during transport.
4. Owner states that dresser drawers are constantly getting stuck.

- 5. GFI in master bedroom constantly tripping.
- 6. Trim was falling off all over the RV.

(7) **Weather the Day of the Inspection: Was sunny.**

## 2. Roof Exterior

### Styles & Materials

<b>Roof Type:</b> Rubber (TPO)	<b>Areas of Possible Water Intrusion:</b> Yes	<b>Roof Ladder Type:</b> Mounted
<b>Number of Solar Panels:</b> One	<b>TV Antenna - Moves Up and Down:</b> Not Present	<b>TV Antenna - Cleaned and Maintained:</b> Not Inspected
<b>Other (list and evaluate):</b> Other Items Observed Extra Info : Satilite antenna	<b>Equipment Removed:</b> No	

### Items

#### 2.0 Roof Condition

**Comments:** Acceptable

🔍 A TPO roof typically looks shinier than an EPDM roof and feels like a swimming pool liner. Also, a TPO roof comes with heat-welded seams. As for an EPDM roof, it looks and feels exactly like the material of a black inner tube and is cemented together instead of heat-welded.



Front to back



Back to Front

#### 2.1 Front Cap, Joints and Seals

**Comments:** Poor

\$ (1) There are holes in the sealant in numerous places along the front cap that should be repaired to prevent water intrusion.



 (2) Overall view of front cap joints and seal.

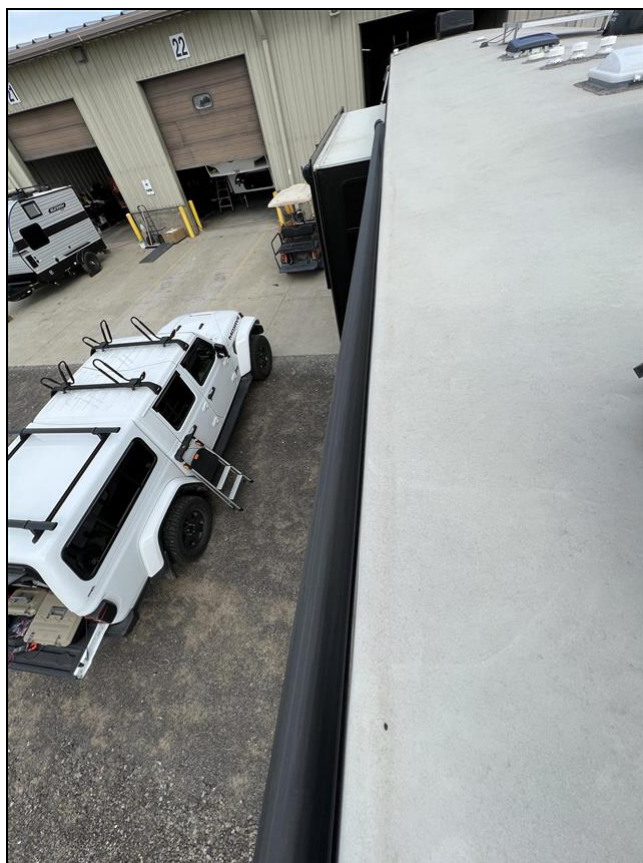


**2.2 Trim Rail (Curbside)**

**Comments:** Poor



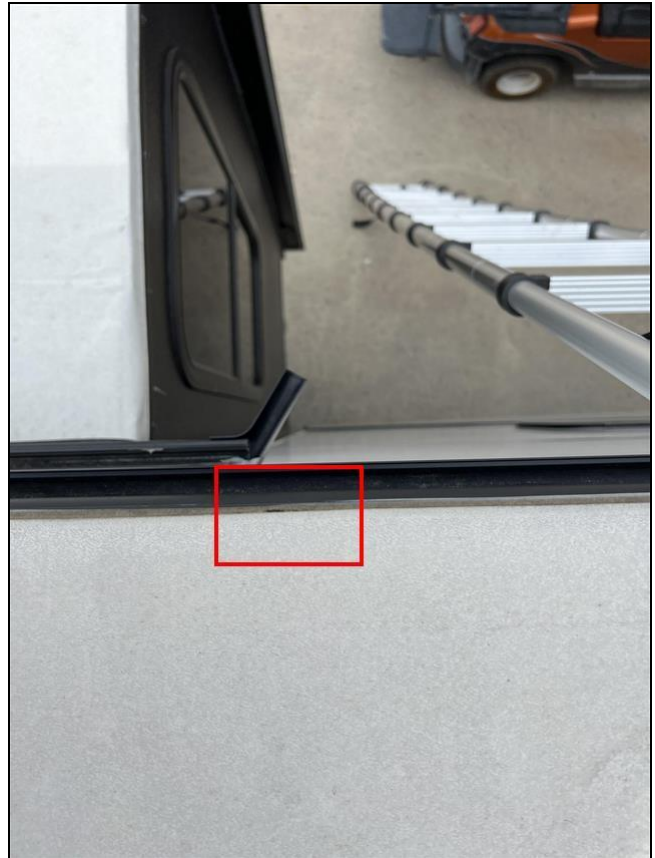
(1) Overall View



Overall View



(2) Holes in sealant that have been repaired previously need to be looked at further by a certified RV Technician.

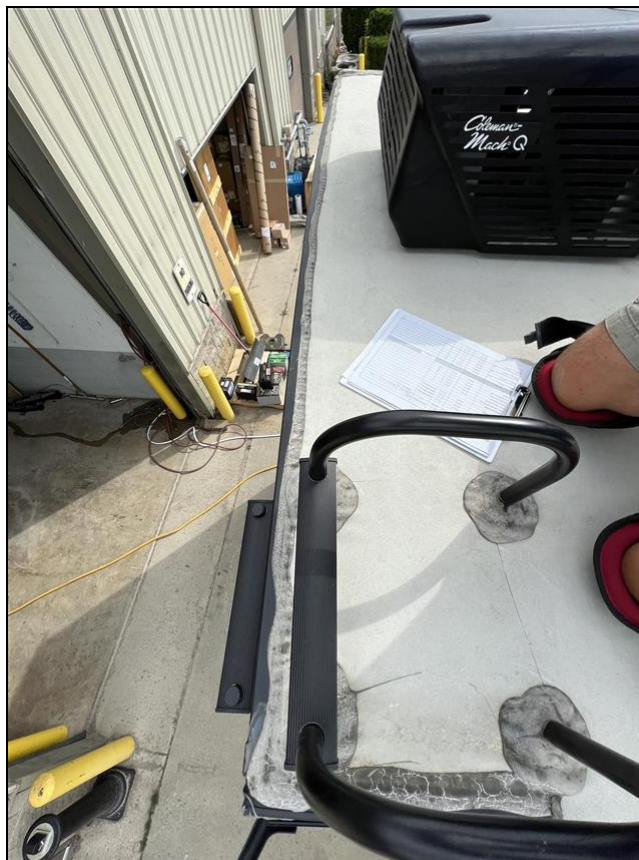


**2.3 Rear Cap, Joints and Seals**

**Comments:** Poor

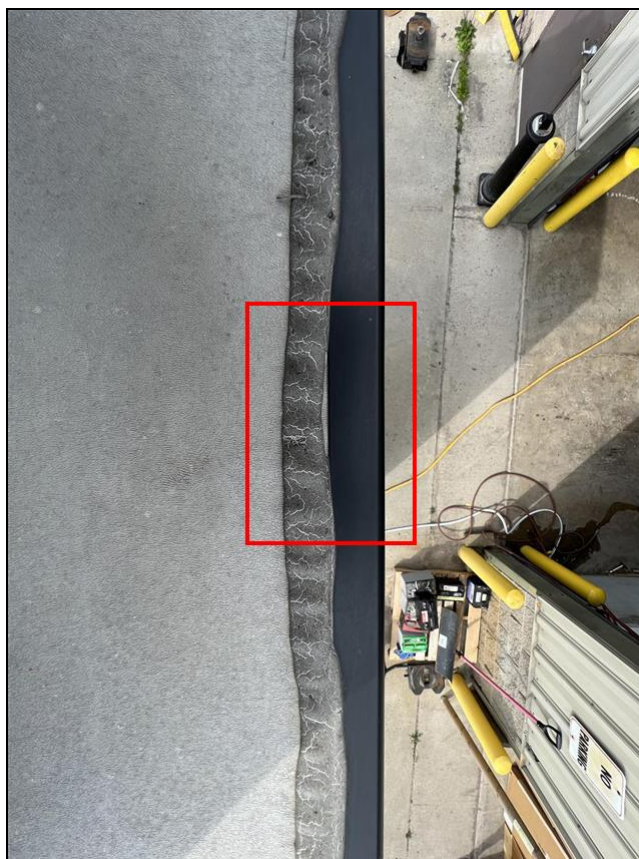


(1) Overall View

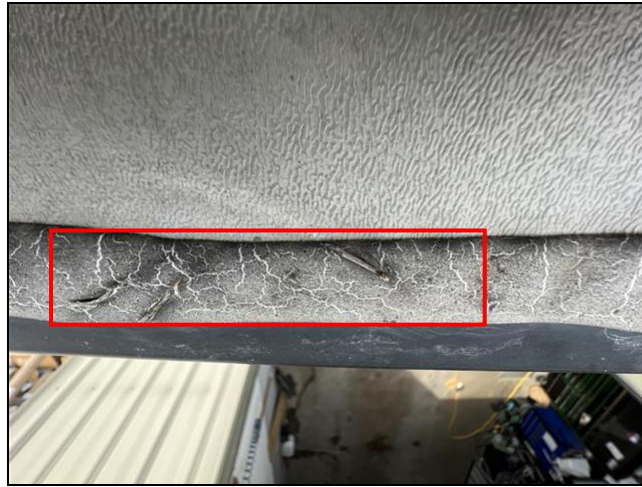


Overall View

💰 (2) Sealant is pulling away from joint.



(3) Pine needles embedded in sealant.

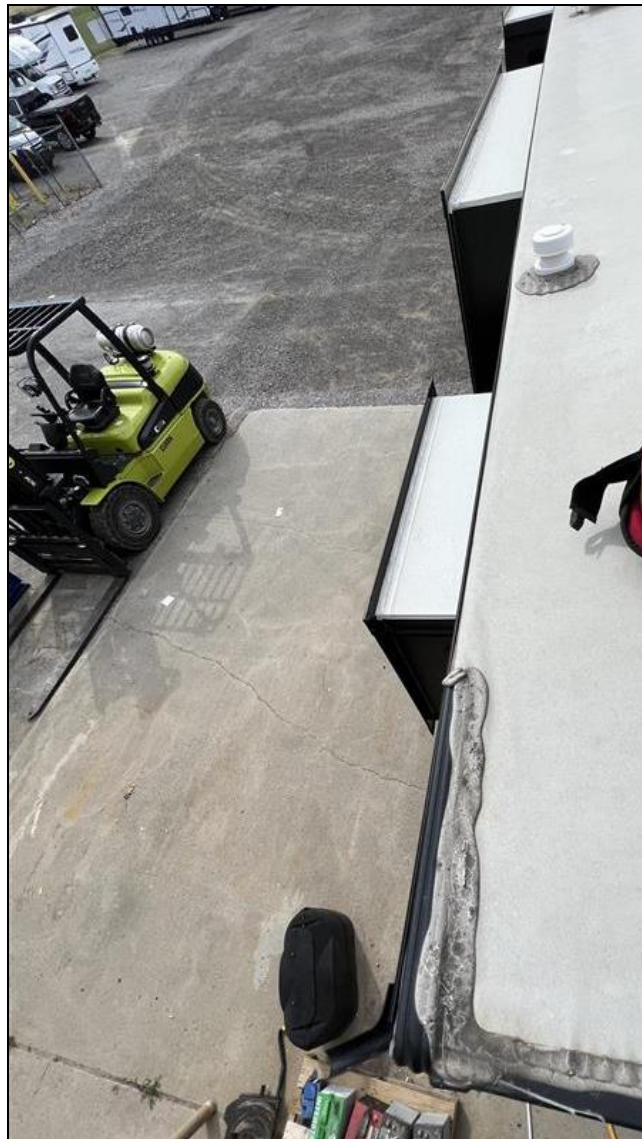


**2.4 Trim Rail (Streetside)**

**Comments:** Poor



(1) Overall view



(2) There are several holes in sealant along the trim rail that need to be repaired to prevent water intrusion.



 (3) New sealant repairs made to the trim rail.





