

RV Inspection Report

Prepared for: **Bryan Carbonnell**

RV Location:

9024 US Hwy 175 W, Texan RV Park, Athens, TX 75751



Inspection Date / RV Model:
May 1, 2025 - 2024 Keystone Avalanche 378BH

VIN: **1YDFAVT28RE760191**

RV Care Wizard

Bill Williams
521 Georgia Circle
Loganville, GA 30052
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Inspection Date /

Year, Make, Model : May 1,
2025 - 2024 Keystone
Avalanche 378BH

Time:**VIN Number:**

1DPAV128RE760191

RV Location:

9024 US Hwy 175 W, Texan
RV Park, Athens, TX 75751

Customer:

Ryan Carbonnel

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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 further action by a qualified RV technician. All costs associated with repair or replacement of items and components identified in this report should be considered before purchasing this RV home..

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 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 action 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 will be made.

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

NRVIA Standards of Practice**Purpose, Scope and General Statements**

1 - The purpose of the Standards of Practice is to establish a uniform standard for the companies RV Inspector to inspect and report in an objective manner the conditions of a Recreational Vehicle and its components.

2 - The Standards describe the components, and systems included in an RV Inspection.

3 - The Standards apply to motorized and towable types of RVs as defined by the RV Industry.

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.

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.

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.

7 - RV inspections shall be performed on a calendar day which will allow compliance with the provisions of the NRVIA Standards of Practice.

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.

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.

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

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.

General Limitations and Exclusions

1 - RV Inspections performed under the companies 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.

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 - 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.

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 report is not intended to be or 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.

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.

6 - The NRVIA Certified RV Inspector inspected and reported on the RV items listed in this report and their condition during the RV Inspection. Any additional items of inspection were dependent upon any agreements that were made between the client and the RV Inspector.

Weather:

Partly Cloudy

Type of Inspection:

Buyer: Pre-Purchase RV Inspection

Style of RV:

5th Wheel

RV Status:

Occupied: Full Time RVer

Client Is Present:

No

Start Temperature:

80 degrees

Major Issue

RV Care Wizard

Customer

Bryan Carbonnel

Inspection Date / Year, Make, Model:

May 1, 2025 - 2024 Keystone Avalanche 378BH

VIN Number:

YDPAVT28RE760191

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.

3. Roof Exterior

3.1 Front Cap, Joints and Seals - Condition

Fair

The Front Cap has gaps in the Sealant. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician

3.3 Rear Cap, Joints and Seals - Condition

Fair

The Rear Roof Seal has cracks & gaps in the Sealant. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician

3.8 Plumbing Vent Covers - Condition

Fair

The Plumbing Vent Caps Sealant has cracks and bubbles. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician

3.9 Skylights - Condition

Fair

The Skylight has cracks and gaps in the sealant around the perimeter. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician

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Minor Issue

RV Care Wizard

Customer

Bryan Carbonnel

Inspection Date / Year, Make, Model:

May 1, 2025 - 2024 Keystone Avalanche 378BH

VIN Number:

YDFAVT28RE760191

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.

7(B) . Streetside - Rear Slideout

7.6.B Slideout Awning Topper - Operation

Fair

The slide-out topper operated properly. The slide-out topper fabric was pulled away from the center of the slide-out topper. The material was holding water, It is recommended this be further evaluated by a certified RV Technician.

20. Interior Water Systems

20.36 Battery / Waste / Water Monitor Panel - Condition

Fair

The Waste water indicator lights do not show correct amounts on the indicator lights. It is recommended this be further evaluated by a certified RV Technician.

21. Interior

21.10 Ceiling Fan - Motor, Blades, Lighting - Condition

Fair

The living room ceiling fan has a broken blade. It is recommended this be further evaluated by a certified RV Technician.

21.11 Lights and Light Fixtures - Condition

Fair

One of the ceiling lights is missing a cover. It is recommended this be further evaluated by a certified RV Technician.

22. Furniture

22.7 Closets Doors / Cabinets Door / Drawers - Pull-Out - Condition

Fair

The closet door has a broken section of the mirror. It is recommended this be further evaluated by a certified RV Technician.

