

At Ease RV



RV Inspection Report

Prepared for: Example Premier

RV Location:
123 Example Street, Town, DE



Inspection Date / RV Model:
February 2026; 2021 Jayco Greyhawk 30Z

VIN Number: exampleVIN123

At Ease RV Inspections & Services

Katharine Monsma
6589 Lake View Dr
Gloucester, VA 23061
410-474-9642



Table of Contents

[Cover Page](#)

[Table of Contents](#)

[LIFE SAFETY](#)

[MAJOR ISSUE](#)

[MINOR ISSUE](#)

[NOTICE / COMMENT](#)

[Intro Page](#)

[1 Vehicle Information](#)

[2 Hot Skin Test](#)

[3 LP \(Propane\) System Leak Test](#)

[4 Propane Container\(s\), Lines and Connection](#)

[5 Life Safety Components](#)

[6\(A\) Front Cap / Wall](#)

[6\(B\) Curbside - Sidewall](#)

[6\(C\) Rear Cap / Wall](#)

[6\(D\) Streetside - Sidewall](#)

[7 Leveling System and Components](#)

[8 Roof Exterior](#)

[9\(A\) Main Entry Door](#)

[9\(B\) Driver's Door](#)

[9\(C\) Passenger's Door](#)

[10 Awning\(s\)](#)

[11\(A\) Curbside Front Wheel Assembly](#)

[11\(B\) Curbside Rear Outside Wheel Assembly / Drive Axle](#)

[11\(C\) Curbside Rear Inside Wheel Assembly / Drive Axle](#)

[11\(D\) Streetside Rear Wheel Outside Assembly / Drive Axle](#)

[11\(E\) Streetside Rear Wheel Inside Wheel Assembly / Drive Axle](#)

[11\(F\) Streetside Front Wheel Assembly](#)

[12\(A\) Rear Cap / Wall Slideout](#)

[12\(B\) Streetside Front Slideout](#)

[13 Exterior Chassis and Undercarriage](#)

[14 Engine, Radiator and Transmission](#)

[15 Driver / Cab Area](#)

[16 Front Windshield](#)

[17 12-Volt DC Chassis Lights](#)

[18 Electrical System 120-Volt AC and 12-Volt DC](#)

[19 Exterior Water Systems](#)

[20 Appliances: Kitchen](#)

[21 Appliances: Other](#)

[22 Appliances: Air Conditioners](#)

[23 Interior Water Systems](#)

[24 Interior](#)

[25 Furniture](#)

[26\(A\) Living Room Television](#)

[26\(B\) Bedroom Television](#)

[26\(C\) Radio / Stereo](#)

LIFE SAFETY



At Ease RV Inspections & Services

Customer

Example Premier

Inspection Date / Year, Make, Model:

February 2026; 2021 Jayco Greyhawk 30Z

VIN Number:

exampleVIN123

The following items indicate that the condition is a LIFE SAFETY ISSUE. They could cause accident or harm. It is recommended that a qualified RV technician further evaluate and correct the identified issue, and before the unit is occupied.

3. LP (Propane) System Leak Test

3.0 LP System - Leak Test

Poor

Inspector observed that at the quick connect the pressure dropped on all five tests between 1/2- 1" of WC. Inspector used two different manometers and two different quick connect fittings to rule out equipment error. It is recommended that this be evaluated by a qualified RV technician prior to occupying the unit.

5. Life Safety Components

5.0 Combination Propane (LP) / Carbon Monoxide (CO) Detector Condition and Operation

Acceptable

Inspector observed that the combo LP/CO detector was past replacement date. It is recommended that this be replaced with an RV specific combo LP/CO detector before occupying the unit.

MAJOR ISSUE



At Ease RV Inspections & Services

Customer

Example Premier

Inspection Date / Year, Make, Model:

February 2026; 2021 Jayco Greyhawk 30Z

VIN Number:

exampleVIN123

The following items indicate that the condition is a MAJOR ISSUE. They can impact the longevity of the vehicle, can be a possible costly repair and/or warrants immediate repair. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

6(D) . Streetside - Sidewall

6.0.D Sidewall - Condition

Acceptable

Inspector observed a short scratch/dent at the back, at about 5 ft height. It is recommended that the sealant at the back joint in this area be re-sealed by a qualified RV technician to prevent possible future water intrusion.

Inspector did not observe any damage on the interior of the RV in this area.

24. Interior

24.51 Flooring - Floor Panels Loose

Poor

Inspector observed that the spot between the sofa and the wall of the bathroom (red arrow) seemed to lack support and gave way when pressed on. It is not in a walking area. Inspector also observed that the floor in front of the rear recliner felt slightly uneven (yellow rectangle).

Inspector used a pinless moisture meter, which had a reading of 6% in the yellow square area and up to 20% in the red arrow area, but also observed that the top of the outside compartment has metal at the top which can produce a false positive.

FLIR imagery in the area showed no areas of cooling/evaporative, or well defined water damage, but did show metal subframe and metal sheeting underneath.

From the outside, inspector did not observe any obvious areas of potential water intrusion from under the slideout, and no daylight was visible from the inside at the slideout corner.

MINOR ISSUE



At Ease RV Inspections & Services

Customer

Example Premier

Inspection Date / Year, Make, Model:

February 2026; 2021 Jayco Greyhawk 30Z

VIN Number:

exampleVIN123

The following items indicate that the condition is a MINOR ISSUE. They do not impact the operation of the vehicle and can be repaired at a later date. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

6(A) . Front Cap / Wall

6.2.A Sealant - Condition

Acceptable

Inspector observed some minor cracking/decaying of sealant where the cab over portion meets the sidewall. It is recommended that this be re-sealed by a qualified RV technician.

6(B) . Curbside - Sidewall

6.2.B Sealant - Condition

Acceptable

Inspector observed some cracking in the sealant along the rear wall joint. It is recommended this be re-sealed by a qualified RV technician.

7. Leveling System and Components

7.0 Leveling System - Condition

Fair

Inspector observed that auto level did not operate but all jacks were manually leveled with no issues, and controller's zero point from front to back and side to side was verified with a level to be accurate. It is recommended that this be evaluated by a qualified RV technician.

8. Roof Exterior

8.1 Front Cap, Joints and Seals - Condition

Fair

Inspector observed general decay/drying out of the sealant along the rear wall. It is recommended that this be re-sealed by a qualified RV technician to prevent possible future water intrusion.

8.2 Trim Rail (Curbside) - Condition

Acceptable

Inspector noted two small cracks in the sealant along the curbside trim rail at the back that should be re-sealed by a qualified RV technician to prevent possible future water intrusion.

8.3 Rear Cap, Joints and Seals - Condition

Fair

Inspector observed general decay/drying out of the sealant along the rear wall. It is recommended that this be re-sealed by a qualified RV technician to prevent possible future water intrusion.

8.4 Trim Rail (Streetside) - Condition

Fair

Inspector noted several small cracks in the sealant along the streetside trim rail at the back that should be re-sealed by a qualified RV technician to prevent possible future water intrusion.

8.6 Vents - Powered (14 x 14) - Condition

Acceptable

Inspector observed a small hole and a popped bubble in the sealant at the rear vent. It is recommended this be re-sealed by a qualified RV technician to prevent possible future water intrusion.

8.13 Satellite Antenna - Condition

Acceptable

Inspector observed a popped bubble in the sealant. It is recommended this be re-sealed by a qualified RV technician to prevent possible future water intrusion.

12(B) . Streetside Front Slideout

12.4.B Slideout - Floor - Condition

Acceptable

(1) Inspector observed that at the front corner of the slideout, the sweep was caught underneath the slideout and there was evidence of rubbing on the slideout floor covering. It is recommended that this be repaired by a qualified RV technician.

19. Exterior Water Systems

19.4 Outside Shower - Condition and Operation

Acceptable

(2) Inspector observed that the outside shower was leaking from behind the valve. It is recommended that this be repaired by a qualified RV technician.

19.12 Black Water Tank #1 - Condition

Fair

Inspector observed that the black tank was bulging in the middle and that the tank heater wires were exposed. It is recommended that this be evaluated for repair by a qualified RV technician.

24. Interior

24.12 Ceiling Vents - 12-Volt DC Fans - Operation

Fair

Inspector observed that the vent in the bedroom did not open and the fan did not run. Inspector could hear the motor running to open the vent but it did not open. It is recommended that this be evaluated for repair by a qualified RV technician.

NOTICE / COMMENT



At Ease RV Inspections & Services

Customer

Example Premier

Inspection Date / Year, Make, Model:

February 2026; 2021 Jayco Greyhawk 30Z

VIN Number:

exampleVIN123

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

6(B) . Curbside - Sidewall

6.0.B Sidewall - Condition

Acceptable

Inspector observed a surface scratch of about 1' along the sidewall at the very back, at about 5 ft of height.

6(D) . Streetside - Sidewall

6.4.D Cargo / Access Doors - Condition

Acceptable

Inspector observed that the gasket on the middle storage compartment was loose.

8. Roof Exterior

8.8 Plumbing Vent Covers - Condition

Fair

Inspector observed that the plumbing vent cap was screwed down too tightly and was starting to crack at the top.

8.12 Front Air Conditioner - Exterior Coils - Condition

Acceptable

(2) Inspector observed that on arrival, the heat pump was on and making a clunking noise. Inspector let the AC unit rest for 4 hours and visually inspected the fan blades prior to operating in the afternoon.

9(A) . Main Entry Door

9.1.A Door - Operation

Fair

Inspector observed that the screen door most often stays latched when opening the main door from the outside and must be opened separately. Both open together when opening from the inside.

11(B) . Curbside Rear Outside Wheel Assembly / Drive Axle

11.4.B Tire Pressure Monitoring System - Condition

Not Present

Inspector was unable to get a manual tire pressure reading due to the angle of the valve stem. It is recommended that this be evaluated by a mechanic, tire specialist, or qualified RV technician.

11(C) . Curbside Rear Inside Wheel Assembly / Drive Axle

11.1.C Tire / Rim - Condition

Acceptable

Inspector got a reading of 65 PSI, but couldn't fully seat the tire pressure gauge on the valve stem. It is recommended that this be evaluated by a mechanic, tire specialist, or qualified RV technician.

12(A) . Rear Cap / Wall Slideout

12.2.A Slideout - Roof

Acceptable

Inspector noted some wrinkles in the eternabond tape; it is away from the edge and under the slideout topper. It is recommended that this be retaped when possible.