**2.5 Vents - Powered (14 x 14)**

**Comments:** Poor

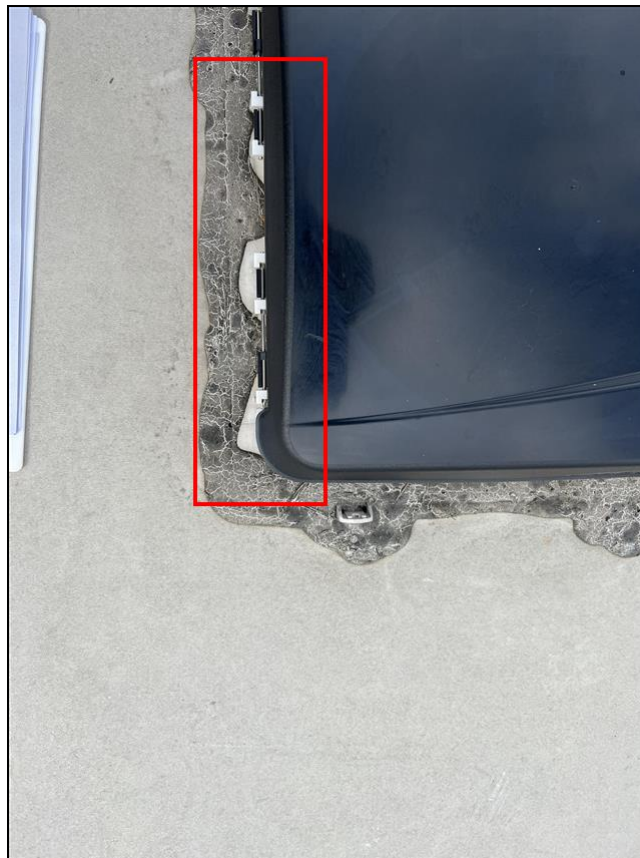


(1) The clips on the vent looked as though they are not attached and sealant was placed over them.





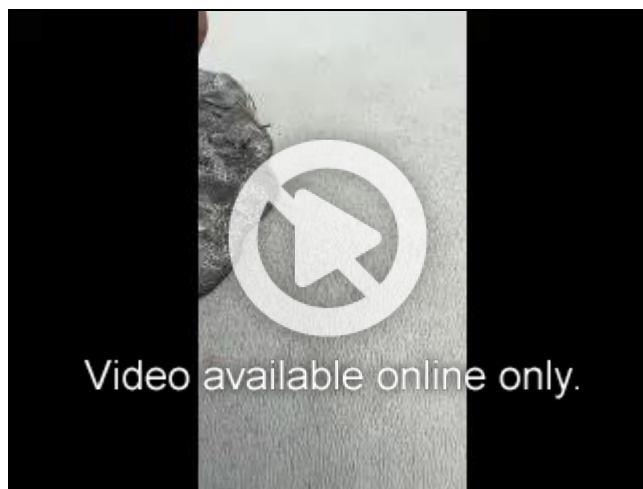
(2) Sealant was not placed in right area around vent.



(3) Holes in sealant.



(4) Video shows the roof membrane around one of the clips that is attached to the vent is lifting.



**2.6 Vents - Manual Crank (14 x 14)**

**Comments:** Fair

Pines needles embedded in the sealant around the vent.

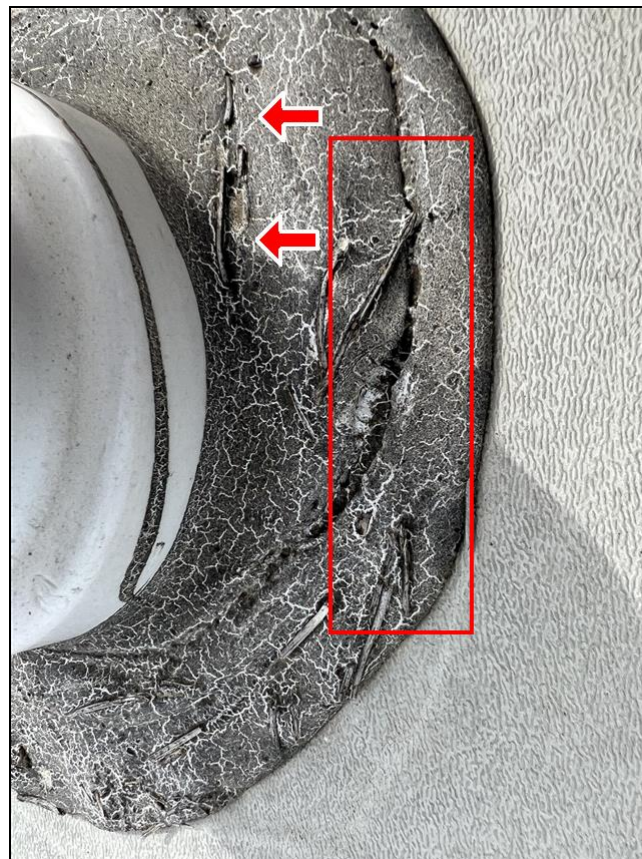


**2.7 Plumbing Vent Covers**  
**Comments: Poor**

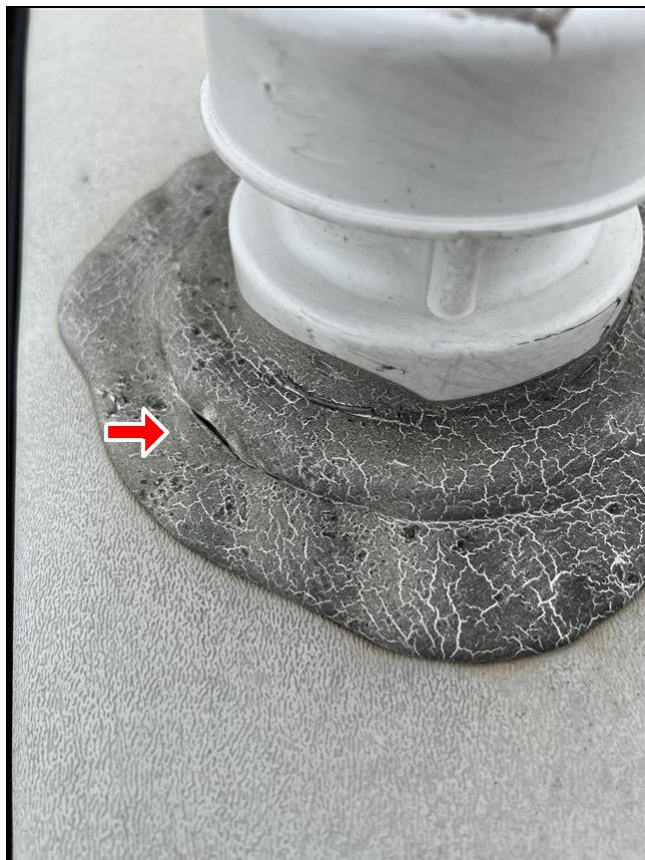
**\$** (1) There are holes and cracks around the line of three plumbing covers and should be repaired before water intrusion occurs.



Front 3 covers



(2) Holes in sealant on the rear curbside plumbing vent cover should be repaired before water intrusion occurs.



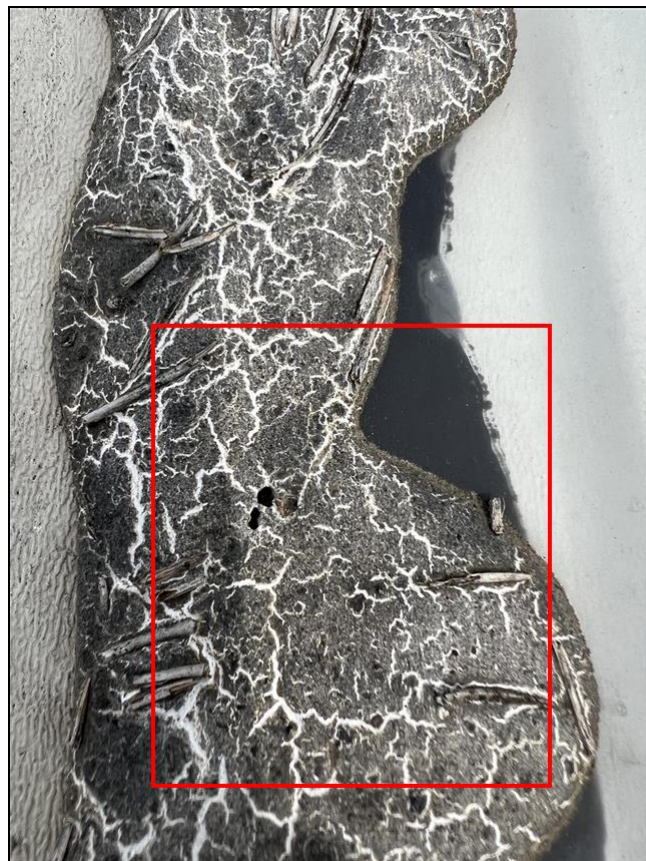
(3) Holes in the sealant around the streetside plumbing vent cover and should be repaired before water intrusion occurs.

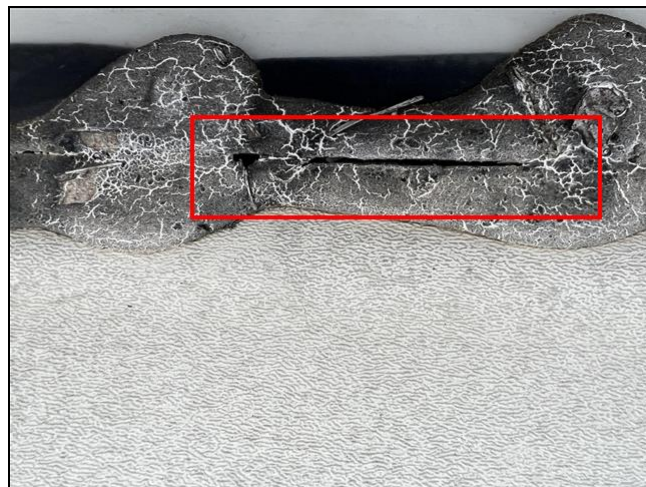
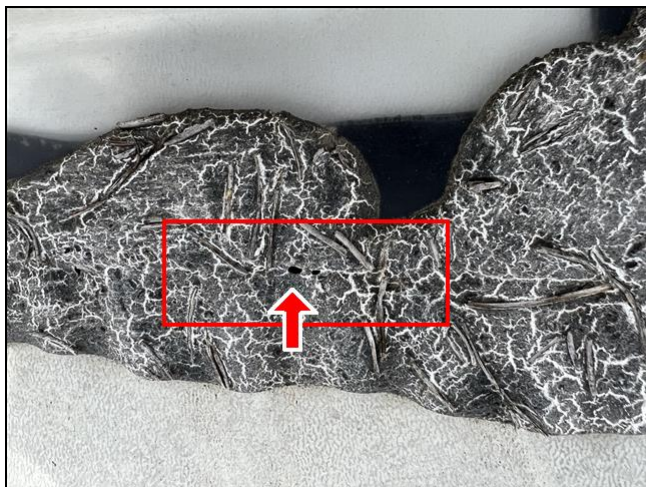


2.8 Skylights

Comments: Poor

 Holes and cracks in sealant around the skylight and should be repaired before water intrusion occurs.





**2.9 Air Conditioner #1 (Shroud)**

**Comments:** Acceptable

AC front



**2.10 Air Conditioner #1 (Exterior Coils)**

**Comments:** Acceptable

**2.11 Air Conditioner #2 (Shroud)**

**Comments:** Acceptable

AC rear





**2.12 Air Conditioner #2 (Exterior Coils)**

**Comments:** Acceptable

**2.13 Satellite Antenna**

**Comments:** Acceptable

Holes in sealant around antenna that should be repaired before water intrusion occurs.

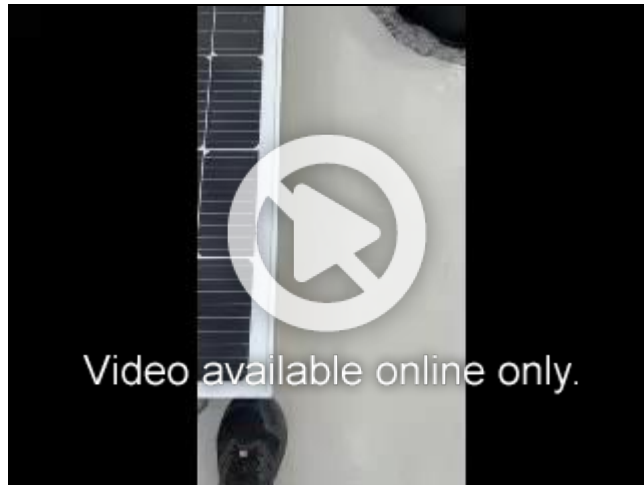


**2.14 Solar Panels**

**Comments:** Poor



Video show the roof plywood alongside the front edge of the solar panel is lifting.