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Sample

1. Vehicle Information

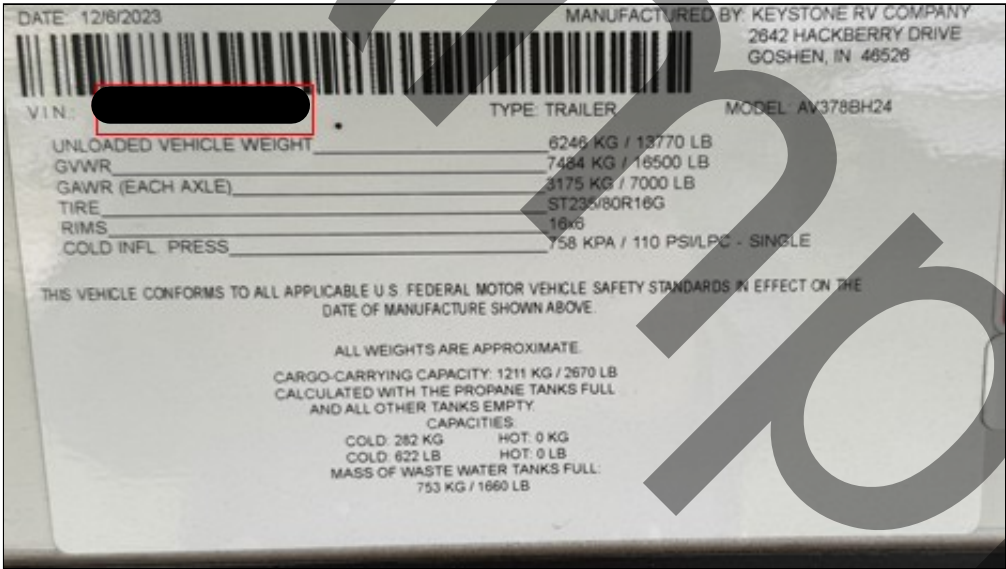
Styles & Materials

VIN: Photo Included VIN : XXXXXXXXXX	VIN Location: Streetside Front	Gross Vehicle Weight Rating (GVWR): From Data Plate Specify in lbs or kg : 16500 lbs
RV - Manufacturer Name and Location: Keystone RV Company / Goshen, IN	RV - Date of Manufacturer: December Year : 2024	RV - Brand: Manufacturer's Brand Name Brand Name : Keystone Alpine Avalanche
RV - Model Number / Floor Plan Number: RV Model Model Number : 378BH	RVIA Seal Number: Located by Entrance Door Seal Number : S B014402	State License Plate Current: Yes State and Plate Number : TW63J31

Items

1.0 VIN / VIN Data Plate Photo

Yes
VIN Data Plate Photo

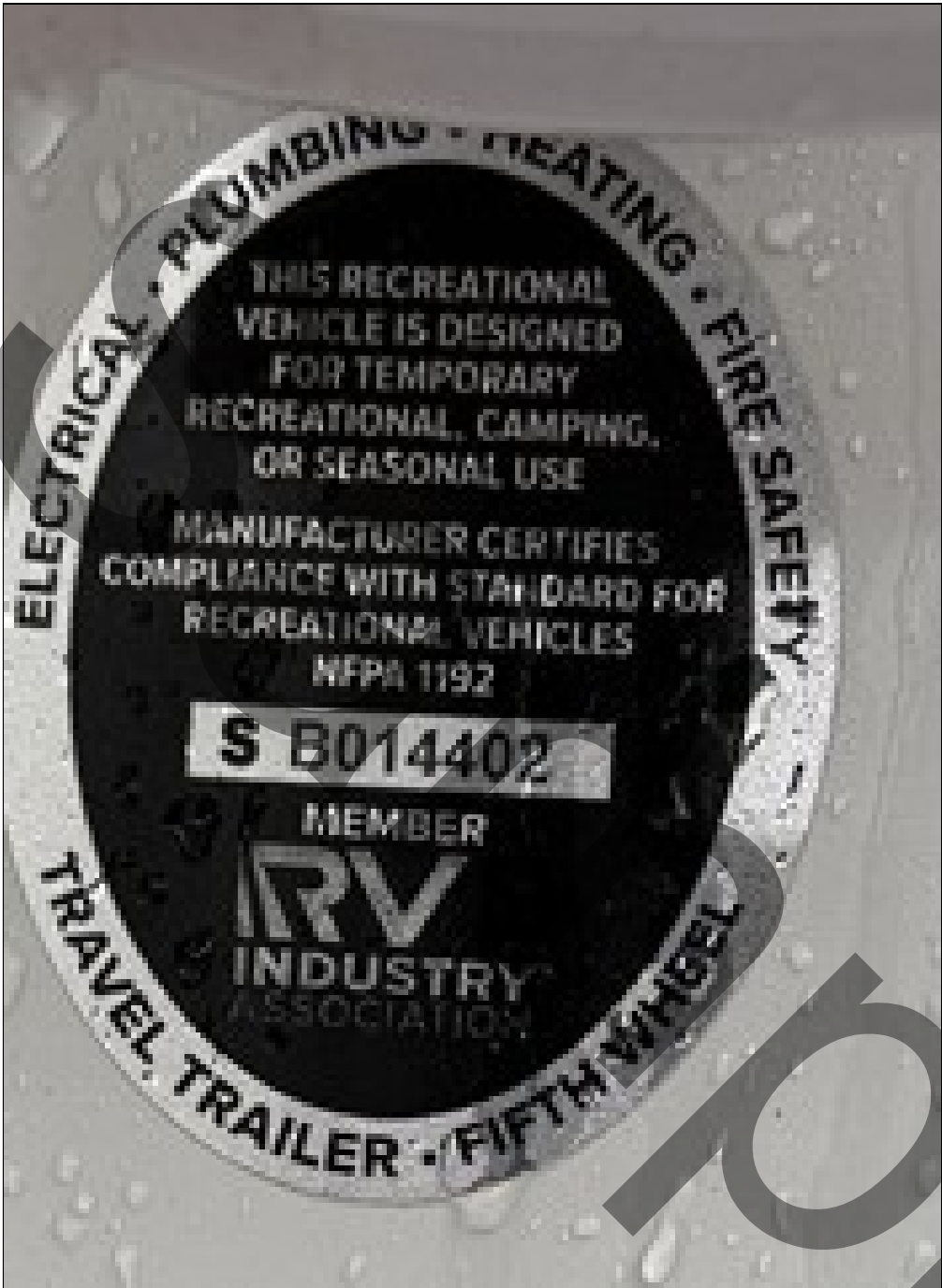


VIN Data Plate

1.1 RVIA Seal Photo

Yes

RVIA Seal Photo



RVIA Seal

1.2 State License Plate Photo

Yes

State License Plate Photo



State License Plate

2. Hot Skin Test

NOTE: Hot Skin is when stray or leak voltage from the 120 voltage AC system is somehow redirected from its normally safe path to some metal component(s) of your RV.