12(B) . Streetside Front Slideout

12.5.B Slideout - T-Molding Trim - Condition

Acceptable

Inspector observed that the bottom screw head had broken off on the back side.

15. Driver / Cab Area

15.10 Map Lights - Condition and Operation

Poor

Map lights above door did not turn on when engine on, and switch pressed.

18. Electrical System 120-Volt AC and 12-Volt DC

18.18 Power Cord - Condition

Acceptable

Inspector observed that the power control panel showed a rear AC unit when there isn't one present.

20. Appliances: Kitchen

20.5 Refrigerator - Condition

Acceptable

Inspector observed that the fridge temp on AC power set at the coldest level using the control panel was below freezing. Inspector adjust the thermistor and the level down to 2/5 to achieve appropriate temperature.

21. Appliances: Other

21.9 Furnace #1 - Warm Air Discharge Out of Vents

Acceptable

Inspector observed that the bathroom furnace vent had virtually no airflow coming out- it is a narrow duct with about 20' of ducting and three sharp turns. It is recommended that this be evaluated by a qualified RV technician if bathroom heat desired. There is also a vent that blows into the bathroom from the outside when the bathroom door is open.

All other vents had good airflow.

23. Interior Water Systems

23.4 Kitchen Sink - Sink(s) Holds Water

Yes

Inspector observed that the left side of the dual kitchen sink did not hold water; the right side did.

24. Interior

24.24 Walls - Panels Loose

No

Inspector observed that two of the interior access panels had multiple slats that were broken.

24.28 Walls - Trim Work on Walls - Condition

Fair

Inspector noted two areas of loose trim- by the sofa and by the bedroom/bathroom corner.

24.32 Interior Doors - Operation

Acceptable

Inspector observed that the sliding door that separates the bathroom sink area from the living room did not latch as the latch was offset.

24.36 Closets / Cabinets / Pantries - Operation

Acceptable

Inspector observed that both sets of cabinet doors over the TV had to be closed and opened together as they were a tight fit.

24.42 Windows - Operation

Acceptable

Inspector observed that the forward most strut on the streetside window in the cab over bunk did not slide easily and had to be moved itself to close the window again.

24.46 Windows - Window Covering / Blinds - Operation

Acceptable

Inspector observed that the blinds on the curbside bedroom window did not retract fully.

24.52 Flooring - Floor Covering Discolored or Stained

Yes

Inspector noted that the adhesive has started staining the floor near the entrance/dinette area.

26(A) . Living Room Television

26.4.A Antenna - Picks Up Local Channels

No

Inspector observed that the TV turned on but no local channels were picked up. Owner stated that they used a firestick instead of current remote.

26(B) . Bedroom Television

26.4.B Antenna - Picks Up Local Channels

No

Inspector observed that the TV turned on but no local channels were picked up. Owner stated that they used a firestick instead of current remote.

Inspection Date / Year,Make,Model : February 2026; 2021 Jayco Greyhawk 30Z	Time: 08:00 AM	VIN Number: exampleVIN123
RV Location: 123 Example Street, Town, DE	Customer: Example Premier	

This time sensitive document was prepared for the client listed on the Cover Page of this report. Any reproduction, use, or resale of this document by individuals other than who is listed on the report cover page, or their assigns, is not supported by the inspector and company.

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 may 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 NRVA Qualified 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

Inspection - Type:

Buyer: Pre-Purchase RV Inspection

RV - Style:

Class C - Gas

RV - Status:

Vacant - Private Seller

Client is Present:

No

Start Temperature:

39 degrees

1. Vehicle Information

Styles & Materials

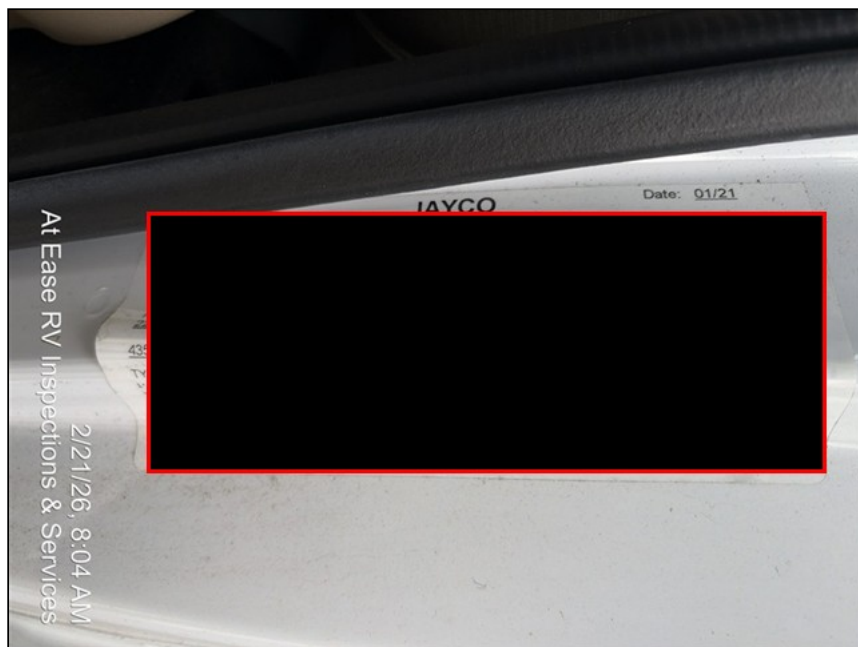
VIN: Photo Included VIN : exampleVIN123	VIN - Location: Driver's Door Jamb	Gross Vehicle Weight Rating (GVWR): From Data Plate lbs or kgs : 14,500
Chassis Manufacturer Name: Ford	Chassis Manufacture Date: October Year : 2020	Chassis Number: Photo Included Chassis Number : example
RV - Manufacturer Name and Location: Jayco / Middlebury, IN	RV - Date of Manufacture: January Year : 2021	RV - Brand: Manufacturer's Brand Name Brand Name : Greyhawk
RV - Model Number / Floor Plan Number: RV Model Model Number / Floor Plan Number : 30Z	RVIA Seal Number: Located by Entrance Door Seal Number : G 1834848	Occupant and Cargo Carrying Capacity (OCCC): From yellow sticker lbs : 1,483
State Inspection Sticker Current: Not Required State of Inspection : DE	State License Plate Current: Yes State / License Plate Number : example	

Items

1.0 VIN / VIN Data Plate Photo

Comments: Yes

VIN data plate



1.0 Item 1 (Picture) VIN data plate

1.1 RVIA Seal Photo

Comments: Yes

RVIA Seal

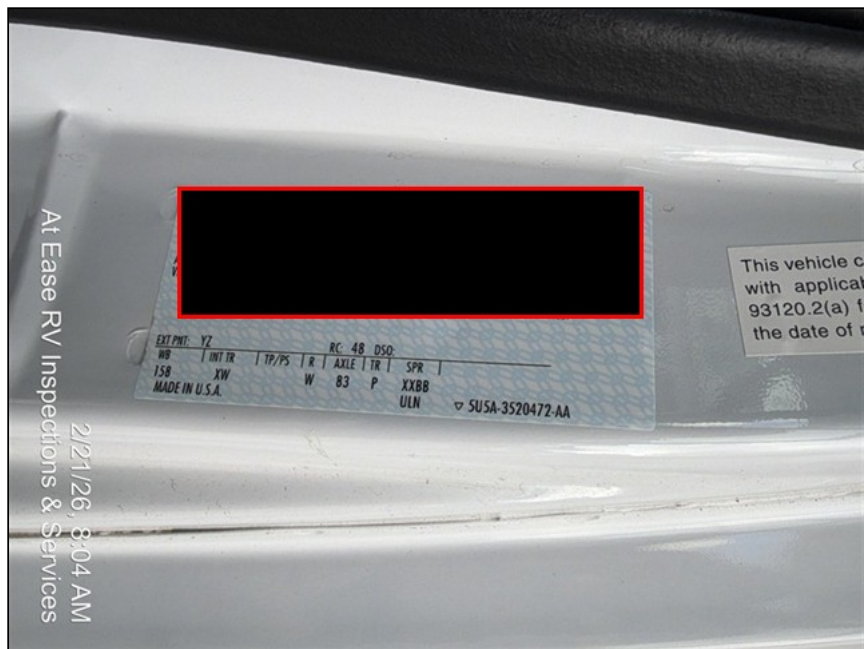


1.1 Item 1 (Picture) RVIA Seal

1.2 Incomplete Vehicle Data Plate Photo

Comments: Yes

Incomplete data plate

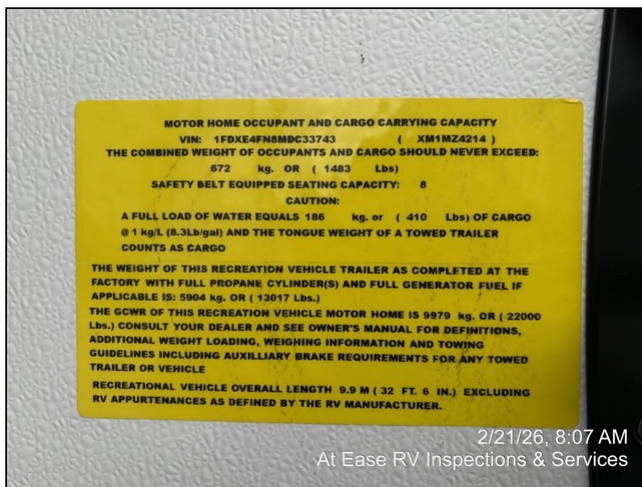


1.2 Item 1 (Picture) Incomplete data plate

1.3 Occupant and Cargo Carrying Capacity (OCCC)

Comments: Yes

OCCC Sticker



1.3 Item 1 (Picture) OCCC Sticker

1.4 State License Plate

Comments: Yes

License Plate



1.4 Item 1 (Picture) License Plate

1.5 Build Sheet Photo

Comments: Not Present

1.6 Manuals

Comments: Yes

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 - Door Handles and Frame Voltage

Comments: No



2.0 Item 1 (Picture) RV Hot skin test

2.1 Hot Skin Test - Chassis, Frame and Running Gear Voltage

Comments: No

2.2 Hot Skin Test - Exterior Wall Surface Voltage

Comments: No

2.3 Hot Skin Test - Window Frames and Trim Voltage

Comments: No

2.4 Hot Skin Test - Other Voltage

Comments: No

3. LP (Propane) System Leak Test

Styles & Materials

LP System- Starting Pressure:

At Quick Connect
Inches of WC : 12

LP System - Leak Test - Start

Time:
AM
Time : 09:01

LP System - Leak Test - End

Time:
AM
Time : 10:29

LP System - Leak Test - Did Pressure Change During

Test:
Yes - Dropped

Items

3.0 LP System - Leak Test

Comments: Poor

Inspector observed that at the quick connect the pressure dropped on all five tests between 1/2- 1" of WC. Inspector used two different manometers and two different quick connect fittings to rule out equipment error. It is recommended that this be evaluated by a qualified RV technician prior to occupying the unit.