**2.15 Ladder - Roof Access**

**Comments:** Poor

**\$** Cracks in sealant where ladder attaches to the roof and should be repaired before water intrusion occurs.



**3(A) . Front Cap / Wall**

**Styles & Materials**

**Exterior Wall Surface Type:**

- Molded Fiberglass Cap
- Full Body Paint with Decals

**Any Damage or Discoloration or Delamination?:**

Yes

**Windows:**

None

**Cargo Doors:**

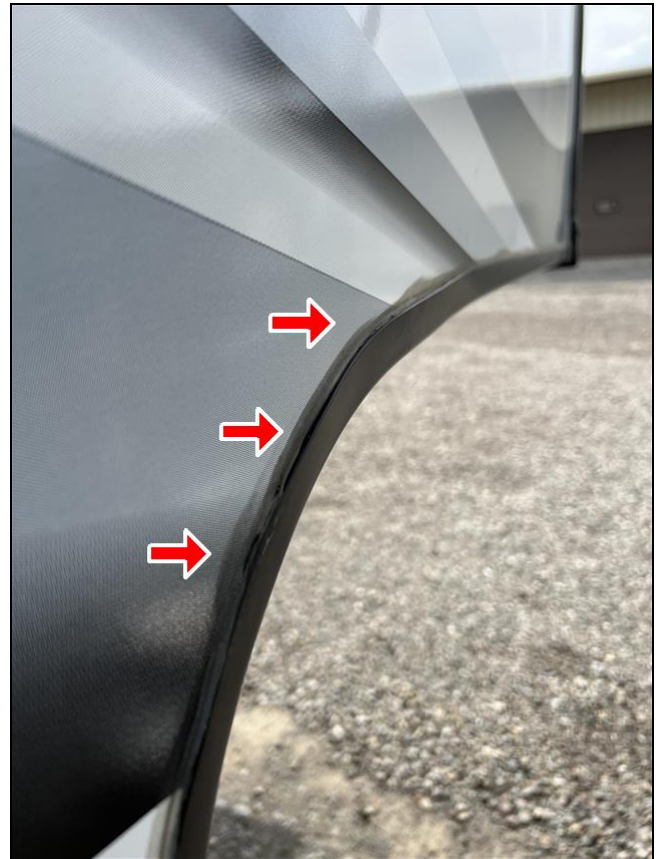
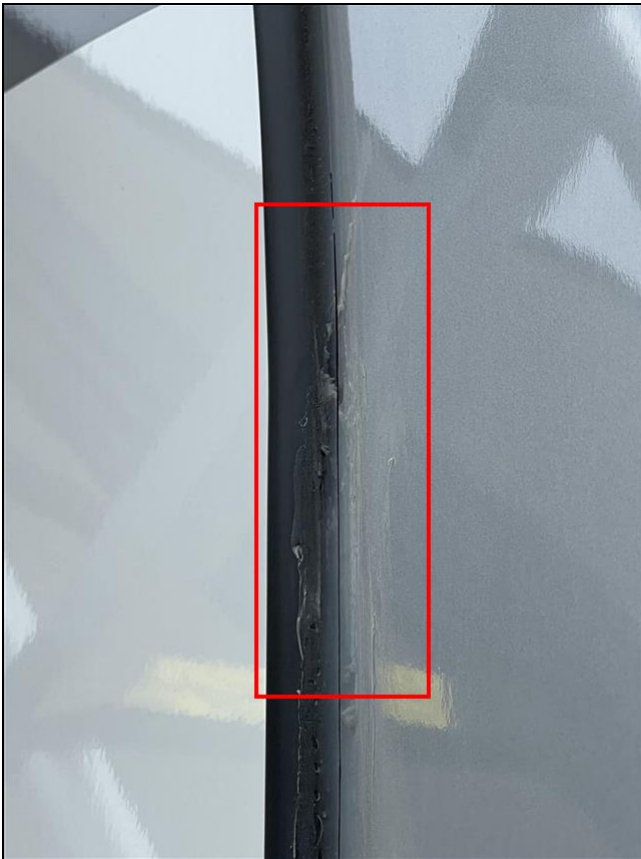
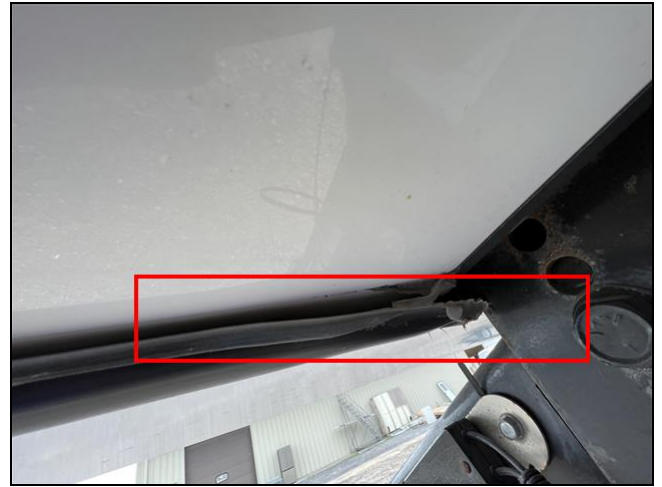
- Doors with Keyed Twist Latch

**Items**

**3.0.A Sidewall Condition**

**Comments:** Poor

**\$** (1) Seal that runs along the lower edge of cap just before hitch pin is torn. There is sealant missing along the curbside and streetside edge. These items should be repaired before water intrusion occurs. The lower seal on the streetside of the cap looks as though the sealant was repaired





Streetside



(2) On the curbside, there is a brown stain in the gel coat.



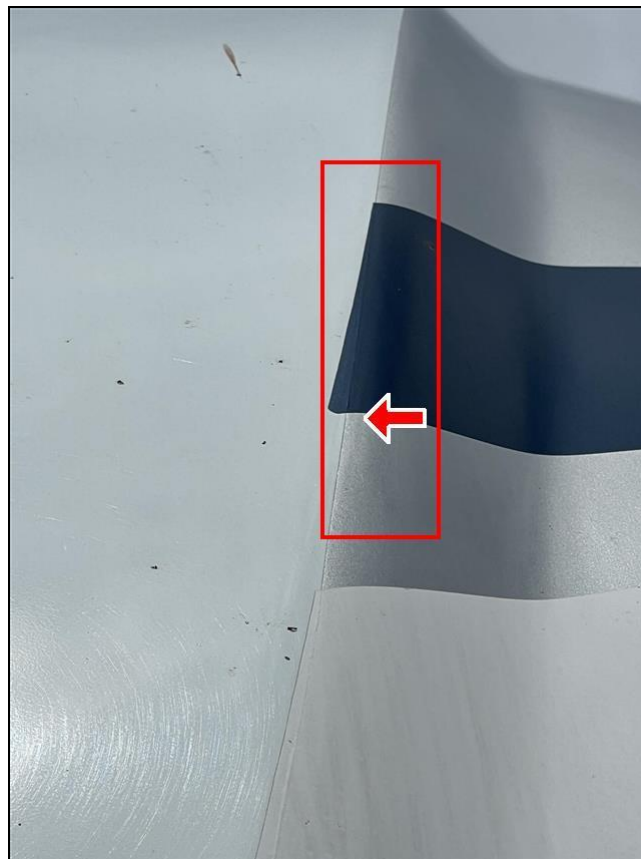
3.1.A

**Paint and/or Decals**

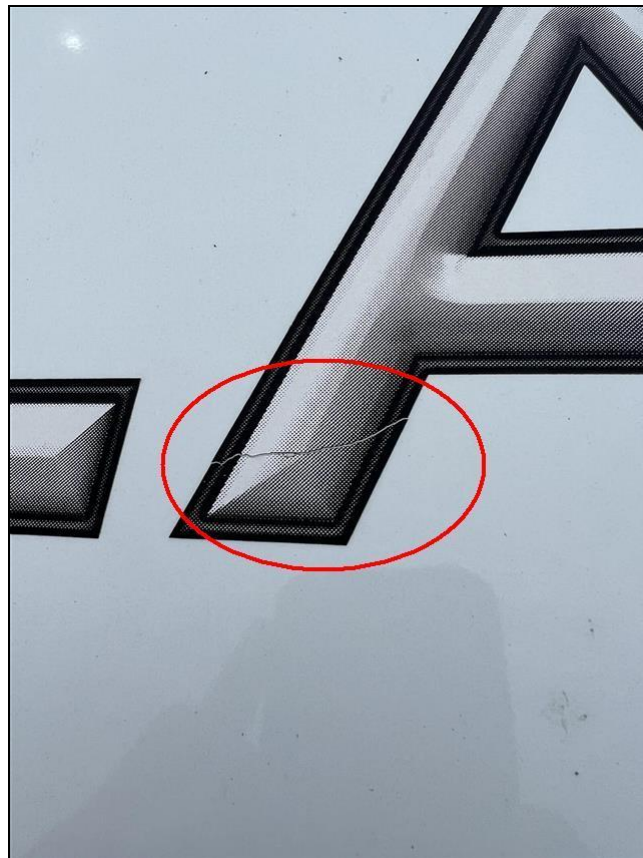
**Comments:** Poor



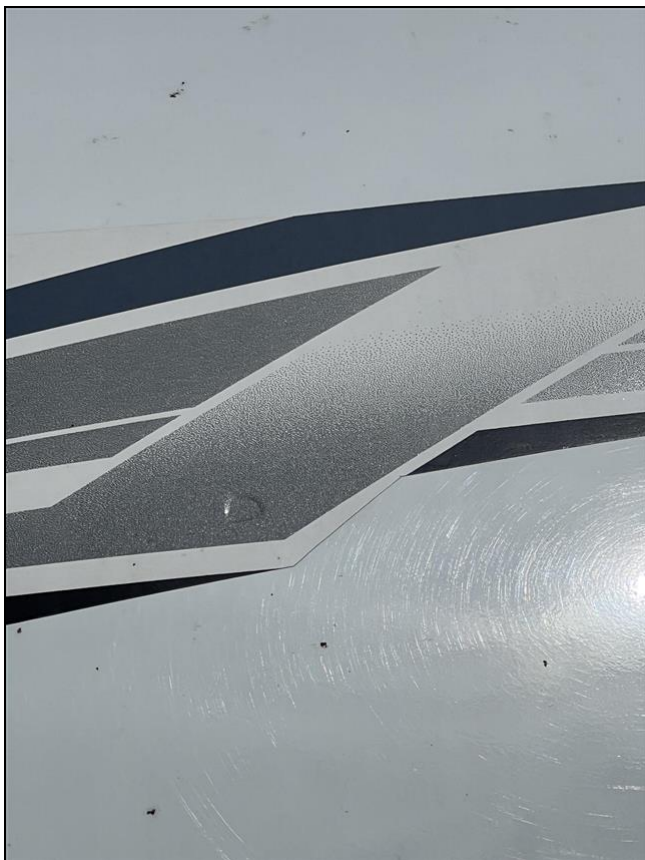
(1) Decal edge not lined up with other decals.



(2) Cracks in the lettering.



 (3) Defect in the decal.



**3.2.A Cargo/Access Doors**

**Comments:** Acceptable

<b>3(B) . Curbside - Sidewall</b>
-----------------------------------

**Styles & Materials**

**Exterior Wall Surface Type:**

Fiberglass with Decals

**Any Damage or Discoloration or Delamination?:**

Yes

**Windows:**

Glass with No Frame

**Cargo Doors:**

Doors with Keyed Twist Latch

**Items**

**3.0.B Sidewall Condition**

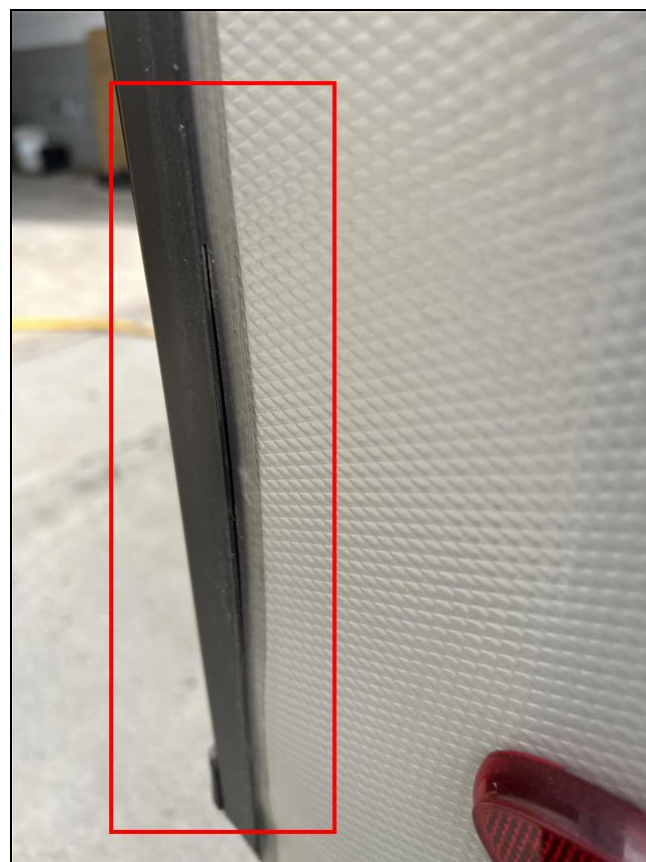
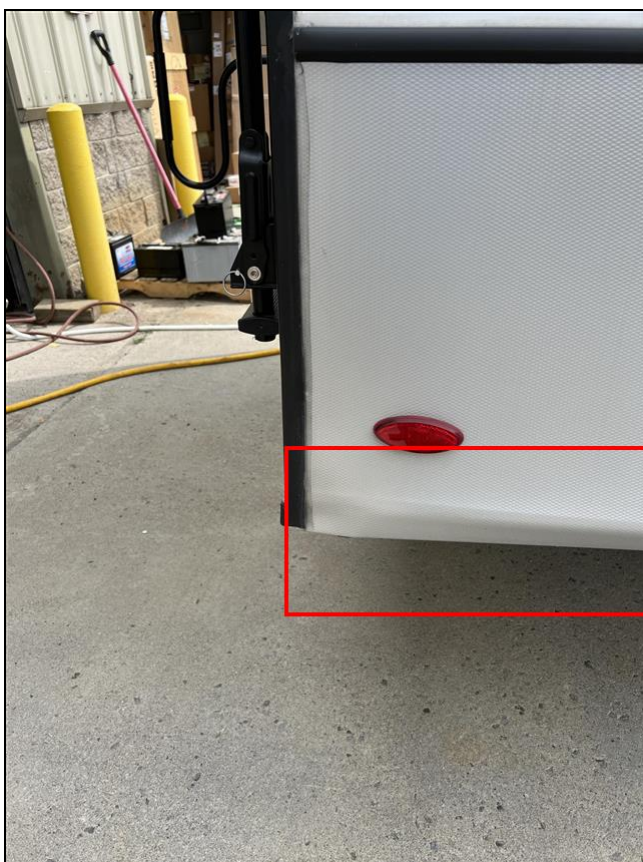
**Comments:** Fair

(1) Front seal is becoming detached and is in need of repair.