NOTE: Most hot skin issues may not be a direct short of power to ground but rather a high resistive short. In many cases, they may not trip the circuit breakers or blow fuses. However, the frame, chassis, copper tubing and metal trim pieces on the coach can conduct voltage.

NOTE: Any reading below 5 volts is considered safe. Conversely, any reading above 5 volts can be dangerous.

Items

2.0 Hot Skin Test - Frame and Running Gear Voltage

Acceptable

2.1 Hot Skin Test - Exterior Wall Surface Voltage

Acceptable

2.2 Hot Skin Test - Door Handles and Frames Voltage

Acceptable

2.3 Hot Skin Test - Window Frames and Trim Voltage

Acceptable

2.4 Hot Skin Test - Other Voltage

Acceptable

3. Roof Exterior

NOTE: Lap sealant should appear soft, pliable and rubbery. If the lap sealant around roof edges, skylights, vents and appliances looks cracked, brittle, loose or turned up at the edges, it is very possible that this could allow water intrusion which can become a major issue.

NOTE: It is recommended that the roof and seams be checked, at a minimum, every 6 months and repaired whenever necessary to prevent water intrusion.

Styles & Materials

Roof Ladder Type:
Mounted

Items

3.0 Roof - Condition
Acceptable

Overview



Roof Front to Rear



Roof Rear to Front

3.1 Front Cap, Joints and Seals - Condition
Fair

The Front Cap has gaps in the Sealant. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician



Roof Front Cap

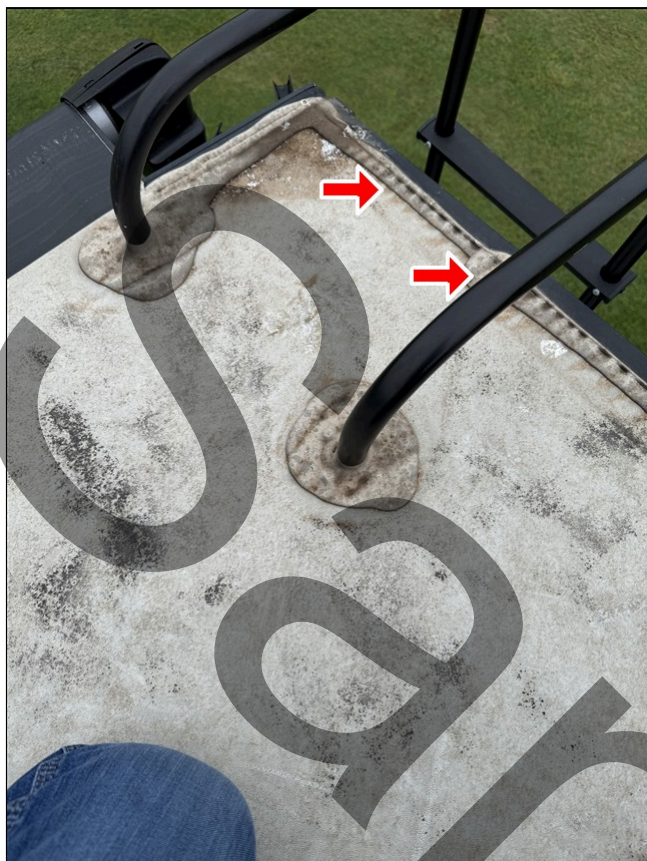
3.2 Trim Rail (Curbside) - Condition

Acceptable

3.3 Rear Cap, Joints and Seals - Condition

Fair

The Rear Roof Seal has cracks & gaps in the Sealant. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician



Rear Roof Cap - Left-side



Rear Roof Cap - Right Side

3.4 Trim Rail (Streetside) - Condition

Acceptable

3.5 Vents - Manual Crank (14 x 14) - Condition

Acceptable

3.6 Vents - Powered (14 x 14) - Condition

Acceptable

3.7 Exterior Vent Covers - Condition

Acceptable

3.8 Plumbing Vent Covers - Condition

Fair

The Plumbing Vent Caps Sealant has cracks and bubbles. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician



Plumbing Vent Caps



Plumbing Vent Cap



Plumbing Vent Cap

3.9 Skylights - Condition
Fair

The Skylight has cracks and gaps in the sealant around the perimeter. This could allow water intrusion. It is recommended this be further evaluated by a qualified RV technician