3.0 Item 1 (Picture) Operating pressure



3.0 Item 2 (Picture) Start of test 1



3.0 Item 3 (Picture) End of test 1



3.0 Item 4 (Picture) Start of test 3



3.0 Item 5 (Picture) End of test 3

4. Propane Container(s), Lines and Connection

NOTE: American Society of Mechanical Engineers (ASME) propane tanks in Motorhomes are made with a heavier thicker metal wall and are permanently mounted. They do not require recertification, but should be visually inspected regularly for corrosion/rust or other damage, particularly after 10 years.

Styles & Materials

ASME Tank - Mounting Location:

Mounted Outside Frame Rails

ASME Tank - Size:

Other

Gallons : 16.5

ASME Tank - Date of Manufacture:

2020

Year : 2020

Items

4.0 ASME Tank - Condition

Comments: Acceptable

ASME data label



4.0 Item 1 (Picture) ASME data label

4.1 ASME Tank - Rust or Damage

Comments: Yes

Not a significant amount or amount of concern



4.1 Item 1 (Picture) Bottom of ASME tank

4.2 ASME Tank - Hoses and Regulators - Condition

Comments: Acceptable

4.3 ASME Tank - Cover over Regulator

Comments: Yes

4.4 ASME Tank - Regulator Vents Downwards

Comments: Yes

4.5 ASME Tank - LP Shutoff Valve - Operation

Comments: Acceptable

4.6 ASME Tank - Extend-A-Stay - Condition

Comments: Not Present

5. 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. All recreational vehicles equipped with a propane appliance and an electrical system shall be equipped with a propane detector listed and marked on the device as being suitable for use in recreational vehicles under the requirements of UL 1484 and installed according to the terms of its listing (code 6.1.3.1 under NFPA 1192).

You can test your LP detector with an unlit (butane) lighter.

NOTE: Smoke Detectors have an estimated service life of **ten years** after which time it is recommended they be replaced. The smoke alarm shall be listed and marked on the device as being suitable for installation in recreational vehicles under the requirements of UL 217 (code 6.1.1.3 under NFPA 1192).

NOTE: Carbon Monoxide detectors have an estimated service life of **five years** after which time it is recommended they be replaced. All recreational vehicles shall be equipped with a CO alarm listed and marked on the device as being suitable for use in recreational vehicles under the requirements of UL 2034 or CSA 6.19 and installed according to the terms of its listing (code 6.1.2 under NFPA 1192).

Things that trigger your LP (propane) detector to go off:

-propane, butane or methane, low house battery voltage, aerosol sprays (like hairsprays), farts (methane!), things off gassing (batteries, glue from particle board), detector is past replacement date/end of life

Things that cause your CO (carbon monoxide) detector to go off:

-incomplete combustion from sources burning gas/propane/diesel to operate; can come from gas stove/oven, furnace, propane run fridge, water heaters, generator or engine exhaust, low house battery voltage, end of life

If your alert goes off, here are some steps to take:

1. Turn off appliances using propane/gas/diesel, turn off propane, turn off generator if running (and rule out other sources of exhaust like a nearby motorhome idling).
2. Take 5 seconds to look at the alert: is there a pattern to the blinking? On combo detectors, it will help you distinguish between a propane alert and a CO alert, and low voltage.
3. Vent the RV.
4. Check battery condition and voltage.
5. Check that no aerosols were used.
6. If you don't already know the replacement date on your detector (typically 5 years from manufacture date), check on the back of the detector to find out the date.
7. If it alerts again, with low voltage, aerosols, propane/generator usage, and end of life ruled out, time to call a mobile RV tech to help find the source.

Styles & Materials

Combination LP/CO Detector - Brand: RV Safe Model / Serial # : RVCOLP2	Combination LP/CO Detector - Date: Five Years or Older (Replacement Recommended) Manufacture Date : Oct 2020	Combination LP/CO Detector - Test Method: Tested by Spraying LP Tested By Pushing Button
Combination LP/CO Detector - Alarm During Test: Yes, When Button Pressed Yes, With LP Spray	Smoke Detector - Brand: BRK Model / Serial # : FG250RV	Smoke Detector - Date: Five Years Old Manufacture Date : Nov 2020
Smoke Detector - Test Method: Tested By Spraying Test Smoke Spray Tested By Pushing Button	Smoke Detector - Alarm During Test: Yes, When Button Pressed Yes, With Test Smoke Spray	Fire Extinguisher - Brand: First Alert Model / Date : FE1A10GR195A / 2021

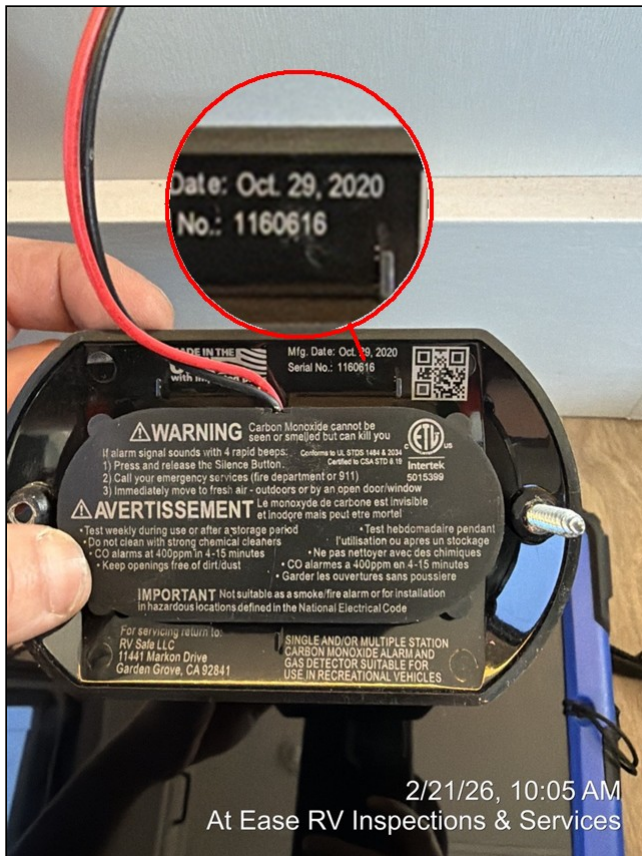
Fire Extinguisher - Size: 1A-10B:C - Minimum 1A-10B:C Required	Fire Extinguisher - Meets Minimum Size Requirement: Yes	Fire Extinguisher - Mounted Within 24 Inches of Entrance Door: Yes
Fire Extinguisher - Secured in Bracket: Yes	Fire Extinguisher - Gauge Indicates Charged State: Charged	

Items

5.0 Combination Propane (LP) / Carbon Monoxide (CO) Detector Condition and Operation

Comments: Acceptable

Inspector observed that the combo LP/CO detector was past replacement date. It is recommended that this be replaced with an RV specific combo LP/CO detector before occupying the unit.



5.0 Item 1 (Picture) Made 2020; replace after 5 years

5.1 Smoke Detector - Condition and Operation

Comments: Acceptable

5.2 Fire Extinguisher - Condition

Comments: Acceptable

Fire extinguisher



2/21/26, 10:23 AM
At Ease RV Inspections & Services

5.2 Item 1 (Picture) Fire extinguisher

6(A) . Front Cap / Wall



Front cap

Styles & Materials

Exterior Wall Surface - Construction Type:	Exterior Wall Surface - Type:	Any Damage or Discoloration or Delamination:
Molded Fiberglass Cap	Full Body Paint with Decals	No
Windows - Type:	Cargo / Access Door - Type:	
Glass with No Frame	None	

Items

6.0.A Sidewall - Condition

Comments: Acceptable

6.1.A Paint and Decals - Condition

Comments: Acceptable

6.2.A Sealant - Condition

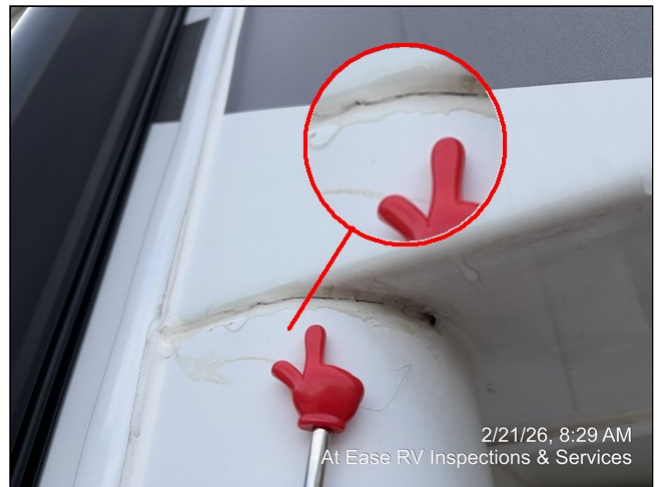
Comments: Acceptable

Inspector observed some minor cracking/decaying of sealant where the cab over portion meets the sidewall. It is

recommended that this be re-sealed by a qualified RV technician.



6.2.A Item 1 (Picture) Driver's side



6.2.A Item 2 (Picture) Passenger side

6.3.A Windows - Condition

Comments: Acceptable

6.4.A Cargo / Access Doors - Condition

Comments: Not Present

6.5.A Cargo Interior Compartments - Condition

Comments: Not Present

6.6.A Cargo Interior Compartment Lights - Operation

Comments: Not Present

6.7.A Cargo Slideout Tray / Shelves - Condition

Comments: Not Present

6(B) . Curbside - Sidewall



Curbside

Styles & Materials

Exterior Wall Surface - Construction Type:	Exterior Wall Surface - Type:	Any Damage or Discoloration or Delamination:
Hung Fiberglass Panel	Full Body Paint with Decals	Yes
Windows - Type:	Cargo / Access Door - Type:	
Glass with No Frame	Door(s) with Slam Latch	
	Door(s) with Keyed Slam Latch	

Items

6.0.B Sidewall - Condition

Comments: Acceptable

Inspector observed a surface scratch of about 1' along the sidewall at the very back, at about 5 ft of height.