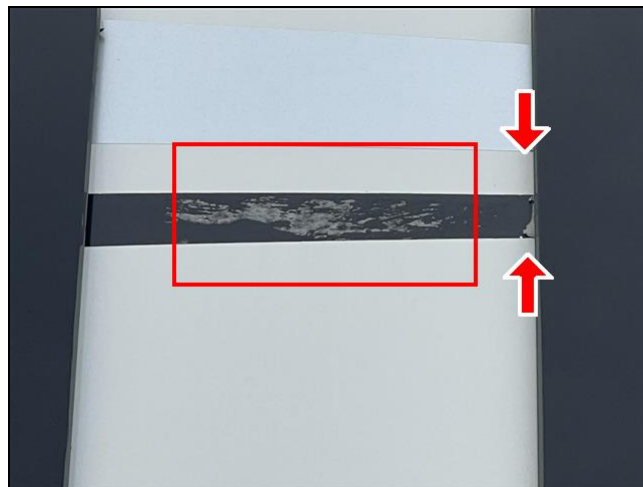


(2) There is damage to the rear lower edge of sidewall.



**3.1.B Paint and/or Decals**  
**Comments:** Fair

There is damage to the decal that is between the two rear windows.



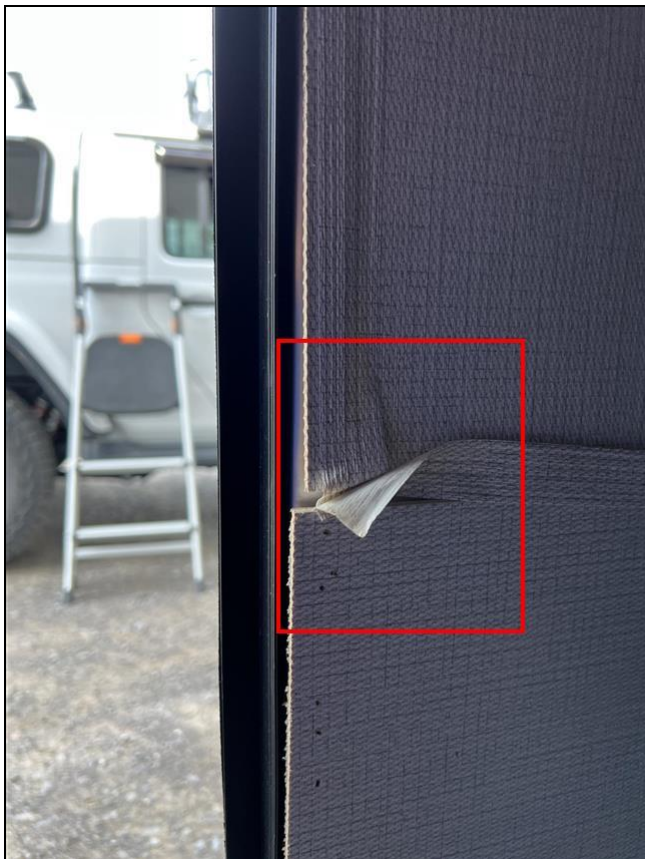
**3.2.B Windows**

**Comments:** Acceptable

**3.3.B Cargo/Access Doors**

**Comments:** Fair

Inside the larger front cargo area the material on the side wall is coming off. There is also an electrical box that is not properly installed and should be repaired by a certified RV Technician.



**3(C) . Streetside Sidewall**

**Styles & Materials**

**Exterior Wall Surface Type:**  
Fiberglass with Decals

**Any Damage or Discoloration or Delamination?:**  
Yes

**Windows:**  
Glass with No Frame

**Cargo Doors:**

Doors with Keyed Twist Latch

**Items**

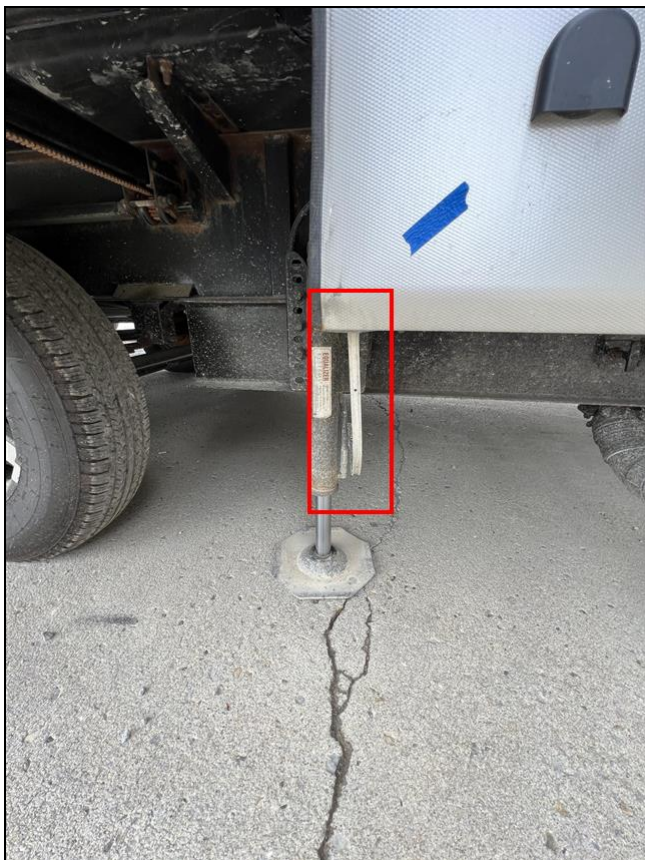
---

**3.0.C Sidewall Condition****Comments:** Fair

(1) Lower seam where sidewall meets the front cap the sealant is deteriorating.



(2) Strap between the 2 slide boxes that holds the sidewall to the frame has become detached.



**3.1.C Paint and/or Decals**

Comments: Acceptable

**3.2.C Windows**

Comments: Acceptable

**3.3.C Cargo/Access Doors**

Comments: Acceptable

<b>3(D) . Rear Cap / Wall</b>
-------------------------------

**Styles & Materials**

**Exterior Wall Surface Type:**

Fiberglass with Decals

**Any Damage or Discoloration or Delamination?:**

No

**Windows:**

Glass with No Frame

**Cargo Doors:**

None

**Items**

**3.0.D Sidewall Condition**

Comments: Acceptable

Rear cap wall



- 3.1.D Paint and/or Decals  
Comments: Acceptable
- 3.2.D Windows  
Comments: Acceptable
- 3.3.D Cargo/Access Doors  
Comments: Acceptable

**4(A) . Door #1**

**Styles & Materials**

<b>Type of Entrance Door:</b> Fiberglass	<b>Keyless Entry Door Lock System:</b> No	<b>Keyless Entry Door Lock Functional:</b> No
<b>Keyed Door Lock / Deadbolt:</b> Yes	<b>Keyed Door Lock / Deadbolt Functional:</b> Yes	<b>Type of Step System:</b> Manual
<b>Number of Steps:</b> Four	<b>Grab Bar Type:</b> D-Ring Handle	

**Items**

- 4.0.A Door Condition  
Comments: Fair  
The screen on the lower edge of screen door is separating.



**4(B) . Door #2**

**Styles & Materials**

<b>Type of Entrance Door:</b> Metal	<b>Keyless Entry Door Lock System:</b> No	<b>Keyless Entry Door Lock Functional:</b> No
<b>Keyed Door Lock / Deadbolt:</b> Yes	<b>Keyed Door Lock / Deadbolt Functional:</b> Yes	<b>Type of Step System:</b> Manual
<b>Number of Steps:</b> Two	<b>Grab Bar Type:</b> Grab Handle	

**Items**

**4.0.B Door Condition**  
Comments: Acceptable

**5(A) . Main Awning Front**

**Styles & Materials**

<b>Awning Material:</b> Vinyl	<b>Operational Type:</b> Electric
----------------------------------	--------------------------------------

**Items**

**5.0.A Frame and Latching Mechanism**  
Comments: Acceptable

**5.1.A Fabric Condition**  
Comments: Acceptable

**5.2.A Awning Operation**  
Comments: Acceptable

**5(B) . Main Awning Rear**

**Styles & Materials**

<b>Awning Material:</b> Vinyl	<b>Operational Type:</b> Electric
----------------------------------	--------------------------------------

**Items**

**5.0.B Frame and Latching Mechanism**

Comments: Acceptable

**5.1.B Fabric Condition**

Comments: Acceptable

**5.2.B Awning Operation**

Comments: Acceptable

**6(A) . Curbside Center Slideout****Styles & Materials****Slideout Roof Type:**

(TPO) Rubber

**Slideout Drive System:**

Electric Motor w/Gear and Rack System

**Items****6.0.A Slideout Roof**

Comments: Acceptable

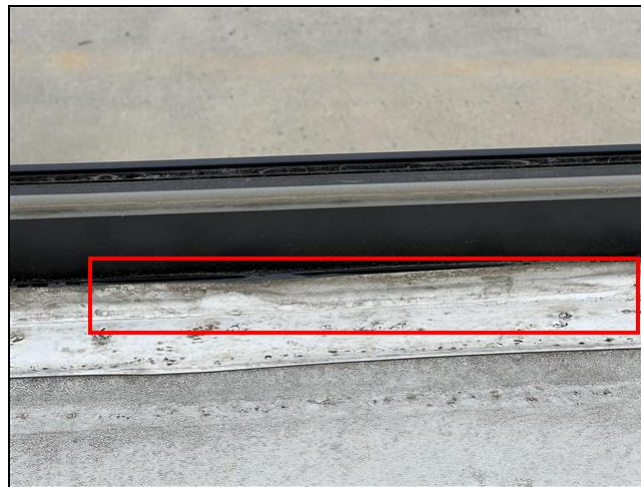
**6.1.A Slideout T-Molding Trim**

Comments: Acceptable

**6.2.A Seals, Sweeps and Gaskets**

Comments: Fair

Seal on outer edge of slide is separating.

**6.3.A Slide Rail Gear Rack System**

Comments: Fair

Gear rack system is showing signs of rust.