Skylight



3.10 Front Air Conditioner - Shroud

Acceptable

3.11 Front Air Conditioner - Exterior Coils

Acceptable

3.12 Rear Air Conditioner - Shroud

Acceptable

3.13 Rear Air Conditioner - Exterior Coils

Acceptable

3.14 Solar Panels - Condition

Acceptable

3.15 Ladder - Condition

Acceptable

4(A) . Front Cap / Wall**Items****4.0.A Sidewall - Condition**

Acceptable

Overview



Front Cap

4.1.A Paint and/or Decals - Condition

Acceptable

4.2.A Windows - Condition

Not Present

4.3.A Cargo/Access Doors - Condition

Acceptable

4(B) . Curbside Sidewall

Items

4.0.B Sidewall - Condition

Acceptable

Overview



Curbside Sidewall

4.1.B Paint and/or Decals - Condition

Acceptable

4.2.B Windows - Condition

Acceptable

4.3.B Cargo/Access Doors - Condition

Acceptable

4(C) . Rear Cap / Wall

Items

4.0.C Sidewall - Condition

Acceptable

Overview



Rear Cap

4.1.C Paint and/or Decals - Condition

Acceptable

4.2.C Windows - Condition

Acceptable

4.3.C Cargo/Access Doors - Condition

Acceptable

4(D) . Streetside Sidewall

Items

4.0.D Sidewall - Condition

Acceptable

Overview



Streetside Side View

4.1.D Paint and/or Decals - Condition

Acceptable

4.2.D Windows - Condition

Acceptable

4.3.D Cargo/Access Doors - Condition

Acceptable

5(A) . Main Entry Door

Styles & Materials

Grab Bar - Type:
Safe-T-Rail

Items

5.0.A Door - Condition

Acceptable
Overview



Main Entry Door

5.1.A Door - Operation

Acceptable

5.2.A Keyed Door Lock - Operation

Acceptable

5.3.A Keyed Door Lock - Deadbolt Operation

Acceptable

5.4.A Grab Bar - Condition

Acceptable

5.5.A Grab Bar - Operation

Acceptable

5(B) . Other Entry Door

Styles & Materials

Grab Bar - Type:
Safe-T-Rail

Items

5.0.B Door - Condition

Acceptable
Overview



Rear Entry Door

5.1.B Door - Operation

Acceptable

5.2.B Keyed Door Lock - Operation

Acceptable

5.3.B Keyed Door Lock - Deadbolt Operation

Acceptable

5.4.B Grab Bar - Condition

Acceptable

5.5.B Grab Bar - Operation

Acceptable

6(A) . Front Patio Awning

Items

6.0.A Awning - Operation

Acceptable

Overview



Front Awning

6.1.A Frame and Latching Mechanism - Operation

Acceptable

6(B) . Rear Patio Awning

Items

6.0.B Awning - Operation

Acceptable

Overview



Rear Awning

6.1.B Frame and Latching Mechanism - Operation

Acceptable

7(A) . Curbside - Center Slideout

Items

- 7.0.A Slideout - Operation
Acceptable
- 7.1.A Slideout - Alignment
Acceptable
- 7.2.A Slideout - Roof
Acceptable
- 7.3.A Slideout - Sidewall
Acceptable
- 7.4.A Seals, Sweeps and Gaskets
Acceptable
- 7.5.A 12-Volt DC Control and Switches
Acceptable
- 7.6.A Slideout Awning Topper - Operation
Acceptable
- 7.7.A Slideout Awning Topper - Frame & Latching Mechanism
Acceptable

7(B) . Streetside - Rear Slideout

Items

7.0.B Slideout - Operation

Acceptable

7.1.B Slideout - Alignment

Acceptable

7.2.B Slideout - Roof

Acceptable

7.3.B Slideout - Sidewall

Acceptable

7.4.B Seals, Sweeps and Gaskets

Acceptable

7.5.B 12-Volt DC Control and Switches

Acceptable

7.6.B Slideout Awning Topper - Operation

Fair

The slide-out topper operated properly. The slide-out topper fabric was pulled away from the center of the slide-out topper. The material was holding water, It is recommended this be further evaluated by a certified RV Technician.



Streetside Rear Slide-out Topper

7.7.B Slideout Awning Topper - Frame & Latching Mechanism

Acceptable

7(C) . Streetside - Center Slideout

Items

- 7.0.C Slideout - Operation
Acceptable
- 7.1.C Slideout - Alignment
Acceptable
- 7.2.C Slideout - Roof
Acceptable
- 7.3.C Slideout - Sidewall
Acceptable
- 7.4.C Seals, Sweeps and Gaskets
Acceptable
- 7.5.C 12-Volt DC Control and Switches
Acceptable
- 7.6.C Slideout Awning Topper - Operation
Acceptable
- 7.7.C Slideout Awning Topper - Frame & Latching Mechanism
Acceptable

7(D) . Streetside - Front Slideout

Items

- 7.0.D Slideout - Operation
Acceptable
- 7.1.D Slideout - Alignment
Acceptable
- 7.2.D Slideout - Roof
Acceptable
- 7.3.D Slideout - Sidewall
Acceptable
- 7.4.D Seals, Sweeps and Gaskets
Acceptable
- 7.5.D 12-Volt DC Control and Switches
Acceptable
- 7.6.D Slideout Awning Topper - Operation
Acceptable
- 7.7.D Slideout Awning Topper - Frame & Latching Mechanism
Acceptable

8(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

DOT Date: Visually Verified DOT Date Code (WWYY) : 2224	Load Capacity: Single Tire Rating lbs or kg : 1850	Load Range: G
--	---	-------------------------

Items

- 8.0.A Tire - Age
Acceptable
- 8.1.A Tire/Rim - Condition
Acceptable

8(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

DOT Date: Visually Verified DOT Date Code (WWYY) : 2723	Load Capacity: Single Tire Rating lbs or kg : 1850	Load Range: G
--	---	-------------------------

Items

- 8.0.B Tire - Age
Acceptable
- 8.1.B Tire/Rim - Condition
Acceptable

8(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

DOT Date: Visually Verified DOT Date Code (WWYY) : 2723	Load Capacity: Single Tire Rating lbs or kg : 1850	Load Range: G
--	---	-------------------------