6.0.B Item 1 (Picture) Surface scratch at back

6.1.B Paint and Decals - Condition

Comments: Acceptable

6.2.B Sealant - Condition

Comments: Acceptable

Inspector observed some cracking in the sealant along the rear wall joint. It is recommended this be re-sealed by a

qualified RV technician.



6.2.B Item 1 (Picture) Sealant along the rear wall joint

6.3.B Windows - Condition

Comments: Acceptable

6.4.B Cargo / Access Doors - Condition

Comments: Acceptable

6.5.B Cargo Interior Compartments - Condition

Comments: Acceptable

6.6.B Cargo Interior Compartment Lights - Operation

Comments: Acceptable

6.7.B Cargo Slideout Tray / Shelves - Condition

Comments: Not Present

6(C) . Rear Cap / Wall



Rear Wall

Styles & Materials

Exterior Wall Surface - Construction Type:	Exterior Wall Surface - Type:	Any Damage or Discoloration or Delamination:
Hung Fiberglass Panel	Full Body Paint with Decals	No
Windows - Type:	Cargo / Access Door - Type:	
None	Door(s) with Keyed Slam Latch	

Items

6.0.C Sidewall - Condition

Comments: Acceptable

6.1.C Paint and Decals - Condition

Comments: Acceptable

6.2.C Sealant - Condition

Comments: Acceptable

6.3.C Windows - Condition

Comments: Not Present

6.4.C Cargo / Access Doors - Condition

Comments: Acceptable

6.5.C Cargo Interior Compartments - Condition

Comments: Acceptable

6.6.C Cargo Interior Compartment Lights - Operation

Comments: Acceptable

6.7.C Cargo Slideout Tray / Shelves - Condition

Comments: Not Present

6(D) . Streetside - Sidewall



Streetside Sidewall

Styles & Materials

Exterior Wall Surface - Construction Type:	Exterior Wall Surface - Type:	Any Damage or Discoloration or Delamination:
Hung Fiberglass Panel	Full Body Paint with Decals	Yes
Windows - Type:	Cargo / Access Door - Type:	
Glass with No Frame	Door(s) with Keyed Slam Latch	
	Door(s) with Keyed Twist Latch	

Items

6.0.D Sidewall - Condition

Comments: Acceptable

Inspector observed a short scratch/dent at the back, at about 5 ft height. It is recommended that the sealant at the back joint in this area be re-sealed by a qualified RV technician to prevent possible future water intrusion.

Inspector did not observe any damage on the interior of the RV in this area.



6.0.D Item 1 (Picture) Scratch/dent at rear wall joint

6.1.D Paint and Decals - Condition

Comments: Acceptable

6.2.D Sealant - Condition

Comments: Acceptable

6.3.D Windows - Condition

Comments: Acceptable

6.4.D Cargo / Access Doors - Condition

Comments: Acceptable

Inspector observed that the gasket on the middle storage compartment was loose.



6.4.D Item 1 (Picture) Loose gasket on compartment door

6.5.D Cargo Interior Compartments - Condition

Comments: Acceptable

6.6.D Cargo Interior Compartment Lights - Operation

Comments: Acceptable

6.7.D Cargo Slideout Tray / Shelves - Condition

Comments: Not Present

7. Leveling System and Components

NOTE: There is a difference between levelers and stabilizers. Stabilizers are not designed to level the RV, but rather stabilize the RV to minimize effect of movement inside the RV. Neither stabilizers or levelers are designed to lift and hold tires off the ground. It is recommended that blocks be used to assist in leveling or stabilizing.

Styles & Materials

Leveling System - Type:

Hydraulic

Leveling System - Manufacturer:

Lippert

Items

7.0 Leveling System - Condition

Comments: Fair

Inspector observed that auto level did not operate but all jacks were manually leveled with no issues, and controller's zero point from front to back and side to side was verified with a level to be accurate. It is recommended that this be evaluated by a qualified RV technician.



7.0 Item 1 (Picture) Rear Jacks



7.0 Item 2 (Picture) Verifying level

7.1 Leveling System - Visible Signs of Damage

Comments: No

7.2 Leveling System - Jacks Extend and Fully Retract

Comments: Yes

7.3 Leveling System - Leaks or Mechanical Issues

Comments: No

8. 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 could allow water intrusion.

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.



Back to front view



Front to back view

Styles & Materials

Roof Type:

Fiberglass

Areas of Possible Water Intrusion:

No

Roof Ladder - Type:

Not Present

Solar Panels - Quantity:

None

Items

8.0 Roof - Condition

Comments: Acceptable

8.1 Front Cap, Joints and Seals - Condition

Comments: Fair

Inspector observed general decay/drying out of the sealant along the rear wall. It is recommended that this be re-

sealed by a qualified RV technician to prevent possible future water intrusion.



8.1 Item 1 (Picture) Front cap



8.1 Item 2 (Picture)

8.2 Trim Rail (Curbside) - Condition

Comments: Acceptable

Inspector noted two small cracks in the sealant along the curbside trim rail at the back that should be re-sealed by a qualified RV technician to prevent possible future water intrusion.



8.2 Item 1 (Picture) Cracks in sealant

8.3 Rear Cap, Joints and Seals - Condition

Comments: Fair

Inspector observed general decay/drying out of the sealant along the rear wall. It is recommended that this be re-

sealed by a qualified RV technician to prevent possible future water intrusion.



8.3 Item 1 (Picture) Rear wall joint



8.3 Item 2 (Picture) Rear wall sealant

8.4 Trim Rail (Streetside) - Condition

Comments: Fair

Inspector noted several small cracks in the sealant along the streetside trim rail at the back that should be re-sealed by a qualified RV technician to prevent possible future water intrusion.



8.4 Item 1 (Picture) Gaps in sealant on trim rail

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

Comments: Acceptable

8.6 Vents - Powered (14 x 14) - Condition

Comments: Acceptable

Inspector observed a small hole and a popped bubble in the sealant at the rear vent. It is recommended this be re-

sealed by a qualified RV technician to prevent possible future water intrusion.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture) Popped bubble

8.7 Exterior Vent Covers - Condition

Comments: Not Present

8.8 Plumbing Vent Covers - Condition

Comments: Fair

Inspector observed that the plumbing vent cap was screwed down too tightly and was starting to crack at the top.



8.8 Item 1 (Picture) Plumbing vent cap

8.9 Roof Refrigerator Vent - Condition

Comments: Acceptable

8.10 Skylights - Condition

Comments: Acceptable

8.11 Front Air Conditioner - Cover (Shroud) - Condition

Comments: Acceptable

8.12 Front Air Conditioner - Exterior Coils - Condition

Comments: Acceptable

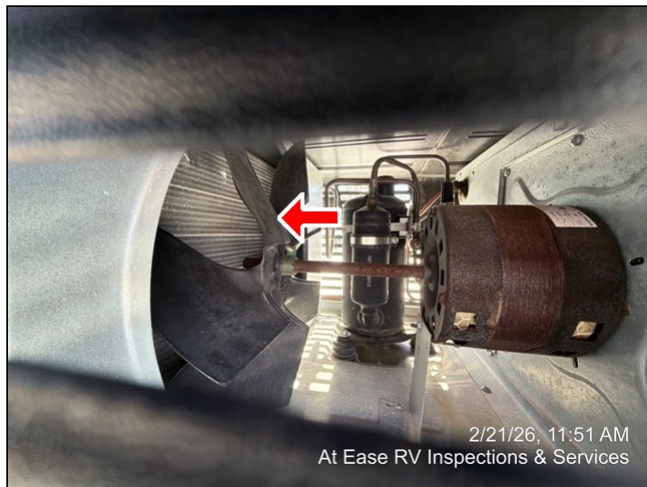
(1) AC exterior coils



8.12 Item 1 (Picture) AC exterior coils

(2) Inspector observed that on arrival, the heat pump was on and making a clunking noise. Inspector let the AC unit

rest for 4 hours and visually inspected the fan blades prior to operating in the afternoon.



8.12 Item 2 (Picture) Fan blades

8.13 Satellite Antenna - Condition

Comments: Acceptable

Inspector observed a popped bubble in the sealant. It is recommended this be re-sealed by a qualified RV technician to prevent possible future water intrusion.



8.13 Item 1 (Picture) Popped bubble in sealant

8.14 Radio Antenna - Condition

Comments: Not Present

8.15 Solar Panels - Condition

Comments: Not Present

8.16 Ladder / Roof Access - Condition

Comments: Not Present

8.17 Equipment Removed

Comments: No

8.18 Other Items

Comments: No

9(A) . Main Entry Door

Styles & Materials

Entrance Door - Type:

Fiberglass

Step System - Type:

Electric

Steps - Quantity:

Three

Grab Bar - Type:

Grab Handle

Items

9.0.A Door - Condition

Comments: Acceptable

Main door



9.0.A Item 1 (Picture) Main entry door



9.0.A Item 2 (Picture) Door blinds

9.1.A Door - Operation

Comments: Fair

Inspector observed that the screen door most often stays latched when opening the main door from the outside and must be opened separately. Both open together when opening from the inside.

9.2.A Screen Door - Condition

Comments: Acceptable

9.3.A Screen Door - Operation

Comments: Acceptable

9.4.A Keyed Door Lock - Operation

Comments: Acceptable

9.5.A Keyed Door Lock - Deadbolt - Operation

Comments: Acceptable

9.6.A Keyless Entry - Door Lock - Operation

Comments: Not Present

9.7.A Steps - Condition

Comments: Acceptable

9.8.A Steps - Operation

Comments: Acceptable

9.9.A Steps- Skid Strips - Present?