**6.4.A Wiring Harness under Slideout**

Comments: Acceptable

**6.5.A 12-Volt DC Control and Switches**

Comments: Acceptable

**6.6.A Slideout Operation and Alignment**

Comments: Acceptable

**6(B) . Streetside Rear Slideout****Styles & Materials**

**Slideout Roof Type:**

(TPO) Rubber

**Slideout Drive System:**

Lippert Schwinteck w/In-wall Electric Motor

**Items****6.0.B Slideout Roof**

**Comments:** Acceptable  
Not visible to inspector.

**6.1.B Slideout T-Molding Trim**

**Comments:** Acceptable

**6.2.B Seals, Sweeps and Gaskets**

**Comments:** Acceptable

**6.3.B Slide Rail Gear Rack System**

**Comments:** Acceptable

**6.4.B Wiring Harness under Slideout**

**Comments:** Not Present

 **Not visible to inspector**

**6.5.B 12-Volt DC Control and Switches**

**Comments:** Acceptable

**6.6.B Slideout Operation and Alignment**

**Comments:** Acceptable

**6(C) . Streetside Center Slideout****Styles & Materials****Slideout Roof Type:**

(TPO) Rubber

**Slideout Drive System:**

Hydraulic Motor w/Gear and Rack System

**Items****6.0.C Slideout Roof**

**Comments:** Acceptable

**6.1.C Slideout T-Molding Trim**

**Comments:** Acceptable

**6.2.C Seals, Sweeps and Gaskets**

**Comments:** Acceptable

**6.3.C Slide Rail Gear Rack System**

**Comments:** Fair

[Gear rack system showing signs of rust.](#)

**6.4.C Wiring Harness under Slideout**

**Comments:** Acceptable

**6.5.C 12-Volt DC Control and Switches**

**Comments:** Acceptable

**6.6.C Slideout Operation and Alignment**

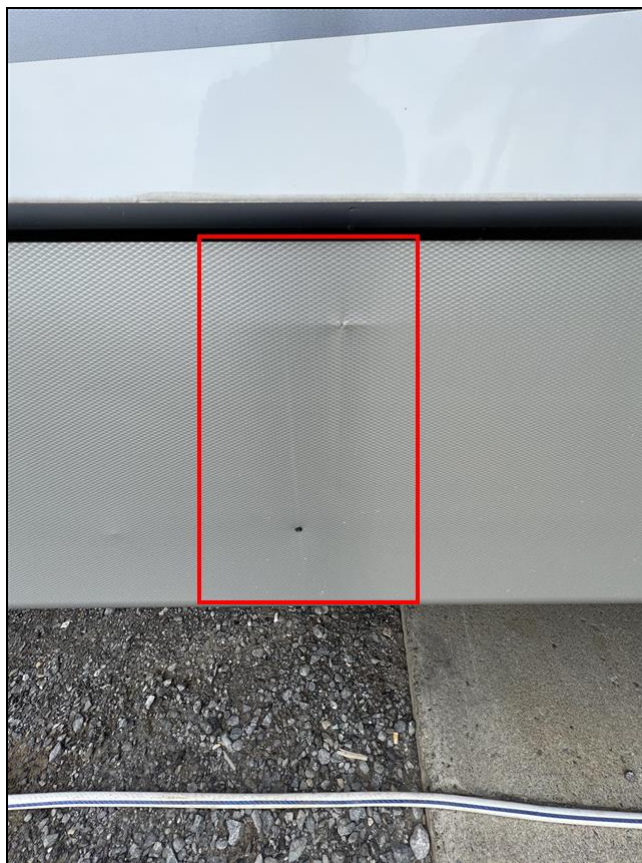
**Comments:** Fair

[\(1\) Screw coming out of fender.](#)





(2) Dents and a screw in the lower fender wall.



**6(D) . Streetside Front Slideout**

**Styles & Materials**

**Slideout Roof Type:**  
(TPO) Rubber

**Slideout Drive System:**  
Lippert Schwintec w/In-wall Electric Motor

**Items**

**6.0.D Slideout Roof**

**Comments:** Acceptable

**6.1.D Slideout T-Molding Trim**

**Comments:** Poor



The lower front and rear of the slide out are not touching side wall. It appears that the slide box is warped.



#### 6.2.D Seals, Sweeps and Gaskets

**Comments:** Poor



Front upper sweep has been repair. The left side seal has a hole in it where the upper gear track goes through it. This needs to be repaired before water intrusion occurs.



**6.3.D Slide Rail Gear Rack System**

**Comments:** Acceptable

**6.4.D Wiring Harness under Slideout**

**Comments:** Not Inspected

 **Not visible to inspector**

**6.5.D 12-Volt DC Control and Switches**

**Comments:** Acceptable

**7(A) . Curbside - Front Wheel Assembly**

**NOTE:** The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

**Styles & Materials**

**Tire Size:**

ST235/80R16

**Tire Brand:**

HiSpec

**DOT Date:**

Visually Verified

Enter wwy : 34/21

**Load Capacity:**

Single Tire Rating

Enter lbs or kg Weight Rating : 2160lbs

**Load Range:**

G

**Maximum Air Pressure:**

110 PSI

**Current Air Pressure in Tire:**

Tire Gauge Reading (psi)

PSI : 95.5

**Items**

**7.0.A Tire Condition**

**Comments:** Acceptable

**7.1.A Tire Tread Condition****Comments:** Acceptable**7(B) . Curbside - Rear Wheel Assembly**

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

**Styles & Materials****Tire Size:**

ST235/80R16

**Tire Brand:**

HiSpec

**DOT Date:**

Visually Verified

Enter wwy : 34/21

**Load Capacity:**

Single Tire Rating

Enter lbs or kg Weight Rating : 2160lbs

**Load Range:**

G

**Maximum Air Pressure:**

110 PSI

**Current Air Pressure in Tire:**

Tire Gauge Reading (psi)

PSI : 91.1lbs

**Items****7.0.B Tire Condition****Comments:** Acceptable**7.1.B Tire Tread Condition****Comments:** Acceptable**7(C) . Streetside - Rear Wheel Assembly**

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

**Styles & Materials****Tire Size:**

ST235/80R16

**Tire Brand:**

HiSpec

**DOT Date:**

Visually Verified

Enter wwy : 34/21

**Load Capacity:**

Single Tire Rating

Enter lbs or kg Weight Rating : 2160lbs

**Load Range:**

G

**Maximum Air Pressure:**

110 PSI

**Current Air Pressure in Tire:**

Tire Gauge Reading (psi)

PSI : 92.9

**Items****7.0.C Tire Condition****Comments:** Acceptable**7.1.C Tire Tread Condition****Comments:** Acceptable**7(D) . Streetside - Front Wheel Assembly**

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

**Styles & Materials**

**Tire Size:**

ST235/80R16

**Tire Brand:**

HiSpec

**DOT Date:**

Visually Verified

Enter wyyy : 34/21

**Load Capacity:**

Single Tire Rating

Enter lbs or kg Weight Rating : 2160lbs

**Load Range:**

G

**Maximum Air Pressure:**

110 PSI

**Current Air Pressure in Tire:**

Tire Gauge Reading (psi)

PSI : 91.4

**Items****7.0.D Tire Condition****Comments:** Acceptable**7.1.D Tire Tread Condition****Comments:** Acceptable**7(E) . Spare Tire Assembly**

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

**Styles & Materials****Tire Size:**

ST235/80R16

**Tire Brand:**

HiSpec

**DOT Date:**

Visually Verified

Enter wyyy : 34/21

**Load Capacity:**

Single Tire Rating

Enter lbs or kg Weight Rating : 2160lbs

**Load Range:**

G

**Maximum Air Pressure:**

110 PSI

**Current Air Pressure in Tire:**

Tire Gauge Reading (psi)

PSI : 85.6lbs

**Items****7.0.E Tire Condition****Comments:** Acceptable**7.1.E Tire Tread Condition****Comments:** Acceptable**8. Running Gear**

The inspector will evaluate for signs of rust but will not make a determination of the severity of the rust. Pictures may be included to show what the inspector observed at the time of the inspection.

Note: Due to insurance restrictions, the RV can NOT be driven by the inspector. Also, due to the lack of clearance under the motor home and safety concerns, the inspector will conduct the following visual inspections from the outer perimeter of the motor home.

**Styles & Materials****Axle Type:**

Leaf Spring with Shackles

**Number of Axles:**

Two

**Front Axle Weight Rating:**

Listed in lbs or kg

Weight Rating : 2200lbs

**Rear Axle Weight Rating:**

Listed in lbs or kg

Weight Rating : 2200lbs

**Axle - Did Inspector Check for Visible Signs of Rust? Axle - Did Inspector Check for Visible Signs of Bent or Damaged Components?:**

Yes

Yes

Was rust present (Yes or No)? : Slight  
 Was damage present? : No

**Axle - Did Inspector Check for Visible Signs of Oil Stains?:** Yes  
 Was any present? : No  
**Brake Type:** Electric  
**U-Bolts and Nuts Have been Evaluated:** Yes

**Leaf Springs Have been Evaluated:** Yes  
**Hangers Have been Evaluated:** Yes  
**Shackles Have been Evaluated:** Yes  
**Spring Equalizers Have been Evaluated:** Yes  
**Suspension Bolts with or without Zerk Fittings Have been Evaluated:** Yes  
**Frame - Did Inspector Check for Visible Signs of Rust?:** Yes  
 Was any present? : slight

**Frame - Did Inspector Check for Visible Signs of Bent or Damaged Components?:** Yes  
 Was any present? : no  
**Frame - Did Inspector Check for any Visible Signs of Oil Stains?:** Yes  
 Was any present? : no

**Items**

**8.0 Running Gear - Condition**

**Comments:** Acceptable

**8.1 Frame - Condition**

**Comments:** Acceptable

**9. Hitch and Stabilizing System**

**Styles & Materials**

**5th Wheel - Front Landing Gear:** Hydraulic  
**5th Wheel - Rear Stabilizing System:** Hydraulic  
**5th Wheel - Pin Box:** King Pin  
**Leveling System Type:** Hydraulic  
**Leveling System Manufacturer:** Other  
 Extra Info : EQ Smart level  
**Inspect for Visible Signs of Damage:** Yes  
**Ensure Jacks Extend and Retract Fully:** Yes  
**Inspect for Leaks or Mechanical Issues:** Yes

**Items**

**9.0 Leveling System Condition**

**Comments:** Acceptable

**9.1 5th Wheel Landing Gear Condition**

**Comments:** Poor



Streetside front landing gear bent.



## 10. 12-Volt DC Chassis Lights

NOTE: The inspector has verified all the items in this section are functional.

The inspector tested the **Break Away** switch by pulling the break away cable and listened for a click or hum at the wheel assemblies, and also checked DC amperage at the **Break Away** switch. However, this does not indicate that the brakes engaged at all wheel assemblies. It is recommended that the trailer be attached to a tow vehicle and with the **Break Away** switch engaged, test resistance to movement. The best way to be sure this system is functioning is to have the wheels pulled and the brakes be evaluated by a qualified RV technician.

### Items

#### 10.0 7-Pin Cord

Comments: Yes

#### 10.1 Break Away Switch

Comments: Yes

#### 10.2 Porch Lights

Comments: Yes

#### 10.3 Waste Dump Lights

Comments: Yes

## 11. Electrical System 120-Volt AC and 12-Volt DC

### Styles & Materials

#### Power Source:

50 Amp / 240 Volts AC

#### Power Cord Condition:

Acceptable

#### Inside Electrical Panel Box Condition:

Acceptable

#### 12 Volt DC Fuse Panel Box Condition:

Acceptable

#### Fuses Condition:

All Operational

#### Fuse Connections Condition:

Good Connection

**Wires and Terminals Tight:**

Solid Connection

**GFCI Testing - Kitchen:**

Pass

**Power Converter - Verified:**

Not Inspected

**Inverter - Serial:**

Not Visible

**Inverter Frequency Output:**

Frequency Measured Under Load

Frequency Reading in Hertz : Inverter failed to work

**12 Volt DC House Battery - Cables and Terminals Condition:**

Acceptable

**GFCI Testing - Circuit Breaker Panel**

**Box:**

Pass

**Power Converter - AC On:**

Operational Test

**Inverter - Brand:**

Other

Other : Pure Sine

**Inverter - General Condition:**

Poor

**12 Volt DC House Battery - Location:**

Side Basement

**12 Volt DC House Battery - Vented and Secure:**

Yes

**GFCI Testing - Bathroom:**

Pass

**Power Converter - AC Off:**

Operational Test

**Inverter - Model:**

From Manufacturer's Label

Model # : CSW2012-HX

**Inverter Voltage Output:**

Voltage Measured Under 50 Percent Load

Voltage Reading in AC Volts : Inverter failed to work

**12 Volt DC House Battery - Box**

**Condition:**

Acceptable

**12-Volt DC House Battery - Water Level in Batteries:**

Not Inspected

**Items**

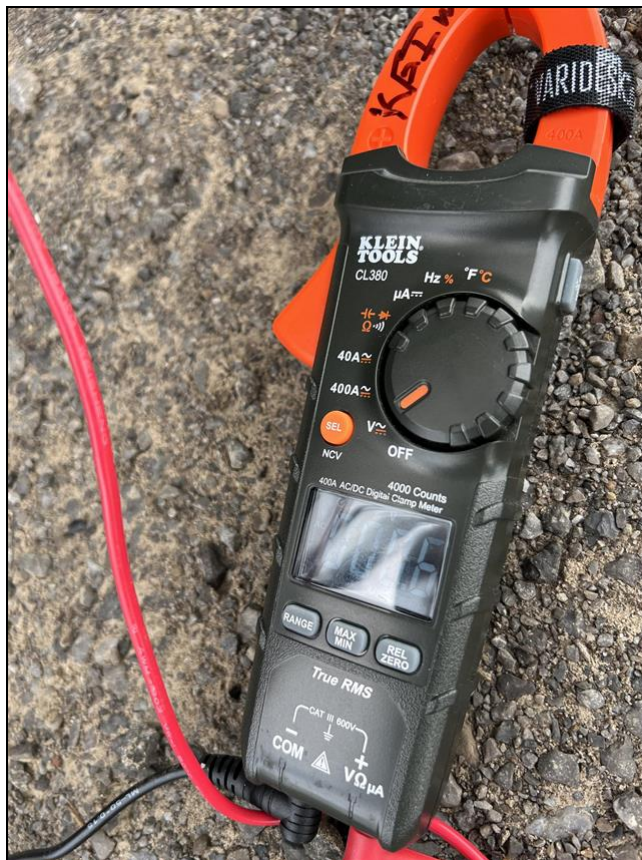
**11.0 Hot Skin Test - Was any Frame and Running Gear Voltage Recorded**

**Comments:** Yes

Volts recorded on frame







**11.1 Hot Skin Test - Was any Door Handles and Frames Voltage Recorded**

**Comments:** Yes

Volts recorded on door frame



**11.2 Hot Skin Test - Was any Other Voltage Recorded****Comments:** Yes

Volts recorded on jack.