Items

- 8.0.C Tire - Age
Acceptable
- 8.1.C Tire/Rim - Condition
Acceptable

8(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

DOT Date: Visually Verified DOT Date Code (WWYY) : 2723	Load Capacity: Single Tire Rating lbs or kg : 1850	Load Range: G
--	---	-------------------------

Items

- 8.0.D Tire - Age
Acceptable
- 8.1.D Tire/Rim - Condition
Acceptable

8(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

DOT Date: Visually Verified DOT Date Code (WWYY) : 2723	Load Capacity: Single Tire Rating lbs or kg : 1850	Load Range: G
--	---	-------------------------

Items

8.0.E Tire - Age
Acceptable

8.1.E Tire/Rim - Condition
Acceptable

9. Hitch and Stabilizing System

Styles & Materials

5th Wheel - Front Landing Gear:
Hydraulic

5th Wheel - Pin Box:
Other
Type: : Pivoting Head

Items

- 9.0 5th Wheel - Landing Gear - Condition
Acceptable
- 9.1 5th Wheel - Pin Box - Condition
Acceptable
- 9.2 Leveling System - Condition
Acceptable
- 9.3 Leveling System - Jacks Extend and Retract Fully
Acceptable

10. Running Gear

NOTE: Due to the lack of clearance under the RV and safety concerns, the inspector will conduct the following visual inspections from the outer perimeter of the RV.

Items

10.0 Frame - Condition

Acceptable

10.1 Frame - Visible Signs of Rust

Acceptable

10.2 Frame - Visible Signs of Bent or Damaged Components

Acceptable

10.3 Frame - Visible Signs of Oil Stains

Acceptable

10.4 Running Gear (Axles, Springs, Other Components) - Condition

Acceptable

10.5 Running Gear - Scraping or Drag Damage

Acceptable

10.6 Axle - Visible Signs of Rust

Acceptable

10.7 Axle - Visible Signs of Bent or Damaged Components

Acceptable

10.8 U-Bolts and Nuts - Condition

Acceptable

10.9 Leaf Springs - Condition

Acceptable

10.10 Hangers - Condition

Acceptable

10.11 Shackles - Condition

Acceptable

10.12 Spring Equalizers - Condition

Acceptable

10.13 Suspension Bolts - Condition

Acceptable

10.14 Shock Absorbers - Condition

Acceptable

11. 12-Volt DC Chassis Lights

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

The inspector tested the **Breakaway** switch by pulling the break away cable and checked DC amperage at the **Breakaway** 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 **Breakaway** 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

- 11.0 Breakaway Switch
Acceptable
- 11.1 7-Pin Cord - Condition
Acceptable
- 11.2 Trailer Brakes
Acceptable
- 11.3 Clearance Lights - Front
Acceptable
- 11.4 Clearance Lights - Rear
Acceptable
- 11.5 Marker Lights - Streetside
Acceptable
- 11.6 Marker Lights - Curbside
Acceptable
- 11.7 Turn and Brake Light - Left
Acceptable
- 11.8 Turn and Brake Light - Right
Acceptable
- 11.9 Tail Lights
Acceptable

12. Exterior Water Systems

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.

NOTE: The onboard in-line water filter will be visually inspected but the canister assembly will not be removed to verify the presence of a filter or to determine its condition at the time of the inspection.

Items

12.0 City Water - Connection - Condition

Acceptable

12.1 City Water - System Holds Pressure

Acceptable

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

Acceptable

12.3 On-Board Water System - Tested Fresh Water Fill

Acceptable

12.4 On-Board Water System - Operation

Acceptable

12.5 On-Board Water System - Pump Creates and Holds Pressure

Acceptable

12.6 Waste Water - Sewer / Hose Fittings

Acceptable

12.7 Black Water Tank #1 - Condition

Acceptable

12.8 Black Water Tank #1 - Valve Operation and Condition

Acceptable

12.9 Black Water Tank #1 - Tank or Valve or Line Leaks

Acceptable

12.10 Black Water Tank #1 - Drain Cap in Place

Acceptable

12.11 Black Water Tank #1 - Drain Cap Holds Waste Water Back

Acceptable

12.12 Black Water Tank #2 - Condition

Acceptable

12.13 Black Water Tank #2 - Valve Operation and Condition

Acceptable

12.14 Black Water Tank #2 - Tank or Valve or Line Leaks

Acceptable

12.15 Black Water Tank #2 - Drain Cap in Place

Acceptable

12.16 Black Water Tank #2 - Drain Cap Holds Waste Water Back

Acceptable

12.17 Gray Water Tank #1 - Condition

Acceptable

12.18 Gray Water Tank #1 - Valve Operation and Condition

Acceptable

12.19 Gray Water Tank #1 - Tank or Valve or Line Leaks

Acceptable

12.20 Gray Water Tank #1 - Drain Cap in Place

Acceptable

12.21 Gray Water Tank #1 - Drain Cap Holds Waste Water Back

Acceptable

12.22 Gray Water Tank #2 - Condition

Acceptable

12.23 Gray Water Tank #2 - Valve Operation and Condition

Acceptable

12.24 Gray Water Tank #2 - Tank or Valve or Line Leaks

Acceptable

12.25 Gray Water Tank #2 - Drain Cap in Place

Acceptable

13. Propane Container(s), Lines and Connections

Styles & Materials

DOT - Regulator Type: Dual Input - Auto Change Over	DOT #1 - Cylinder Size: 30 LBS	DOT #1 - Date of Manufacture: 2023 Month : 08
DOT #2 - Cylinder Size: 30 LBS	DOT #2 - Date of Manufacture: 2023 Month : 08	