Comments: Yes

9.10.A Grab Bar - Condition

Comments: Acceptable

9.11.A Grab Bar - Operation

Comments: Not Present

9(B) . Driver's Door

Styles & Materials

Entrance Door - Type:

Metal Sheet

Items

9.0.B Door - Condition

Comments: Acceptable

9.1.B Door - Operation

Comments: Acceptable

9.2.B Screen Door - Condition

Comments: Not Present

9.3.B Keyed Door Lock - Operation

Comments: Acceptable

9.4.B Keyed Door Lock - Deadbolt - Operation

Comments: Acceptable

9.5.B Keyless Entry - Door Lock - Operation

Comments: Acceptable

9.6.B Steps - Condition

Comments: Not Present

9.7.B Grab Bar - Condition

Comments: Not Present

9(C) . Passenger's Door

Styles & Materials

Entrance Door - Type:

Metal Sheet

Items

9.0.C Door - Condition

Comments: Acceptable

9.1.C Door - Operation

Comments: Acceptable

9.2.C Screen Door - Condition

Comments: Not Present

9.3.C Keyed Door Lock - Operation

Comments: Acceptable

9.4.C Keyed Door Lock - Deadbolt - Operation

Comments: Acceptable

9.5.C Keyless Entry - Door Lock - Operation

Comments: Acceptable

9.6.C Steps - Condition

Comments: Not Present

9.7.C Grab Bar - Condition

Comments: Not Present

10. Awning(s)

Styles & Materials

Awning - Brand:

Carefree of Colorado

Awning - Type:

Electric

Awning - Material:

Vinyl

Awning - Metal Cover:

No

Awning - Length:

16 Feet

Items

10.0 Awning - Operation

Comments: Acceptable

Awning extended



10.0 Item 1 (Picture) Awning extended

10.1 Frame and Latching Mechanism - Operation

Comments: Acceptable

10.2 Fabric - Condition

Comments: Acceptable

10.3 Awning Lights - Condition

Comments: Acceptable

Awning lights



10.3 Item 1 (Picture) Awning lights

11(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.

NOTE: Setting tire pressure: The best option is to get your RV weighed at 4 corner/individual wheel position and set your pressure based on the load being carried by the tire. The next best option is to set your tire pressure at the RV manufacturer's recommended tire pressure. For more info, check out RV Safety Education Foundation (RVSEF) [here](#) .

Inspector does not check the wheel bearings, under dust cap, or that lug nuts are torqued to spec. It is recommended that this be done according to manufacturer recommendations.

Styles & Materials

Tire - RV Manufacturer's Recommended Inflation Pressure:
75 PSI

Tire - Current Air Pressure:
Tire Gauge Reading (PSI)
PSI : 73.5

Tire - DOT Date:
Visually Verified
DOT Date Code (WWYY) :
2320

Tire - Brand:
Hankook

Tire - Size:
LT225/75R16

Tire - Load Capacity:
Single Tire Rating
lbs or kgs : 2,680 lbs

Tire - Load Range:
E

Tire - Maximum Cold Inflation Pressure:
80 PSI

Items

11.0.A Tire - Age
Comments: Fair
Tire



11.0.A Item 1 (Picture) Tire

11.1.A Tire / Rim - Condition
Comments: Acceptable

11.2.A Tire - Tread - Condition
Comments: Acceptable

Tread



11.2.A Item 1 (Picture) Tread

11.3.A Tire - Valve Extensions - Condition

Comments: Acceptable

11.4.A Tire Pressure Monitoring System - Condition

Comments: Not Present

Tire pressure



2/21/26, 2:32 PM
At Ease RV Inspections & Services

11.4.A Item 1 (Picture) Tire pressure

11(B) . Curbside Rear Outside Wheel Assembly / Drive Axle

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.

NOTE: Setting tire pressure: The best option is to get your RV weighed at 4 corner/individual wheel position and set your pressure based on the load being carried by the tire. The next best option is to set your tire pressure at the RV manufacturer's recommended tire pressure. For more info, check out RV Safety Education Foundation (RVSEF) [here](#) .

Inspector does not check the wheel bearings, under dust cap, or that lug nuts are torqued to spec. It is recommended that this be done according to manufacturer recommendations.

Styles & Materials

Tire - RV Manufacturer's Recommended Inflation Pressure: 80 PSI	Tire - Current Air Pressure: Unable to Verify Tire Pressure PSI : unknown	Tire - DOT Date: Unable to Visually Verify DOT Date Code (WWYY) : not verified
Tire - Brand: Hankook	Tire - Size: LT225/75R16	Tire - Load Capacity: Dual Tire Rating lbs or kgs : 2470 lbs
Tire - Load Range: E	Tire - Maximum Cold Inflation Pressure: 80 PSI	

Items

11.0.B Tire - Age

Comments: Not Inspected

Inspector was unable to locate a date code on the inside of the tire.

11.1.B Tire / Rim - Condition

Comments: Acceptable

Tire



11.1.B Item 1 (Picture) Tire

11.2.B Tire - Tread - Condition

Comments: Acceptable

11.3.B Tire - Valve Extensions - Condition

Comments: Acceptable

11.4.B Tire Pressure Monitoring System - Condition

Comments: Not Present

Inspector was unable to get a manual tire pressure reading due to the angle of the valve stem. It is recommended that this be evaluated by a mechanic, tire specialist, or qualified RV technician.



11.4.B Item 1 (Picture) Valve stem

11(C) . Curbside Rear Inside Wheel Assembly / Drive Axle

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.

NOTE: Setting tire pressure: The best option is to get your RV weighed at 4 corner/individual wheel position and set your pressure based on the load being carried by the tire. The next best option is to set your tire pressure at the RV manufacturer's recommended tire pressure. For more info, check out RV Safety Education Foundation (RVSEF) [here](#) .

Inspector does not check the wheel bearings, under dust cap, or that lug nuts are torqued to spec. It is recommended that this be done according to manufacturer recommendations.

Styles & Materials

Tire - RV Manufacturer's Recommended Inflation Pressure: 80 PSI	Tire - Current Air Pressure: Unable to Verify Tire Pressure PSI : 65.2	Tire - DOT Date: Visually Verified DOT Date Code (WWYY) : 2320
Tire - Brand: Hankook	Tire - Size: LT225/75R16	Tire - Load Capacity: Dual Tire Rating lbs or kgs : 2470
Tire - Load Range: E	Tire - Maximum Cold Inflation Pressure: 80 PSI	

Items

11.0.C Tire - Age

Comments: Fair

11.1.C Tire / Rim - Condition

Comments: Acceptable

Inspector got a reading of 65 PSI, but couldn't fully seat the tire pressure gauge on the valve stem. It is

recommended that this be evaluated by a mechanic, tire specialist, or qualified RV technician.



11.1.C Item 1 (Picture) Tire pressure

11.2.C Tire - Tread - Condition

Comments: Acceptable

11.3.C Tire - Valve Extensions - Condition

Comments: Acceptable

11.4.C Tire Pressure Monitoring System - Condition

Comments: Not Present

11(D) . Streetside Rear Wheel Outside Assembly / Drive Axle

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.

NOTE: Setting tire pressure: The best option is to get your RV weighed at 4 corner/individual wheel position and set your pressure based on the load being carried by the tire. The next best option is to set your tire pressure at the RV manufacturer's recommended tire pressure. For more info, check out RV Safety Education Foundation (RVSEF) [here](#) .

Inspector does not check the wheel bearings, under dust cap, or that lug nuts are torqued to spec. It is recommended that this be done according to manufacturer recommendations.

Styles & Materials

Tire - RV Manufacturer's Recommended Inflation Pressure:
80 PSI

Tire - Current Air Pressure:
Unable to Verify Tire Pressure
PSI : not verified

Tire - DOT Date:
Visually Verified
DOT Date Code (WWYY) :
2320

Tire - Brand:
Hankook

Tire - Size:
LT225/75R16

Tire - Load Capacity:
Dual Tire Rating
lbs or kgs : 2470

Tire - Load Range:
E

Tire - Maximum Cold Inflation Pressure:
80 PSI

Items

11.0.D Tire - Age

Comments: Fair
DOT date



11.0.D Item 1 (Picture) DOT date

11.1.D Tire / Rim - Condition

Comments: Acceptable

Tire



11.1.D Item 1 (Picture) Tire

11.2.D Tire - Tread - Condition

Comments: Acceptable

11.3.D Tire - Valve Extensions - Condition

Comments: Acceptable

11.4.D Tire Pressure Monitoring System - Condition

Comments: Not Present

11(E) . Streetside Rear Wheel Inside Wheel Assembly / Drive Axle

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.

NOTE: Setting tire pressure: The best option is to get your RV weighed at 4 corner/individual wheel position and set your pressure based on the load being carried by the tire. The next best option is to set your tire pressure at the RV manufacturer's recommended tire pressure. For more info, check out RV Safety Education Foundation (RVSEF) [here](#) .

Inspector does not check the wheel bearings, under dust cap, or that lug nuts are torqued to spec. It is recommended that this be done according to manufacturer recommendations.

Styles & Materials

Tire - RV Manufacturer's Recommended Inflation Pressure: 80 PSI	Tire - Current Air Pressure: Tire Gauge Reading (PSI) PSI : 78.2	Tire - DOT Date: Visually Verified DOT Date Code (WWYY) : 2320
Tire - Brand: Hankook	Tire - Size: LT225/75R16	Tire - Load Capacity: Dual Tire Rating lbs or kgs : 2470
Tire - Load Range: E	Tire - Maximum Cold Inflation Pressure: 80 PSI	

Items

11.0.E Tire - Age

Comments: Fair

11.1.E Tire / Rim - Condition

Comments: Acceptable

11.2.E Tire - Tread - Condition

Comments: Acceptable

11.3.E Tire - Valve Extensions - Condition

Comments: Acceptable

11.4.E Tire Pressure Monitoring System - Condition

Comments: Not Present

Tire pressure



11.4.E Item 1 (Picture) Tire pressure

11(F) . 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.

NOTE: Setting tire pressure: The best option is to get your RV weighed at 4 corner/individual wheel position and set your pressure based on the load being carried by the tire. The next best option is to set your tire pressure at the RV manufacturer's recommended tire pressure. For more info, check out RV Safety Education Foundation (RVSEF) [here](#) .

Inspector does not check the wheel bearings, under dust cap, or that lug nuts are torqued to spec. It is recommended that this be done according to manufacturer recommendations.