**11.3 Power Cord Inspected****Comments:** Yes**11.4 Electrical Panel Box - Signs of Repair or Service****Comments:** No**11.5 Electrical Panel Box - Circuit Breakers in Place****Comments:** Yes**11.6 Electrical Panel Box - Wiring with Signs of Discoloration from Heat****Comments:** Yes**11.7 Electrical Panel Box - Wiring Secure****Comments:** Yes**11.8 Electrical Panel Box - All White, Black and Ground Wires Kept Separate****Comments:** Yes**11.9 Fuse Panel Box Inspected****Comments:** Yes**11.10 Polarity / Voltage Test - All Exterior Receptacles****Comments:** Yes**11.11 Polarity / Voltage Test - Receptacles in Storage Bay Areas****Comments:** Yes**11.12 Polarity / Voltage Test - Bedroom Receptacles****Comments:** Yes**11.13**

**Polarity / Voltage Test - Receptacle Behind Refrigerator**

Comments: Not Inspected

**11.14 Polarity / Voltage Test - Kitchen Receptacles**

Comments: Yes

**11.15 Polarity / Voltage Test - Living Room Receptacles**

Comments: Yes

**11.16 Polarity / Voltage Test - Dining Area Receptacles**

Comments: Yes

**11.17 Polarity / Voltage Test - Bath and Toilet Area Receptacles**

Comments: Yes

**11.18 Polarity / Voltage Test - Receptacles Behind all Electronics and Appliances**

Comments: Yes

**11.19 Voltage Test - USB Ports / 12-Volt Plugins**

Comments: Not Inspected

**11.20 GFCI Trip Testing - Bathroom Receptacles**

Comments: Yes

**11.21 GFCI Trip Testing - Kitchen Receptacles**

Comments: Yes

**11.22 GFCI Trip Testing - Storage Bay Receptacles**

Comments: Yes

**11.23 GFCI Trip Testing - All Exterior Receptacles**

Comments: Yes

**11.24 GFCI Trip Testing - All Receptacles Behind Electronics and Appliances**

Comments: Yes

**11.25 Power Converter - Did DC Voltage Drop at Least 1/2 Volt**

Comments: Yes

**11.26 Inverter - Installed**

Comments: Yes

Inverter failed to work. Inspector tested all areas that should have been running when inverter was running and all items failed to work.

**11.27 Inverter - Inspected Cables, Wiring and Fuses**

Comments: Yes

**11.28 12-Volt DC House Battery(s) - Matched for Size and Age**

Comments: Yes

**11.29 12-Volt DC House Battery(s) - Positive and Negative Cables Matched for Load**

Comments: Yes

**11.30 12-Volt DC House Battery(s) - Have They Been Maintained?**

Comments: Yes

**11.31 12-Volt DC House Battery(s) - Operational**

Comments: Yes

<b>12. Water Systems</b>
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NOTE: Due to the inability to determine the age and quality of the water in the fresh water tank, the tank should be drained and sanitized before refilling for use.

NOTE: Due to the types of materials and waste used in the tanks and depending on previous maintenance, fresh and waste monitor sensor probes may perform inaccurately between applications due to build up.

## Styles & Materials

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<b>City Water - Food Grade Hose Available for Test:</b> Yes	<b>City Water - Pressure Regulator Available:</b> Not Present	<b>City Water - Connections Operate:</b> Yes
<b>City Water - System Holds Pressure:</b> Yes	<b>On-Board Water System - Tested Fresh Water Fill:</b> Yes	<b>On-Board Water System - Pressure System Works:</b> Yes No
<b>On-Board Water System - Pump Creates and Holds Pressure:</b> Yes	<b>Black Water Tank #1 - Valve Operates:</b> Yes	<b>Black Water Tank #1 - Valve Type:</b> Manual Pull T-Handle
<b>Black Water Tank #1 - Tank or Valve or Line Leaks:</b> No	<b>Black Water Tank #1 - Drain Cap in Place:</b> Yes	<b>Black Water Tank #1 - Drain Cap Holds Waste Water Back:</b> Yes
<b>Black Water Tank #2 - Valve Operates:</b> Yes	<b>Black Water Tank #2 - Valve Type:</b> Manual Pull T-Handle	<b>Black Water Tank #2 - Tank or Valve or Line Leaks:</b> No
<b>Black Water Tank #2 - Drain Cap in Place:</b> Yes	<b>Black Water Tank #2 - Drain Cap Holds Waste Water Back:</b> Yes	<b>Gray Water Tank #1 - Valve Operates:</b> Yes
<b>Gray Water Tank #1 - Valve Type:</b> Manual Pull T-Handle	<b>Gray Water Tank #1 - Tank or Valve or Line Leaks:</b> No	<b>Gray Water Tank #2 / Galley - Valve Operates:</b> Yes
<b>Gray Water Tank #2 - Valve Type:</b> Manual Pull T-Handle	<b>Gray Water Tank #2 / Galley - Tank or Valve or Line Leaks:</b> No	<b>Gray Water Tank - Drain Cap in Place:</b> Yes
<b>Gray Water Tank - Drain Cap Holds Gray Water Back:</b> Yes	<b>NOTE: The Following Readings Should be AFTER Emptying Tanks if Possible:</b> Results of the Test	<b>Fresh Water Tank Reading:</b> Empty
<b>Black Water Tank #1 Reading:</b> 1/3	<b>Black Water Tank #2 Reading:</b> Empty	<b>Gray Water Tank #1 Reading:</b> Empty
<b>Gray Water Tank #2 / Galley Reading:</b> 1/3	<b>Gray Water Tank #3 Reading:</b> Empty	

## Items

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### 12.0 Operation and Condition of Outside Shower

**Comments:** Acceptable

### 12.1 City Water Connection Condition

**Comments:** Acceptable

### 12.2 On-Board Water System: Tank, Water Pump and Fixtures for Tank Fill Condition

**Comments:** Acceptable

### 12.3 Waste Water Sewer / Hose Fittings

**Comments:** Poor



Waste water hose fitting were repaired by owner do to previous damage .



**12.4 Black Water Tank #1**

Comments: Acceptable

**12.5 Black Water Tank #2**

Comments: Acceptable

**12.6 Gray Water Tank #1**

Comments: Acceptable

**12.7 Gray Water Tank #2 / Galley**

Comments: Acceptable

**12.8 Battery / Waste / Water Monitor Panel Condition**

Comments: Acceptable

**13. Propane Tank, Lines and Connections**

NOTE: LP Detectors have an estimated service life of 5 years after which time it is recommended they be replaced.

NOTE: CO Detectors have an estimated service life of 5 to 7 years after which time it is recommended they be replaced.

NOTE: Smoke Detectors have an estimated service life of 5 or 10 years after which time it is recommended they be replaced.

**Styles & Materials**

<b>DOT Tank Location:</b> Where is the tank(s) located?	<b>DOT - Cylinder Arrangement:</b> Dual	<b>DOT #1 - Cylinder Size:</b> 30 LBS
<b>DOT #1 - Date of Manufacture:</b> 2021 Month / Other : 6	<b>DOT Tank #1 - Rust or Damage Condition:</b> Acceptable	<b>DOT #2 - Cylinder Size:</b> 30 LBS
<b>DOT #2 - Date of Manufacture:</b> 2021 Month / Other : 6	<b>DOT Tank #2 - Rust or Damage Condition:</b> Acceptable	<b>DOT - PSI Regulator on Split Tank Systems Over 60 Inches:</b> Yes
<b>DOT - Regulator Type:</b> Dual Input - Auto Change Over	<b>DOT - Regulator Vents Downward:</b> Yes	<b>DOT - Hoses and Regulators:</b> Acceptable
<b>LP Leak / Drop Test:</b> Not Tested	<b>LP Leak / Drop Test - Did Pressure Drop During Leak Test:</b> Not Tested	<b>LP Detector Test Result:</b> Pass
<b>LP Detector Model / Serial Number:</b> Other Other / Model / Serial # : RV Safe LLC Ser# 2338929	<b>LP Detector Date:</b> Two Years Old	<b>LP Detector Test Method:</b> Tested by Pushing Button and Spraying LP

<b>LP Detector Alarm During Test:</b> Yes	<b>Carbon Monoxide Detector Test Result:</b> Pass	<b>Carbon Monoxide Detector Model / Serial Number:</b> Other Other / Model / Serial # : BRK FG250rv
<b>Carbon Monoxide Detector Date:</b> Two Years Old	<b>Carbon Monoxide Detector Alarm During Test:</b> Yes, by Pushing the Button	<b>Smoke Detector Test Result:</b> Pass
<b>Smoke Detector Model / Serial Number:</b> Other Other / Model / Serial # : BRK BRK FG250rv	<b>Smoke Detector Date:</b> Two Years Old	<b>Smoke Detector Alarm During Test:</b> Yes, by Pushing the Button
<b>Fire Extinguisher - Size:</b> Travel Trailer or 5th Wheel without Generator 5 B:C	<b>Fire Extinguisher - Secure in Bracket:</b> No Extra Info : Located in bottom kitchen cabinet	<b>Fire Extinguisher - Mounted within 24 Inches of Entrance Door:</b> Not Present
<b>Fire Extinguisher - Gauge Indicates Charged State:</b> Yes		

## Items

### 13.0 ASME Tank

**Comments:** Not Present

### 13.1 DOT Cylinder(s)

**Comments:** Acceptable

### 13.2 LP Leak System Test

**Comments:** Not Inspected

 Unable to get to a spot to perform the test. There was no outside hookup as well.

### 13.3 LP Detector

**Comments:** Acceptable

### 13.4 Carbon Monoxide Detector

**Comments:** Acceptable

### 13.5 Smoke Detector

**Comments:** Acceptable

### 13.6 Fire Extinguisher

**Comments:** Acceptable

## 14. Appliances: Kitchen

NOTE: Refrigerators need to be on for a minimum of 12 to 24 hours to be at full cooling condition. This inspection may not reveal a problem if during the inspection the refrigerator was not on for the minimum recommended time.

## Styles & Materials

<b>Refrigerator Brand:</b> MAGIC CHEF Samsung Model # and Serial # : RF18A5101SR 0HX24DBR80607T	<b>Refrigerator Cooling Source(s):</b> 120 Volts AC	<b>Refrigerator: Operates on all Available Sources:</b> No Not Tested Extra Info : Did not operate on batteries do to the fact that inverter did not work.
<b>Refrigerator Type:</b> Residential	<b>Refrigerator - Control Panel Location:</b>	<b>Refrigerator - Door Latch Secure:</b> Yes

## Inside Door

**Refrigerator - Freezer Current Temperature:**  
Degrees F  
Degrees : 2

**Refrigerator - Odor Detectable in Freezer:**  
No

**Refrigerator - Current Refrigerator Temperature:**  
Degrees F  
Degrees : 48

**Refrigerator - Has Unit been Running 12 + Hours:**  
No

**Refrigerator - Odor Detectable in Refrigerator:**  
No

**Refrigerator - Does Inside Light Work:**  
Yes

**Refrigerator - Thermostat Sensor Control Mounted on Fins:**  
Not Inspected

**Refrigerator - Location of Vent Panels:**  
Access Panel / Door - Residential Refrigerator

**Cooktop - Brand:**  
Furrion  
Model # / Serial # / Specify Other : F1S21L02A-SS  
2011904303062100221

**Cooktop - All Burners Operate:**  
Yes

**Cooktop - Rubber Grommets for Stovetop Grate:**  
Yes

**Cooktop - Burner Ignition Source:**  
Piezo Ignition - Turn Knob to Create a Spark

**Cooktop - All Burners Light:**  
Yes

**Cooktop - Cover Matches Countertop Material:**  
Yes

**Oven - Brand:**  
FURRION  
Model # / Serial # / Specify Other : F1S21L02A-SS  
2011904303062100221

**Oven - Burner Ignition Source:**  
Piezo Ignition - Turn Knob to Create a Spark

**Oven - Burner Lights:**  
No

**Microwave - Brand:**  
INSIGNA  
Model # / Serial # / Specify Other : NS-OTR166S8Q 21F20A01421

**Microwave - Type:**  
Microwave Only

**Microwave - Convection Mode - Fan Blower Comes On:**  
Yes

**Convection Mode - Verified Temperature of 350 Degrees:**  
Yes

**Microwave - Temperature of Water after 60 Seconds:**  
Degrees F  
Degrees : 124

**Microwave - Rack and Turntables are Installed:**  
Yes

**Cooktop Exhaust Vent - Part of Microwave:**  
Yes

**Cooktop Exhaust Vent - Venting:**  
Re-Circulates Air

## Items

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**14.0 Refrigerator - Control Board**  
Comments: Acceptable

**14.1 Refrigerator - Front Side Door Panels**  
Comments: Acceptable

**14.2 Refrigerator - Front Side Door Seals**  
Comments: Acceptable

**14.3 Refrigerator - Front Side Door Frame**  
Comments: Acceptable

**14.4 Refrigerator - Inside Freezer Walls**  
Comments: Acceptable

**14.5 Refrigerator - Ice Maker**  
Comments: Not Inspected

 Ice maker present, but no hooked up.