Items

- 13.0 DOT Cylinder(s) - Condition
Acceptable
- 13.1 DOT Cylinder #1 - Rust or Damage
Acceptable
- 13.2 DOT Cylinder #1 - Regulator Vents Downward
Acceptable
- 13.3 DOT Cylinder #2 - Rust or Damage
Acceptable
- 13.4 DOT Cylinder #2 - Regulator Vents Downward
Acceptable
- 13.5 DOT Cylinder(s) - Hoses and Regulators - Condition
Acceptable

14. LP System Leak Test

Styles & Materials

LP System - Leak Test - Start Time: AM Time : 8:44	LP System - Leak Test - End Time: AM Time : 8:50	LP System - Leak Test - Did Pressure Change During Test: No
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Items

14.0 LP System Leak Test
Acceptable

15. Life Safety Components

NOTE: Liquid Propane gas detectors have an estimated service life of five years after which time it is recommended they be replaced.

NOTE: Carbon Monoxide detectors have an estimated service life of five years after which time it is recommended they be replaced.

NOTE: Smoke Detectors have an estimated service life of five to ten years after which time it is recommended they be replaced.

Styles & Materials

Combination LP/CO Detector - Brand: BRK Model / Serial # : Model & Serial not listed	Combination LP/CO Detector - Date: Two Years Old	Combination LP/CO Detector - Test Method: Tested By Pushing Button
Combination LP/CO Detector - Alarm During Test: Yes, When Button Pressed	Smoke Detector - Date: Two Years Old	Smoke Detector - Test Method: Tested By Pushing Button
Smoke Detector - Alarm During Test: Yes, When Button Pressed	Fire Extinguisher - Size: 1A-10B:C - Minimum 10 B:C Required	Fire Extinguisher - Meets Minimum Size Requirement: Yes
Fire Extinguisher - Mounted Within 24 Inches of Entrance Door: Yes	Fire Extinguisher - Secured in Bracket: Yes	Fire Extinguisher - Gauge Indicates Charged State: Yes

Items

- 15.0 Combination Propane (LP) / Carbon Monoxide (CO) Detector Condition and Operation
Acceptable
- 15.1 Smoke Detector - Condition and Operation
Acceptable
- 15.2 Fire Extinguisher - Condition
Acceptable

16. Electrical System 120-Volts AC and 12-Volts DC

Styles & Materials

Power Source: 50 Amp Plug - 120/240 VAC -12,000 Watts	Power Converter - AC Power On: Operational Test	Power Converter - AC Power Off: Operational Test
Inverter - Brand: Magnum	Inverter - Model Number: From Manufacturer's Label Model # : CW2012-HX	

Items

- 16.0 Polarity / Voltage Test - Exterior Receptacles
Acceptable
- 16.1 Polarity / Voltage Test - Storage Bay Receptacles
Acceptable
- 16.2 Polarity / Voltage Test - Receptacle Behind Refrigerator
Acceptable
- 16.3 Polarity / Voltage Test - Kitchen Receptacles
Acceptable
- 16.4 Polarity / Voltage Test - Living Room Receptacles
Acceptable
- 16.5 Polarity / Voltage Test - Dining Area Receptacles
Acceptable
- 16.6 Polarity / Voltage Test - Bedroom Receptacles
Acceptable
- 16.7 Polarity / Voltage Test - Bath and Toilet Area Receptacles
Acceptable
- 16.8 Polarity / Voltage Test - Receptacles Behind all Electronics and Appliances
Acceptable
- 16.9 GFCI Trip Testing - Exterior Receptacles
Acceptable
- 16.10 GFCI Trip Testing - Storage Bay Receptacles
Acceptable
- 16.11 GFCI Trip Testing - Kitchen Receptacles
Acceptable
- 16.12 GFCI Trip Testing - Bathroom Receptacles
Acceptable
- 16.13 GFCI Trip Testing - Bedroom Receptacle
Acceptable
- 16.14 GFCI Trip Testing - Circuit Breaker in Panel Box
Acceptable
- 16.15 Power Cord - Condition
Acceptable
- 16.16 Electrical Panel Box - Condition

Acceptable

16.17 Electrical Panel Box - Wiring Secure

Acceptable

16.18 Electrical Panel Box - Signs of Repair or Service

Acceptable

16.19 Electrical Panel Box - Circuit Breakers in Place

Acceptable

16.20 12 Volt DC Fuse Panel - Condition

Acceptable

16.21 12 Volt DC Fuse Panel - Wires and Terminals Tight

Acceptable

16.22 12 Volt DC Fuse Panel - Fuse Connections - Condition

Acceptable

16.23 12 Volt DC Fuses - Condition

Acceptable

16.24 Power Converter - AC On

Acceptable

16.25 Power Converter - AC Off

Acceptable

16.26 Power Converter - Operation - Minimum 0.5 Volt DC Drop

Acceptable

16.27 12 Volt DC House Battery(s) - Condition

Acceptable

16.28 12 Volt DC House Battery Box(es) - Condition

Acceptable

16.29 12 Volt DC House Battery Box(es) - Vented and Secured

Acceptable

16.30 12-Volt DC House Battery(s) - Matched for Size and Age

Acceptable

16.31 12-Volt DC House Battery(s) - Cables and Terminals - Condition

Acceptable

16.32 12-Volt DC House Battery(s) - Positive and Negative Cables Matched for Load

Acceptable

16.33 12-Volt DC House Battery(s) - Have They Been Maintained?