Styles & Materials

Tire - RV Manufacturer's Recommended Inflation

Pressure:

75 PSI

Tire - Current Air Pressure:

Tire Gauge Reading (PSI)

PSI : 78.9

Tire - DOT Date:

Visually Verified

DOT Date Code (WWYY) :

2320

Tire - Brand:

Hankook

Tire - Size:

LT225/75R16

Tire - Load Capacity:

Single Tire Rating

lbs or kgs : 2,680 lbs

Tire - Load Range:

E

Tire - Maximum Cold Inflation

Pressure:

80 PSI

Items

11.0.F Tire - Age

Comments: Fair

11.1.F Tire / Rim - Condition

Comments: Acceptable

Tire info



11.1.F Item 1 (Picture) Tire info

11.2.F Tire - Tread - Condition

Comments: Acceptable

11.3.F Tire - Valve Extensions - Condition

Comments: Acceptable

11.4.F Tire Pressure Monitoring System - Condition

Comments: Not Present

12(A) . Rear Cap / Wall Slideout

Styles & Materials

Slideout Roof - Type:

TPO Membrane

Slideout Drive System:

Lippert Schwintek / In-Wall Electric Motor

Items

12.0.A Slideout - Operation

Comments: Acceptable

12.1.A Slideout - Alignment

Comments: Acceptable

12.2.A Slideout - Roof

Comments: Acceptable

Inspector noted some wrinkles in the eternabond tape; it is away from the edge and under the slideout topper. It is recommended that this be retaped when possible.



12.2.A Item 1 (Picture) Wrinkle in eternabond tape under rear slideout topper

12.3.A Slideout - Sidewall - Condition

Comments: Acceptable

12.4.A Slideout - Floor - Condition

Comments: Acceptable

Testing solidness



12.4.A Item 1 (Video) Testing solidness

12.5.A Slideout - T-Molding Trim - Condition

Comments: Acceptable

12.6.A Seals, Sweeps and Gaskets - Condition

Comments: Acceptable

Sweeps at top corner



12.6.A Item 1 (Picture) Sweeps at top corner

12.7.A Slideout - Override System - Accessible

Comments: Yes

12.8.A Slideout Rail - Gear Rack System - Condition

Comments: Acceptable

Gear rack



12.8.A Item 1 (Picture) Gear rack

12.9.A Wiring Harness Under Slideout

Comments: Not Present

12.10.A 12-Volt DC Control and Switches

Comments: Acceptable

12.11.A Slideout Awning Topper - Operation

Comments: Acceptable

12.12.A Slideout Awning Topper - Frame & Latching Mechanism - Condition

Comments: Acceptable

12.13.A Slideout Awning Topper - Fabric

Comments: Acceptable

12(B) . Streetside Front Slideout

Styles & Materials

Slideout Roof - Type:

TPO Membrane

Slideout Drive System:

Hydraulic Motor / Gear Rack System

Items

12.0.B Slideout - Operation

Comments: Acceptable

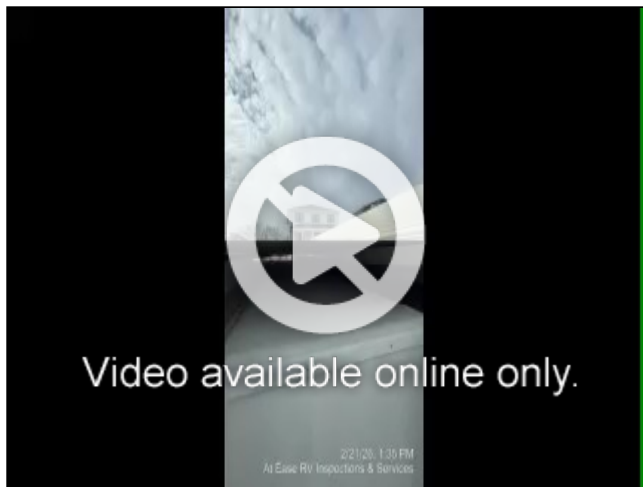
12.1.B Slideout - Alignment

Comments: Acceptable

12.2.B Slideout - Roof

Comments: Acceptable

Testing roof solidness



12.2.B Item 1 (Video) Testing roof solidness

12.3.B Slideout - Sidewall - Condition

Comments: Acceptable

12.4.B Slideout - Floor - Condition

Comments: Acceptable

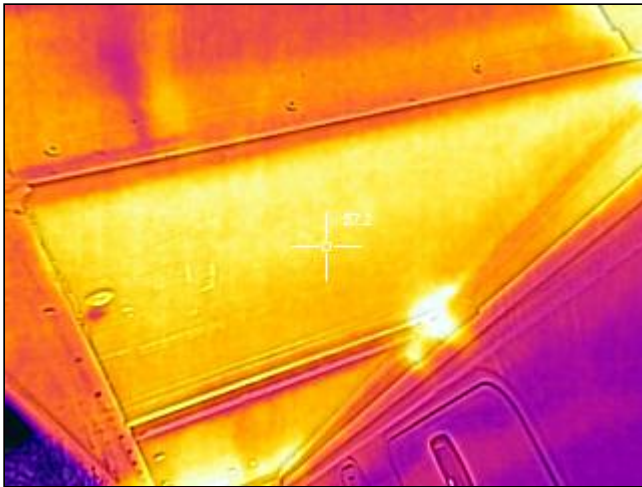
(1) Inspector observed that at the front corner of the slideout, the sweep was caught underneath the slideout and there was evidence of rubbing on the slideout floor covering. It is recommended that this be repaired by a

qualified RV technician.



12.4.B Item 1 (Picture) Slideout floor sweep and floor covering slightly worn

(2) Under slideout floor



12.4.B Item 2 (Picture) Under slideout floor

12.5.B Slideout - T-Molding Trim - Condition

Comments: Acceptable

Inspector observed that the bottom screw head had broken off on the back side.



12.5.B Item 1 (Picture) Screw head broken off

12.6.B Seals, Sweeps and Gaskets - Condition

Comments: Acceptable

Bottom back corner of slideout sweep



12.6.B Item 1 (Picture) Bottom back corner of slideout sweep

12.7.B Slideout - Override System - Accessible

Comments: Yes

12.8.B Slideout Rail - Gear Rack System - Condition

Comments: Acceptable

12.9.B Wiring Harness Under Slideout

Comments: Not Present

12.10.B 12-Volt DC Control and Switches

Comments: Acceptable

12.11.B Slideout Awning Topper - Operation

Comments: Acceptable

12.12.B Slideout Awning Topper - Frame & Latching Mechanism - Condition

Comments: Acceptable

12.13.B Slideout Awning Topper - Fabric

Comments: Acceptable

13. Exterior Chassis and Undercarriage

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 motor home 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

Axles - Quantity: Two	Front Axle Weight Rating: From Data Plate lbs or kgs : 5000 lbs	Drive Axle Weight Rating: From Data Plate lbs or kgs : 9600 lbs
Hitch Receiver - Brand: HLM	Hitch Receiver - Weight Rating: Other GTW : 7,500 lbs	Hitch Receiver - Modifications: No
Hitch Connector - Pin Type: 7-Pin	Underbelly - Type: Exposed	

Items

13.0 Chassis and Frame - Condition

Comments: Acceptable
Front of frame



13.0 Item 1 (Picture) Front of frame



13.0 Item 2 (Picture) From middle to back



13.0 Item 3 (Picture) Frame along streetside

13.1 Chassis and Frame - Visible Signs of Rust

Comments: Yes

Typical rust, not of concern

13.2 Chassis and Frame - Bent or Damaged Components

Comments: No

13.3 Chassis and Frame - Excessive Wear

Comments: No

13.4 Chassis and Frame - Signs of Tire Failure Damage

Comments: No

13.5 Shock Absorber System - Condition

Comments: Acceptable

Front streetside shock absorber



13.5 Item 1 (Picture) Front streetside shock absorber

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

Comments: Acceptable

Rear springs



13.6 Item 1 (Picture) Rear springs

13.7 Running Gear - Scrape or Drag Damage

Comments: No

13.8 Running Gear - Hydraulic Hose Leaks

Comments: No

Hydraulic lines on jack



13.8 Item 1 (Picture) Hydraulic lines on jack

13.9 Steering Components - Condition

Comments: Acceptable

13.10 Oil Leaks / Excessive Oil

Comments: No

13.11 Hitch Receiver - Condition

Comments: Acceptable

13.12 Hitch Connector (4-Pin or 7-Pin) - Condition

Comments: Acceptable

13.13 Underbelly - Condition

Comments: Not Present

14. Engine, Radiator and Transmission

Note: Due to insurance restrictions, the motor home 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

Engine - Brand:

Ford

Engine - Model / HP:

7.3L

Engine - Location / Type:

Front Gas

Engine - Starts and Runs:

Yes

Radiator - Location:

Front

Transmission - Brand:

Ford

Brake - Type:

Disc

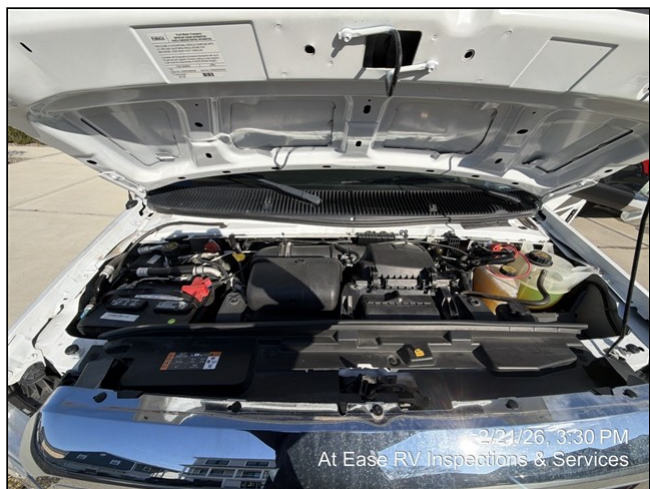
Hydraulic

Items

14.0 Engine - Running Condition

Comments: Acceptable

Engine compartment



14.0 Item 1 (Picture) Engine compartment

14.1 Engine Compartment - Cleanliness

Comments: Acceptable

14.2 Engine - Oil Leaks

Comments: No

14.3 Oil - Level on Dipstick

Comments: Acceptable

14.4 Radiator - Condition

Comments: Acceptable

14.5 Radiator - Hoses - Condition

Comments: Acceptable

14.6 Coolant - Reservoir - Condition

Comments: Acceptable

Coolant reservoir



14.6 Item 1 (Picture) Coolant reservoir

14.7 Coolant - Level

Comments: Acceptable

14.8 Cooling Fan(s) - Operation

Comments: Acceptable

14.9 Transmission Fluid - Leaks

Comments: No

14.10 Transmission Fluid - Level on Dipstick

Comments: Acceptable

Transmission fluid



14.10 Item 1 (Picture) Transmission fluid

14.11 Transmission Fluid - Discolored / Contaminated

Comments: No

14.12 Exhaust System - Exhaust Pipe / Catalytic Converter / Muffler / Brackets in Place

Comments: Yes

14.13 Exhaust - Leaks

Comments: No

14.14 Windshield Washer Fluid - Level

Comments: Acceptable

15. Driver / Cab Area

Styles & Materials

Engine - Mileage:

Miles

Current Mileage : 16,667

Oil Pressure Reading:

Normal

Fuel - Level:

1/2

Window Blinds / Curtain - Type:

Manual

Mirrors - Type:

Manual

Dash Air Conditioner - Temperature:

Degrees F

Degrees : 34.7

Dash Heater - Temperature:

Degrees F

Degrees : 109.9

Items

15.0 Driver Seat - Condition

Comments: Acceptable

15.1 Passenger Seat - Condition

Comments: Acceptable

15.2 Seatbelts - Condition and Operation

Comments: Acceptable

15.3 Windshield Blinds / Curtains - Condition

Comments: Acceptable

15.4 Windshield Blinds / Curtains - Operation

Comments: Acceptable

15.5 Sun Visor - Condition and Operation

Comments: Acceptable

15.6 Windshield Wipers - Condition and Operation

Comments: Acceptable

15.7 Dashboard - Condition

Comments: Acceptable

15.8 Dashboard - Knobs - Condition and Operation

Comments: Acceptable

Temps



15.8 Item 1 (Picture) AC



15.8 Item 2 (Picture) Heat

15.9 Interior Step Cover - Condition

Comments: Not Present

15.10 Map Lights - Condition and Operation

Comments: Poor

Map lights above door did not turn on when engine on, and switch pressed.

15.11 Mirrors - Condition and Operation

Comments: Acceptable

Manual adjustment

15.12 Camera - Rear View - Operation

Comments: Acceptable

15.13 Camera - Curbside View - Operation

Comments: Not Present

15.14 Camera - Streetside View - Operation

Comments: Not Present

15.15 Dash Radio - Condition and Operation

Comments: Acceptable

15.16 12-Volt DC Power Outlet(s) - Condition and Operation

Comments: Acceptable

Outlet



15.16 Item 1 (Picture) Outlet

15.17 Tire Pressure Monitor - Condition and Operation

Comments: Not Present

16. Front Windshield

Styles & Materials

Windshield - Type:
Glass with Frame

Items

16.0 Windshield - Condition
Comments: Acceptable

17. 12-Volt DC Chassis Lights

Styles & Materials

Light Bulbs for Chassis Lights - Type:

LED

Items

17.0 Clearance Lights - Front

Comments: Acceptable

17.1 Clearance Light - Rear

Comments: Fair

Inspector observed that the rightmost clearance light was not lighting up.



17.1 Item 1 (Picture) Rear clearance light

17.2 Marker Lights - Streetside

Comments: Acceptable

17.3 Marker Lights - Curbside

Comments: Acceptable

17.4 Turn and Brake Lights - Left

Comments: Acceptable

Light testing

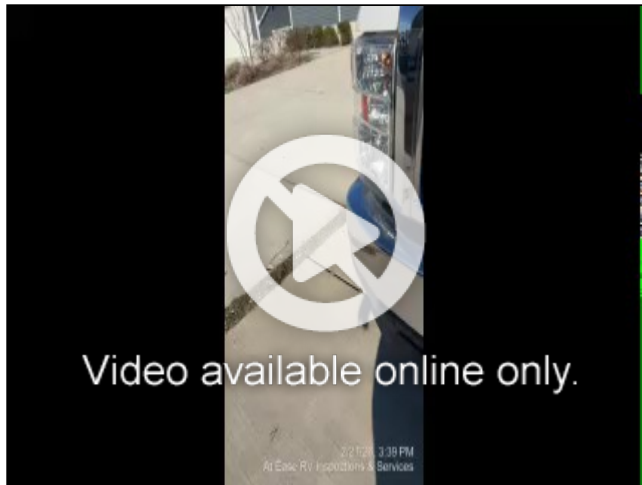


17.4 Item 1 (Video) Light testing

17.5 Turn and Brake Lights - Right

Comments: Acceptable

Light testing



17.5 Item 1 (Video) Light testing

17.6 Tail Lights

Comments: Acceptable

17.7 Headlights - Low Beam

Comments: Acceptable

17.8 Headlights - High Beam

Comments: Acceptable

17.9 Backup Lights

Comments: Not Inspected

Inspector is not allowed to move motorhomes out of park due to insurance.

17.10 Porch Lights

Comments: Acceptable

18. Electrical System 120-Volt AC and 12-Volt DC

NOTE: Inspector is looking for loose wires or loose connections because “loose wires start fires” as well as any discoloration of wires.

NOTE: Electrical panel should be opened yearly to check for loose or discolored wires.

Your RV will have two power sources at minimum: 12V DC house battery power and 120V AC shore power.

Your shore power will be 30A or 50A, and you may have a generator and/or solar panels.

You may not have an inverter, which inverts 12V DC power into 120V AC power.

All RV's have a converter, which turns 120V AC into 12V DC power to charge your house batteries.

For a deep dive into RV electricity, I highly recommend Mike Sokol's book “No Shock Zone” and/or subscribing to his substack newsletter.

Styles & Materials

Power Source: 30 Amp 120 Volts AC	Power Converter - AC Power On: Operational Test DC Voltage : 13.5	Power Converter - AC Power Off: Operational Test DC Voltage : 12.3
Generator - Brand: Onan Cummins	Generator - Model Number: From Manufacturer's Label Model Number : 4KY-26100R	Generator - Hours of Operation: From Interior Control Panel Hours : 42.3
Generator - Tested Under Load: By Running One Air Conditioner	Generator - Voltage Output: Under Minimum 50% Load AC Voltage : 122	Generator - Frequency Output: Under Minimum 50% Load Hertz : 61
Inverter - Brand: Progressive Dynamics	Inverter - Model Number: From Manufacturer's Label Model # : PD9260C	Inverter - Voltage Output: Not under load AC Voltage : 119
Inverter - Frequency Output: Not under load Hertz : 59	12-Volt DC House Battery(s) - Disconnect Switch Present: Yes	12-Volt DC House Battery(s) - Location: Under Step
12-Volt DC Chassis Battery(s) - Disconnect Switch Present: No	12-Volt DC Chassis Battery(s) - Location: Engine Compartment	

Items

18.0 Polarity / Voltage Test - Exterior Receptacles

Comments: Not Present

18.1 Polarity / Voltage Test - Storage Bay Receptacles

Comments: Acceptable

Polarity testing



18.1 Item 1 (Picture) Polarity testing

18.2 Polarity / Voltage Test - Receptacle Behind Refrigerator

Comments: Acceptable

18.3 Polarity / Voltage Test - Kitchen Receptacles

Comments: Acceptable

Polarity testing



18.3 Item 1 (Picture) Polarity testing

18.4 Polarity / Voltage Test - Living Room Receptacles

Comments: Acceptable

18.5 Polarity / Voltage Test - Dining Area Receptacles

Comments: Acceptable

18.6 Polarity / Voltage Test - Bedroom Receptacles

Comments: Acceptable

18.7 Polarity / Voltage Test - Bath and Toilet Area Receptacles

Comments: Acceptable

18.8 Polarity / Voltage Test - Receptacles Behind all Electronics and Appliances

Comments: Acceptable

18.9 Voltage Test - 12-Volt DC Power Outlet(s) - Condition and Operation

Comments: Not Present

18.10 Voltage Test - USB Ports - Condition and Operation

Comments: Acceptable

USB port testing



18.10 Item 1 (Picture) USB port under sofa



18.10 Item 2 (Picture) Kitchen USB port

18.11 GFCI Trip Testing - Exterior Receptacles

Comments: Not Present

18.12 GFCI Trip Testing - Storage Bay Receptacles

Comments: Acceptable

GFCI testing



18.12 Item 1 (Picture) GFCI testing

18.13 GFCI Trip Testing - Kitchen Receptacles

Comments: Acceptable

GFCI testing



18.13 Item 1 (Picture) GFCI testing

18.14 GFCI Trip Testing - Bathroom Receptacles

Comments: Acceptable

18.15 GFCI Trip Testing - Bedroom Receptacles

Comments: Not Present

18.16 GFCI Trip Testing - All Receptacles Behind Electronics and Appliances

Comments: Not Present

18.17 GFCI Trip Testing - Circuit Breaker(s) in Electrical Panel Box

Comments: Yes

GFCI reset is on the electrical panel

18.18 Power Cord - Condition

Comments: Acceptable

Inspector observed that the power control panel showed a rear AC unit when there isn't one present.