**14.6**

**Refrigerator - Freezer Shelves / Door Racks**

Comments: Acceptable

**14.7 Refrigerator - Inside Walls**

Comments: Acceptable

**14.8 Refrigerator - Shelves / Door Racks**

Comments: Acceptable

**14.9 Refrigerator - Crisper Trays and Drawers**

Comments: Acceptable

**14.10 Refrigerator - Backside Cooling Coils / Proper Venting**

Comments: Acceptable

**14.11 Cooktop - Condition**

Comments: Acceptable

**14.12 Cooktop - Burner Grate / Cover Condition**

Comments: Acceptable

**14.13 Cooktop - Condition of Knobs / Controls**

Comments: Acceptable

**14.14 Cooktop - Color of Burner Flame**

Comments: Acceptable

**14.15 Oven - Condition**

Comments: Poor



Inspector could not get oven to light.

**14.16 Oven - Racks Condition**

Comments: Acceptable

**14.17 Oven - Color of Burner Flame**

Comments: Poor



Inspector could not get oven to light.

**14.18 Microwave - Condition**

Comments: Acceptable

**14.19 Cooktop Exhaust Vent - Filter and Lighting Condition**

Comments: Acceptable

**14.20 Cooktop Exhaust Vent - Fan Speeds and Vent Condition**

Comments: Acceptable

**15. Appliances: Other**

**Styles & Materials**

**Water Heater - Brand:**

Suburban

**Water Heater - Type:**

Tank Type

**Water Heater - Heat Source(s):**

Gas and Electric

**Water Heater - Operates on all Sources:**

No

Extra Info : Did not heat on electric.

**Water Heater - Type of Ignition:** **Water Heater - Leaks at Pressure**

Direct Spark (DSI)

**Relief Valve:**

Yes

**Water Heater - Proper Drain Plug Installed:**

Yes

**Water Heater - Bypass Valves**

**in Correct Position:**

**Water Heater - Dauber Screens**

**Installed:**




<b>Furnace - Brand:</b> Suburban	Yes	Yes
<b>Furnace - Operates:</b> No Extra Info : Did not operate on electric.	<b>Furnace - Floor Vents or Outside Exhaust Vents Blocked or Covered:</b> No	
<b>Furnace - Warm Air Discharge Out of Vents - Proper Return Air Flow:</b> No Extra Info : The 2 rear floor vents, one in the bathroom and rear bedroom did not have air flow coming out.	<b>Furnace - Dauber Screens Installed:</b> Yes	<b>Electric Fireplace - Brand:</b> Other Model # / Serial # / Specify Other : Unkown
<b>Electric Fireplace - Results of Operation:</b> All Features Work	<b>Ceiling Fan - Operation - Blade Direction - Fan Speed:</b> All Features Work	

**Items**

**15.0 Water Heater - Condition of Burner Assembly Area**

**Comments:** Poor


 Water heater failed to work on electric.

**15.1 Water Heater - Rubber Grommet Around Gas Line Sealed**

**Comments:** Acceptable


**15.2 Furnace #1 Air Intake / Exhaust Area Condition**

**Comments:** Poor

 Rear bathroom and bedroom vents did not have heat coming out of them. This should be inspected by a certified RV Technician.

**15.3 Furnace #2 Air Intake / Exhaust Area Condition**

**Comments:** Poor

 Rear bathroom and bedroom did not have heat coming out of them. This should be inspected by a certified RV Technician.

**15.4 Electric Fireplace - Condition**

**Comments:** Acceptable

**15.5 Ceiling Fan - Condition of Motor, Blades, Lighting**

**Comments:** Acceptable

**16(A) . Front Air Conditioner**

NOTE: The Delta-T average acceptable performance range is 14 to 22 degrees F (-10 to -5 degrees C). In high humidity areas the range may be lower (12 to 16 degrees F) (-11 to -9 degrees C) and in desert areas, it may be higher (23 to 26 degrees F) (-5 to -3 degrees C).

**Styles & Materials**

<b>Air Conditioner - Brand:</b> Coleman	<b>Air Conditioner - Thermostatic Controls:</b> Dual with Furnace	<b>Air Conditioner - Options:</b> Heat Pump
<b>Air Conditioner - Delta-T:</b> Degrees F Degrees : 24		

**Items**

**16.0.A Air Conditioner Condition**

**Comments:** Acceptable

**16.1.A Air Conditioner - Filter Condition**

Comments: Acceptable

**16.2.A Air Conditioner - Exhaust Condition**

Comments: Acceptable

**16(B) . Rear Air Conditioner**

NOTE: The Delta-T average acceptable performance range is 14 to 22 degrees F (-10 to -5 degrees C). In high humidity areas the range may be lower (12 to 16 degrees F) (-11 to -9 degrees C) and in desert areas, it may be higher (23 to 26 degrees F) (-5 to -3 degrees C).

**Styles & Materials**

<b>Air Conditioner - Brand:</b> Coleman	<b>Air Conditioner - Thermostatic Controls:</b> Stand Alone	<b>Air Conditioner - Options:</b> AC Only
<b>Air Conditioner - Delta-T:</b> Degrees F Degrees : 18		

**Items****16.0.B Air Conditioner Condition**

Comments: Acceptable

**16.1.B Air Conditioner - Filter Condition**

Comments: Acceptable

**16.2.B Air Conditioner - Exhaust Condition**

Comments: Poor



Rear ac vent only blowing a small amount of air.

**17. Interior**

NOTE: The inspector has verified the items in this section.

**Styles & Materials**

<b>Ceiling - Condition:</b> Acceptable	<b>Ceiling Vents and Skylights - Condition:</b> Acceptable	<b>Ceiling Vents and Skylights - Trim Ring Around Vents and Skylights:</b> Acceptable
<b>Lights and Light Fixtures - Condition:</b> Acceptable	<b>Walls - Condition:</b> Acceptable	<b>Walls - Interior Doors Condition:</b> Acceptable
<b>Closets and Pantries - Condition:</b> Acceptable	<b>Windows - Condition:</b> Acceptable	<b>Flooring - Condition:</b> Acceptable
<b>Kitchen Sink - Condition:</b> Acceptable	<b>Kitchen Sink - Style:</b> Double Bowl	<b>Kitchen Sink - Type:</b> Stainless
<b>Shower / Tub - Condition:</b> Acceptable	<b>Shower / Tub - Style:</b> Shower Stall	<b>Shower / Tub - Door and Frame and Seals Condition:</b> Acceptable
<b>Bathroom Sink - Condition:</b> Acceptable	<b>Bathroom Sink - Style:</b> Single Bowl	<b>Bathroom Sink - Type:</b> Plastic

**Items**

17.0

**Ceiling Inspected**

**Comments:** Yes

**17.1 Ceiling - Panels Loose**

**Comments:** No

**17.2 Ceiling - Water Damaged Ceiling Panels**

**Comments:** No

**17.3 Ceiling - Discoloration or Stains**

**Comments:** No

**17.4 Ceiling - Trim Work Missing or Damaged**

**Comments:** Yes

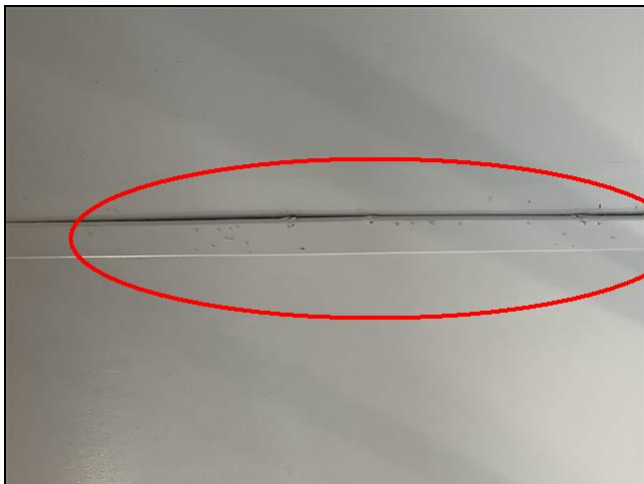
(1) There area areas throughout the kitchen living room, that have tearing trim molding and nail holes.



Above fireplace

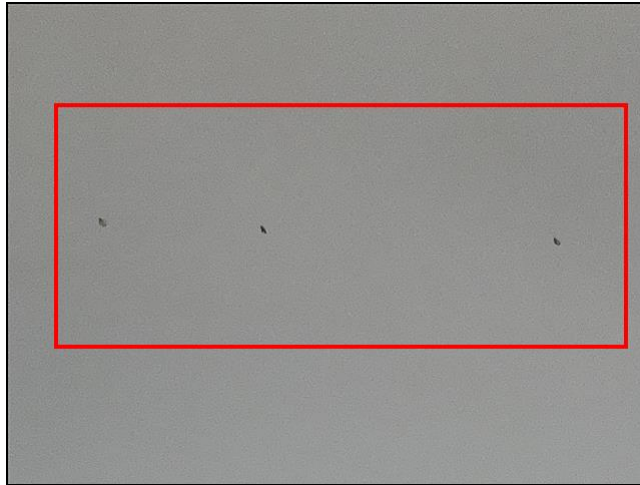


Above the double curbside windows



Above island lights





Just above the railing to bunk room

(2) Cable box in master bedroom coming down from ceiling.



**17.5 Ceiling Vents and Skylights - Thermostatic Controls and Switches Work**

**Comments:** Yes

**17.6 Ceiling Vents - All 12-Volt DC Fans Operate**

**Comments:** No

Did not work do to the inverter not working.

**17.7 Ceiling Vents - All 120-Volt AC Fans Operate**

**Comments:** Yes

**17.8 Ceiling Vents and Skylights - Stains Around Roof Vents and Skylights**

**Comments:** No

**17.9 Lights and Light Fixtures - Do all 12-Volt DC Lights Function**

**Comments:** No

Did not work do to the inverter not working.

**17.10 Lights and Light Fixtures - Do all 120-Volt AC Lights Function**

**Comments:** Yes

**17.11 Lights and Light Fixtures - Wall Mounted Light Fixtures**

**Comments:** Not Present

**17.12 Lights and Light Fixtures - Rope Lights**

**Comments:** Not Present

**17.13**

**Lights and Light Fixtures - Spot Lights**

**Comments:** Not Present

**17.14 Lights and Light Fixtures - Floor Lights**

**Comments:** Yes

**17.15 Lights and Light Fixtures - Entry Lights inside RV**

**Comments:** Yes

**17.16 Lights and Light Fixtures - Missing or Broken Lenses**

**Comments:** No

**17.17 Lights and Light Fixtures - Missing Shades or Broken Covers**

**Comments:** No

**17.18 Walls Inspected**

**Comments:** Yes

**17.19 Walls - Panels Loose**

**Comments:** No

**17.20 Walls - Water Damaged Wall Panels**

**Comments:** No

**17.21 Walls - Panels Discolored or Stained**

**Comments:** No

**17.22 Walls - Soft Spots on Walls**

**Comments:** No

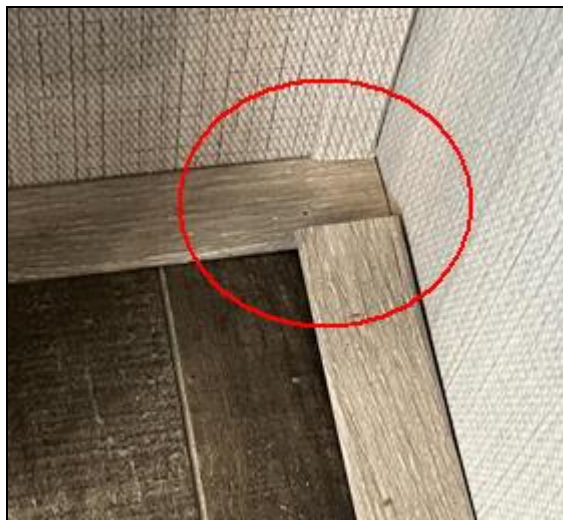
**17.23 Walls - Trim Work on Walls**

**Comments:** Yes

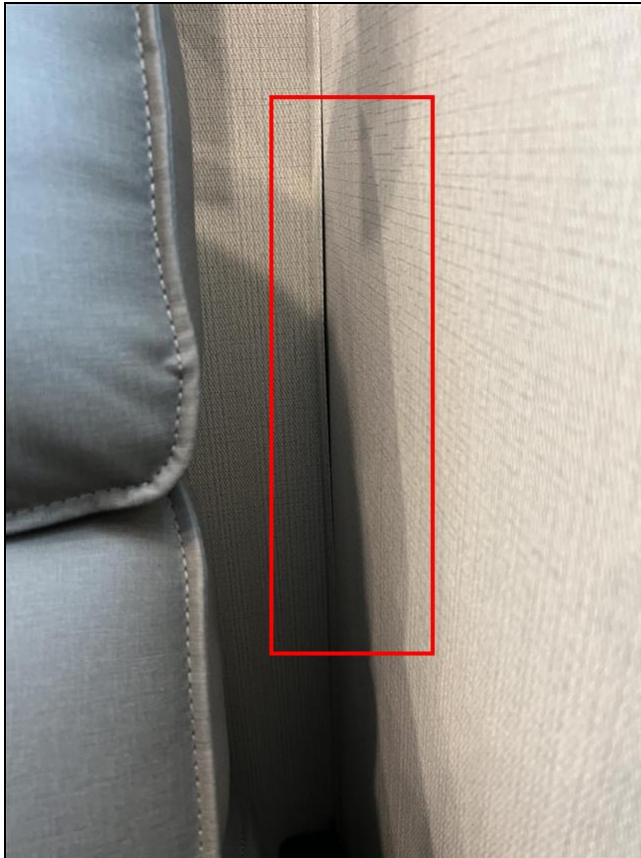
There are areas throughout that have scratches and damage to trim work.