Acceptable

16.34 12-Volt DC House Battery(s) - Operational

Acceptable

16.35 Inverter - Condition

Acceptable

16.36 Inverter - Cables, Wiring and Fuses - Condition

Acceptable

17. Appliances: Kitchen

NOTE: Refrigerators need to be on for a minimum of 12 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		
Refrigerator - Brand: Other Model # / Serial # : Samsung - RF18A5101SR - OHX24DBW901808T	Refrigerator - Type: Residential - 120 VAC Compressor	Refrigerator - Cooling Source(s): 120 Volts AC
Microwave - Brand: Other Model # / Serial # : Insignia - NSOTR1655SQ - 22A22A608992	Microwave - Type: Microwave Only	
Items		

17.0 Refrigerator - Operates on all Available Sources

Acceptable

17.1 Refrigerator - Condition

Acceptable

17.2 Refrigerator - User Control Panel

Acceptable

17.3 Cooktop - Color of Burner Flame

Acceptable

17.4 Cooktop - All Burners Operate

Acceptable

17.5 Oven - Burner Lights

Acceptable

17.6 Oven - Color of Burner Flame

Acceptable

17.7 Oven - Verified Temperature of 350 Degrees F

Acceptable

17.8 Cooktop Exhaust Vent - Fan Speeds and Vent Condition

Acceptable

17.9 Microwave - Condition

Acceptable

18. Appliances: Other

NOTE: Mud Dauber screens are stainless steel screens and springs that are designed to keep mud daubers, wasps and spiders from nesting in the appliances. Verify the appliance manufacturers approve of their use prior to installation.

Styles & Materials		
Water Heater - Brand: Girard Model # / Serial # : GSWH-2	Water Heater - Type: Tankless	Water Heater - Heat Source(s): Propane Only
Furnace #1 - Brand: Suburban Model # / Serial # : Model & Serial Number not visible	Electric Fireplace - Brand: Unknown Model # / Serial # : Brand/Model/Serial number not visible	

Items

- 18.0 Water Heater - Condition
Acceptable
- 18.1 Water Heater - Operates on all Sources
Acceptable
- 18.2 Water Heater - Exterior - Rubber Grommet Around Gas Line Sealed
Acceptable
- 18.3 Water Heater - Exterior - Leaks at Pressure Relief Valve
Acceptable
- 18.4 Furnace #1 - Operation
Acceptable
- 18.5 Furnace #1 - Floor Vents Blocked or Covered
Acceptable
- 18.6 Furnace #1 - Warm Air Discharge out of Vents
Acceptable
- 18.7 Furnace #1 - Return Air Blocked
Acceptable
- 18.8 Furnace #1 - Exterior - Air Intake / Exhaust Area Condition
Acceptable
- 18.9 Electric Fireplace - Operation
Acceptable

19(A) . Front Air Conditioner

NOTE: The Delta-T average acceptable performance range is 14 to 22 degrees F (8 to 12 degrees C). In high humidity areas the range may be lower, 12 to 16 degrees F (12 to 16 degrees C) and in desert areas, it may be higher, 23 to 26 degrees F (13 to 15 degrees C).

Styles & Materials

Air Conditioner - Delta-T:
Degrees F
Degrees : 13

Items

19.0.A Air Conditioner - Condition
Acceptable

19(B) . Rear Air Conditioner

NOTE: The Delta-T average acceptable performance range is 14 to 22 degrees F (8 to 12 degrees C). In high humidity areas the range may be lower, 12 to 16 degrees F (12 to 16 degrees C) and in desert areas, it may be higher, 23 to 26 degrees F (13 to 15 degrees C).