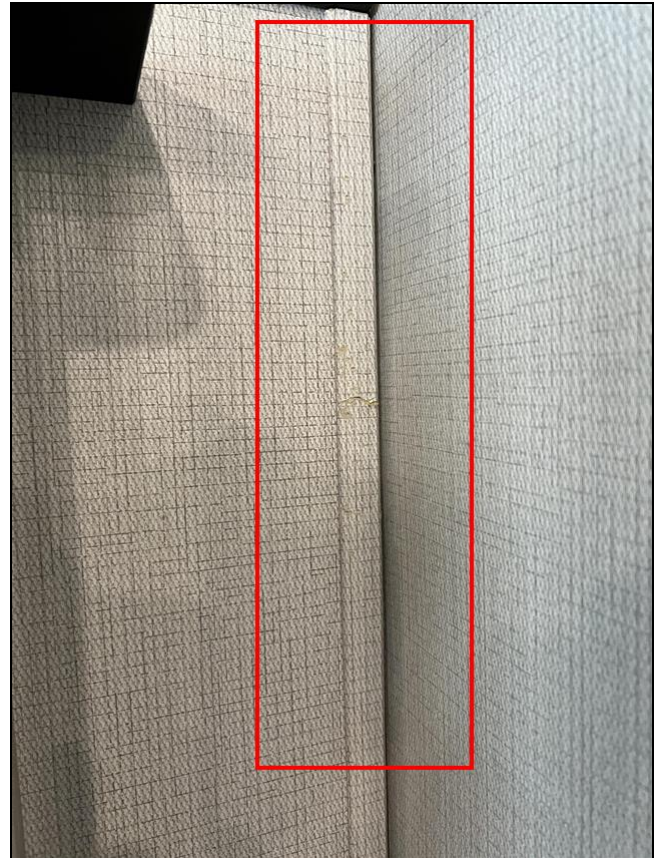
Alongside couch



Right side of ladder to loft



Right side of couch



Right side of ladder to loft

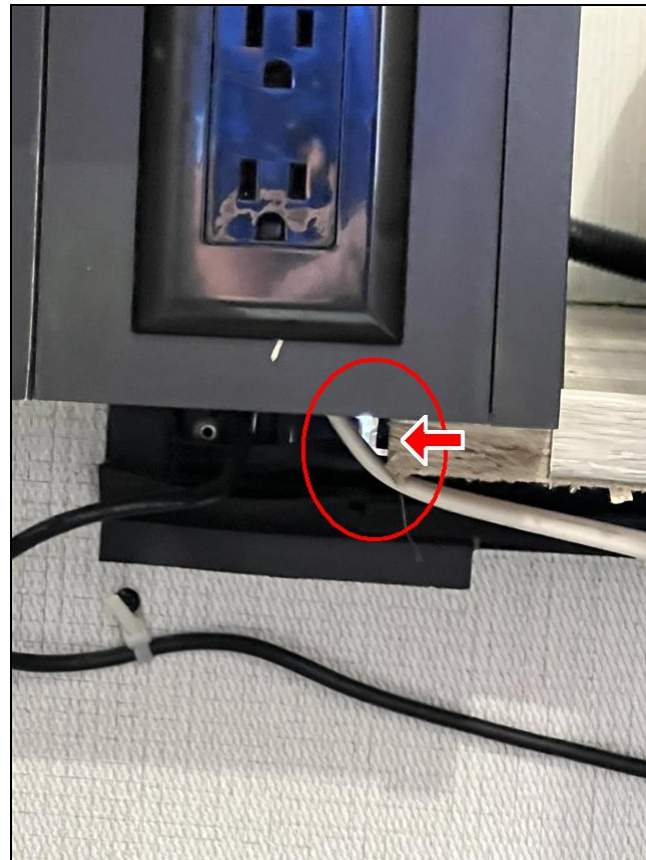
**17.24 Walls - Holes or Wall Repairs**

**Comments:** Yes

(1) There are holes in walls on both sides of the master bed, where you can see light coming through from the outside. This could lead to water intrusion.



Right side of master bed



Left side of master bed

(2) Along right side of master bed there is wood showing and wires hanging.



17.25

**Closets / Pantries Inspected****Comments:** Yes**17.26 Closets and Pantries - Door Damage / Scratches****Comments:** No**17.27 Closets and Pantries - Wood Rot or Broken****Comments:** No**17.28 Closets and Pantries - Drawer Damage / Scratches****Comments:** No**17.29 Windows - All Windows Operational****Comments:** Yes**17.30 Windows - Window Coverings****Comments:** Yes**17.31 Windows - Emergency Exit Windows Installed****Comments:** Yes**17.32 Windows - Emergency Exit Windows Operational****Comments:** Yes**17.33 Flooring - Sheet Vinyl****Comments:** Yes**17.34 Flooring - Floor Panels Loose****Comments:** No**17.35 Flooring - Floor Covering Discolored or Stained****Comments:** No**17.36 Flooring - Water Damage****Comments:** No**17.37 Flooring - Sheet Vinyl Stained****Comments:** No**17.38 Flooring - Soft Spots in Floor****Comments:** No**17.39 Operation and Condition of Kitchen Faucet****Comments:** Yes**17.40 Kitchen Sink - Faucet Working****Comments:** Yes**17.41 Kitchen Sink - Faucet Leaks at Stem****Comments:** No**17.42 Kitchen Sink - Water Damage Under Sink****Comments:** No**17.43 Kitchen Sink - P-Trap Holds Water****Comments:** Yes**17.44 Kitchen Sink - Sink(s) Holds Water****Comments:** Yes**17.45 Kitchen Sink - Hot and Cold Water Available****Comments:** No

Hot water only on propane heating. The electrical water heating not working.

**17.46 Operation and Condition of Toilet****Comments:** Yes



**17.47 Toilet - Water Leaks**

Comments: No

**17.48 Toilet - Indication of Previous Damage or Repair**

Comments: No

**17.49 Toilet - Bowl Holds Water**

Comments: Yes

**17.50 Toilet - Mounting Problems**

Comments: No

**17.51 Operation and Condition of Shower**

Comments: Yes

**17.52 Shower / Tub - Stains, Chemical Buildup in Stall / Tub**

Comments: No

**17.53 Shower / Tub - Water Damage or Leaks**

Comments: No

**17.54 Shower / Tub - Glass Doors**

Comments: Yes

**17.55 Shower / Tub - Soap Dish in Place**

Comments: Yes

**17.56 Shower / Tub - Door Latch Functioning**

Comments: Yes

**17.57 Shower / Tub - Towel Racks in Place**

Comments: No

**17.58 Shower / Tub - Curtain with Rod**

Comments: Not Present

**17.59 Operation and Condition of Bathroom Faucet**

Comments: Yes

**17.60 Bathroom Sink - Faucet Working**

Comments: Yes

**17.61 Bathroom Sink - Faucet Leaks at Stem**

Comments: No

**17.62 Bathroom Sink - Water Damage Under Sink**

Comments: No

**17.63 Bathroom Sink - P-Trap Holds Water**

Comments: Yes

**17.64 Bathroom Sink - Sink(s) Holds Water**

Comments: Yes

**17.65 Bathroom Sink - Hot and Cold Water Available**

Comments: No

Hot water only on propane heating. The electrical water heating not working.

**18. Furniture****Styles & Materials****Chairs - Condition:**

Acceptable

**Sofa - Condition:**

Acceptable

**Dinette / Table / Chairs - Condition:**

Acceptable

**Beds - Condition:**

Acceptable

**Cabinets / Dressers - Condition:**

Acceptable

**Cabinets / Dressers - Types of Hinges:**

Hidden

**Cabinets / Closet Hardware - Condition:**

Poor

**Items**

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**18.0 Chairs Inspected**

Comments: Yes

**18.1 Chairs - Fabric Tears or Separation**

Comments: No

**18.2 Chairs - Fabric Discolored or Stains**

Comments: No

**18.3 Chairs - Signs of Excess Wear**

Comments: No

**18.4 Chairs - Water Damage**

Comments: No

**18.5 Sofa(s) Inspected**

Comments: Yes

**18.6 Sofa - Fabric Tears or Separation**

Comments: No

**18.7 Sofa - Fabric Discolored or Stains**

Comments: No

**18.8 Sofa - Signs of Excess Wear**

Comments: No

**18.9 Sofa - Water Damage**

Comments: No

**18.10 Dinette / Table / Chairs Inspected**

Comments: Yes

**18.11 Dinette / Table / Chairs - Fabric Tears or Separation**

Comments: No

**18.12 Dinette / Table / Chairs - Fabric Discolored or Stains**

Comments: No

**18.13 Dinette / Table / Chairs - Signs of Excess Wear**

Comments: No

**18.14 Dinette / Table / Chairs - Water Damage**

Comments: No

**18.15 Dinette / Table / Chairs - Previous Repairs Performed**

Comments: No

**18.16 Beds Inspected**

Comments: Yes

**18.17 Beds - Fabric Tears or Separation**

Comments: Yes

Electrical socket alongside right side of master bed is coming out of bed box.

**18.18 Beds - Fabric Discolored or Stains**

Comments: No

**18.19 Beds - Signs of Excess Wear**

Comments: No

**18.20 Beds - Pillow Top Mattress**

Comments: No

**18.21 Beds - Bed Covers**

Comments: No

**18.22 Beds - Covers Match Decor**

Comments: Not Present

**18.23 Cabinets / Dressers Inspected**

Comments: Yes

**18.24 Cabinets / Dressers - Door Damage or Scratches**

Comments: Yes

Right door hinge on upper cabinet above microwave is loose.

**18.25 Cabinets / Dressers - Counter Top Damage or Scratches**

Comments: No

**18.26 Cabinets / Dressers - Wood Rot or Broken**

Comments: No

**18.27 Cabinets / Dressers - Drawer Damage or Scratches**

Comments: No

**18.28 Cabinet Doors / Drawers - Pull-Out Operation Acceptable**

Comments: No

Master bedroom sliding door is not working properly. The door track support is broken.

**18.29 Cabinet Doors / Drawers - Previous Repairs Performed**

Comments: Not Present

## 19(A) . TV #1

**Styles & Materials****Unit Brand:**

JENSEN

**Antenna Power Booster Operates:**

Not Inspected

**TV Picks Up Local Channels:**

Yes

**Remotes Operational:**

Yes

**Items****19.0.A Unit Works Properly**

Comments: Yes

**19.1.A Unit Cleaned and Maintained**

Comments: Yes

**19.2.A Unit Properly Mounted and Secured**

Comments: Not Inspected



Unable to determine if it was mounted properly do to a strap on the tv.



## 19(B) . TV #2

**Items****19.0.B Unit Works Properly**

Comments: Not Present

**19.1.B Unit Cleaned and Maintained**

Comments: Not Present

**19.2.B Unit Properly Mounted and Secured**

Comments: Not Present

## 19(C) . Blu Ray #1

**Styles & Materials****Unit Brand:**

JENSEN

**Antenna Power Booster Operates:**

Not Inspected

**TV Picks Up Local Channels:**

No

**Remotes Operational:**

UNKNOWN

**Items**

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**19.0.C Unit Works Properly**

Comments: Not Inspected

**19.1.C Unit Cleaned and Maintained**

Comments: Yes

**19.2.C Unit Properly Mounted and Secured**

Comments: Yes

**19(D) . Radio / Stereo****Styles & Materials**

---

**Unit Brand:**

JENSEN

**Antenna Power Booster Operates:**

Not Inspected

**TV Picks Up Local Channels:**

Yes

**Remotes Operational:**

UNKNOWN

**Items**

---

**19.0.D Unit Works Properly**

Comments: Yes

**19.1.D Unit Cleaned and Maintained**

Comments: Yes

**19.2.D Unit Properly Mounted and Secured**

Comments: Yes

**20. Inspector Comments****Items**

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