Styles & Materials

Air Conditioner - Delta-T:
Degrees F
Degrees : 13

Items

19.0.B Air Conditioner - Condition
Acceptable

20. Interior Water Systems

Items

20.0 Kitchen Faucet - Operation and Condition

Acceptable

20.1 Kitchen Faucet - Hot and Cold Water Available

Acceptable

20.2 Kitchen Faucet - Leaks at Stem

Acceptable

20.3 Kitchen Sink - Condition

Acceptable

20.4 Kitchen Sink - Sink(s) Holds Water

Acceptable

20.5 Kitchen Sink - P-Trap Holds Water

Acceptable

20.6 Kitchen Sink - Under Sink Condition

Acceptable

20.7 Toilet - Operation and Condition

Acceptable

20.8 Toilet - Bowl Holds Water

Acceptable

20.9 Toilet - Mounting Problems

Acceptable

20.10 Toilet - Water Leaks

Acceptable

20.11 Toilet - Indication of Previous Damage or Repair

Acceptable

20.12 Toilet #2 - Operation and Condition

Acceptable

20.13 Toilet #2 - Bowl Holds Water

Acceptable

20.14 Toilet #2 - Mounting Problems

Acceptable

20.15 Toilet #2 - Water Leaks

Acceptable

20.16 Toilet #2 - Indication of Previous Damage or Repair

Acceptable

20.17 Shower / Tub - Condition

Acceptable

20.18 Shower / Tub - Operation

Acceptable

20.19 Shower / Tub - Water Damage or Leaks

Acceptable

20.20 Shower / Tub - Door and Frame and Seals Condition

Acceptable

20.21 Shower / Tub - Door Latch - Operation

Acceptable

20.22 Bathroom Faucet - Operation and Condition

Acceptable

20.23 Bathroom Faucet - Hot and Cold Water Available

Acceptable

20.24 Bathroom Faucet - Leaks at Stem

Acceptable

20.25 Bathroom Sink - Condition

Acceptable

20.26 Bathroom Sink - Sink(s) Holds Water

Acceptable

20.27 Bathroom Sink - P-Trap Holds Water

Acceptable

20.28 Bathroom Sink - Under Sink Condition

Acceptable

20.29 Bathroom Faucet #2 - Condition and Operation

Acceptable

20.30 Bathroom Faucet #2 - Hot and Cold Water Available

Acceptable

20.31 Bathroom Faucet #2 - Leaks at Stem

Acceptable

20.32 Bathroom Sink #2 - Condition

Acceptable

20.33 Bathroom Sink #2 - Sink(s) Holds Water

Acceptable

20.34 Bathroom Sink #2 - P-Trap Holds Water

Acceptable

20.35 Bathroom Sink #2 - Under Sink Condition

Acceptable

20.36 Battery / Waste / Water Monitor Panel - Condition

Fair

The Waste water indicator lights do not show correct amounts on the indicator lights. It is recommended this be further evaluated by a certified RV Technician.



Waste Tank Indicator Lights

21. Interior

Items

- 21.0 System Controls / Switches - Operation
Acceptable
- 21.1 System Controls / Switches - Condition
Acceptable
- 21.2 Ceiling - Condition
Acceptable
- 21.3 Ceiling - Panels Loose
Acceptable
- 21.4 Ceiling - Discoloration or Stains
Acceptable
- 21.5 Ceiling - Damaged Ceiling Panels
Acceptable
- 21.6 Ceiling Vents and Skylights - Condition
Acceptable
- 21.7 Ceiling Vents and Skylights - Trim Ring Around Vents and Skylights
Acceptable
- 21.8 Ceiling Vents and Skylights - Stains Around Roof Vents and Skylights
Acceptable
- 21.9 Ceiling Vents - 12-Volt DC Fans - Operation
Acceptable
- 21.10 Ceiling Fan - Motor, Blades, Lighting - Condition
Fair

The living room ceiling fan has a broken blade. It is recommended this be further evaluated by a certified RV Technician.



Living Room Ceiling Fan

21.11 Lights and Light Fixtures - Condition

Fair

One of the ceiling lights is missing a cover. It is recommended this be further evaluated by a certified RV Technician.



Living Room Ceiling Light Fixture

21.12 Lights and Light Fixtures - 12-Volt DC Lights - Operation

Acceptable

21.13 Walls - Condition

Acceptable

21.14 Walls - Panels Loose

Acceptable

21.15 Walls - Damaged Wall Panels

Acceptable

21.16 Walls - Panels Discolored or Stained

Acceptable

21.17 Walls - Soft Spots

Acceptable

21.18 Interior Doors - Condition

Acceptable

21.19 Cabinets / Pantries - Condition

Acceptable

21.20 Windows - Condition

Acceptable

21.21 Windows - Operation

Acceptable

21.22 Windows - Emergency Exit Windows - Operation

Acceptable

21.23 Windows - Emergency Exit Windows - Installed

Acceptable

21.24 Flooring - Condition

Fair

(1) The vinyl flooring in front of the refrigerator has a torn place in the floor. It is recommended this be further evaluated by a certified RV Technician.



Vinyl Floor in front of Refrigerator

(2) The vinyl flooring in front of the recliner has a torn place in the floor. It is recommended this be further evaluated by a certified RV Technician.



Vinyl Floor in front of the recliner

21.25 Flooring - Water Damage

Acceptable

21.26 Flooring - Sheet Vinyl Stained

Acceptable

21.27 Flooring - Soft Spots in Floor

Acceptable

Sample

22. Furniture

Items

22.0 Chairs - Condition

Acceptable

22.1 Sofa(s) - Condition

Acceptable

22.2 Sofa(s) - Operation

Acceptable

22.3 Bed(s) - Condition

Acceptable

22.4 Bed(s) - Fabric Discolored or Stains

Acceptable

22.5 Closets / Cabinets / Dressers - Condition

Acceptable

22.6 Closets / Cabinets / Dressers - Operation

Acceptable

22.7 Closets Doors / Cabinets Door / Drawers - Pull-Out - Condition

Fair

The closet door has a broken section of the mirror. It is recommended this be further evaluated by a certified RV Technician.



Master Bedroom Closet Door

22.8 Closets Doors / Cabinets Door / Drawers - Pull-Out - Operation

Acceptable

Sample

23(A) . Living Room Television

Styles & Materials

Unit Brand:
Other
Model # / Serial # : Connex - Model & Serial number not visible

Items

23.0.A Unit Works Properly
Acceptable

23(B) . Bedroom Television

Styles & Materials

Unit Brand:
Other
Model # / Serial # : Emerson - Model & Serial number not visible

Items

23.0.B Unit Works Properly
Acceptable

23(C) . Outdoor Television

Styles & Materials

Unit Brand:
Other
Model # / Serial # : Connex - Model & Serial number not visible

Items

23.0.C Unit Works Properly
Acceptable

23(D) . Radio / Stereo

Styles & Materials

Unit Brand:
Other
Model # / Serial # : JBL - Model & Serial number not visible

Items

23.0.D Unit Works Properly
Acceptable