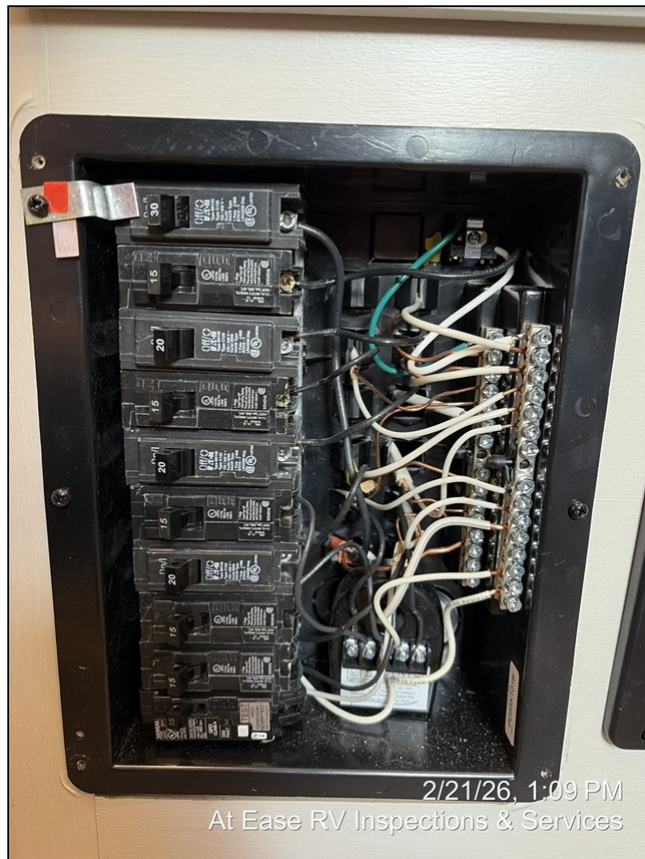


18.18 Item 1 (Picture) Power control panel

18.19 Electrical Panel Box - Condition

Comments: Acceptable

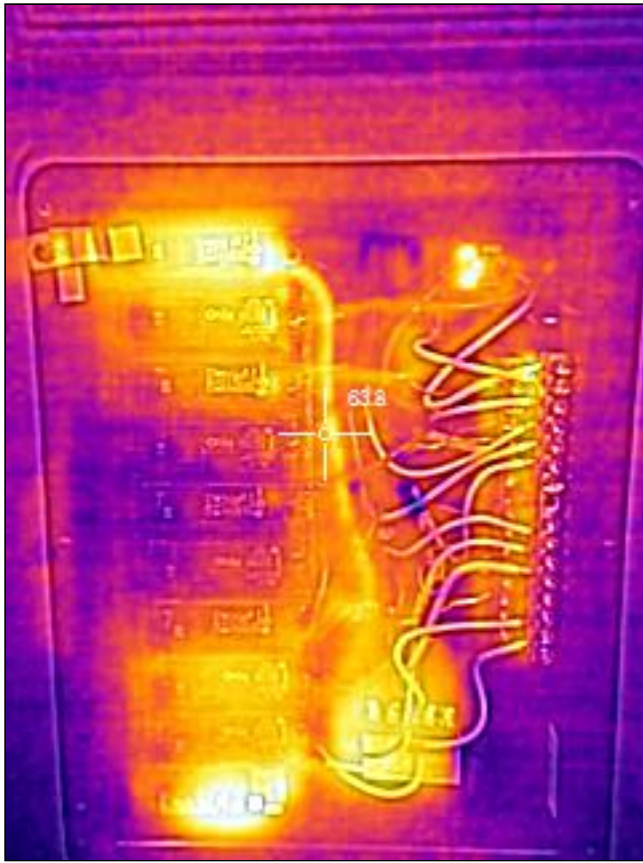
(1) Electrical panel box



18.19 Item 1 (Picture) Electrical panel box

(2) Inspector observed that the AC breaker was appropriately warm after running the AC. No discoloration on any

wires.



18.19 Item 2 (Picture) FLIR of electrical panel

18.20 Electrical Panel Box - Wiring Secure

Comments: Yes

18.21 Electrical Panel Box - Signs of Service or Repair

Comments: No

18.22 Electrical Panel Box - Circuit Breakers in Place

Comments: Yes

18.23 Electrical Panel Box - Wiring with Signs of Discoloration from Heat

Comments: No

18.24 Electrical Panel Box - All Black, White, and Ground Wires Kept Separate

Comments: Yes

18.25 12-Volt DC Fuse Panel - Condition

Comments: Acceptable

Fuse panel



18.25 Item 1 (Picture) Fuse panel

18.26 12-Volt DC Fuse Panel - Wires and Terminals Tight

Comments: Acceptable

18.27 12-Volt DC Fuse Panel - Fuse Connections - Condition

Comments: Acceptable

18.28 12-Volt DC Fuses - Condition

Comments: Acceptable

18.29 Power Converter - AC Power On

Comments: Acceptable

Battery voltage with shore power



18.29 Item 1 (Picture) Battery voltage with shore power

18.30 Power Converter - AC Power Off

Comments: Acceptable

Battery without shore power



18.30 Item 1 (Picture) Battery without shore power

18.31 Power Converter - Operation - 0.5 V Drop

Comments: Yes

18.32 12-Volt DC House Battery(s) - Condition

Comments: Acceptable

House battery



18.32 Item 1 (Picture) House battery

18.33 12-Volt DC House Battery(s) - Box(es) - Condition

Comments: Acceptable

18.34 12-Volt DC House Battery(s) - Box(es) - Vented and Secured

Comments: Yes

18.35 12-Volt DC House Battery(s) - Matched for Size and Age

Comments: Yes

18.36 12-Volt DC House Battery(s) - Cables and Terminals - Condition

Comments: Fair

18.37 12-Volt DC House Battery(s) - Positive and Negative Cables Matched for Load

Comments: Yes

18.38 12-Volt DC House Battery(s) - Have They Been Maintained

Comments: Yes

18.39 12-Volt DC House Battery(s) - Operational

Comments: Acceptable

18.40 Inverter - Condition

Comments: Acceptable

Converter/inverter, 1000W



18.40 Item 1 (Picture) Converter/inverter



18.40 Item 2 (Picture) Inverter Hz

18.41 Inverter - Cables, Wiring and Fuses - Condition

Comments: Acceptable

18.42 Generator - Fuel Level Greater than 1/4 Tank

Comments: Yes

18.43 Generator - Oil Level

Comments: Acceptable

Oil level

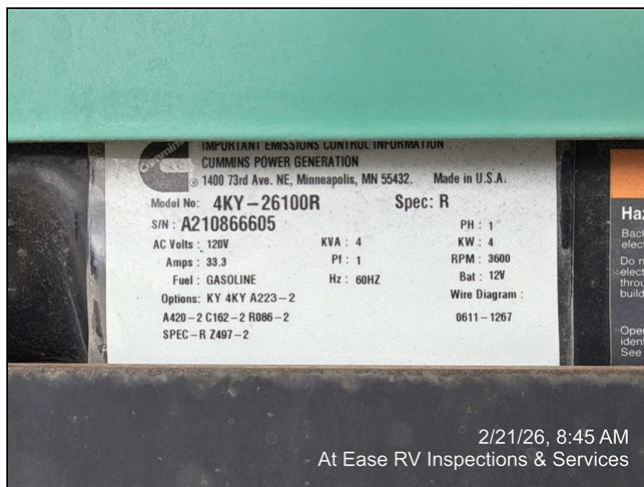


18.43 Item 1 (Picture) Oil level

18.44 Generator - Condition

Comments: Acceptable

Generator info



18.44 Item 1 (Picture) Generator info

18.45 Generator - Radiator, Reservoir and Hoses - Condition

Comments: Acceptable

18.46 Generator - Starts and Runs

Comments: Yes

18.47 Generator - Transfer Switch - Operation

Comments: Acceptable

18.48 Generator - Tested Under Load

Comments: Yes

18.49 Generator - Operation

Comments: Acceptable

18.50 Generator - Exhaust

Comments: Acceptable

18.51 12-Volt DC Chassis Battery(s) - Condition

Comments: Acceptable

Chassis battery voltage



18.51 Item 1 (Picture) Chassis battery voltage

18.52 12-Volt DC Chassis Battery(s) - Operation

Comments: Acceptable

18.53 12-Volt DC Chassis Battery(s) - Box(es) - Condition

Comments: Acceptable

18.54 12-Volt DC Chassis Battery(s) - Cables and Terminals - Condition

Comments: Fair

18.55 12-Volt DC Chassis Battery(s) - Matched for Size and Age

Comments: Yes

18.56 12-Volt DC Chassis Battery(s) - Have They Been Maintained

Comments: Yes

18.57 Cable and Satellite TV Hookup - Visually Acceptable

Comments: Yes

19. 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.

Gray tank is typically filled from sinks and showers. Some RV's will have kitchen/galley gray tank and a separate gray tank for the bathroom

Black tank is for human waste, and is usually plumbed directly from the toilet.

City Water: not tested if there is no access to a spigot where the RV is inspected. Using the fresh water tank tests everything except the check valve. If the check valve is bad, you would see the fresh water tank start to fill when you are connected to and set on city water. It is an easy and relatively cheap part to replace.

“Drain Cap Holds Water Back”. This test is to see if anything drips out from a closed drain cap and open valves. This is tested because in most states you can get a ticket/fine for waste leaking from an RV.

Styles & Materials

Black Water Tank #1 - Valve Type:

Manual Pull T-Handle

Black Water Tank #1 - Flush - Present and Labeled:

Yes

Gray Water Tank #1 - Valve Type:

Manual Pull T-Handle

Gray Water Tank #1 - Flush - Present and

Labeled:

No

Items

19.0 City Water - Connection - Condition

Comments: Acceptable

19.1 City Water - System Holds Pressure

Comments: Yes

19.2 City Water - Pressure Regulator Available

Comments: Yes

19.3 City Water - Drinking Water Safe Hose Available for Test

Comments: Yes

19.4 Outside Shower - Condition and Operation

Comments: Acceptable

(1) Hot water temp



19.4 Item 1 (Picture) Hot water temp

(2) Inspector observed that the outside shower was leaking from behind the valve. It is recommended that this be repaired by a qualified RV technician.



19.4 Item 2 (Video) Outside shower

19.5 On-Board Water Filtration System

Comments: Acceptable

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

Comments: Acceptable

19.7 On-Board Water System - Tested Fresh Water Fill

Comments: Yes

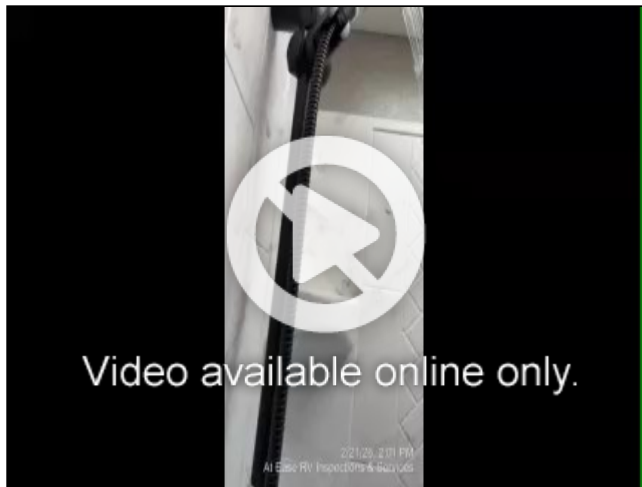
19.8 On-Board Water System - Operation

Comments: Acceptable

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

Comments: Yes

Shower pressure on water pump



19.9 Item 1 (Video) Shower pressure on water pump

19.10 In-Line Check Valve - Operation

Comments: Acceptable

19.11 Waste Water - Sewer / Hose Fittings

Comments: Not Inspected

19.12 Black Water Tank #1 - Condition

Comments: Fair

Inspector observed that the black tank was bulging in the middle and that the tank heater wires were exposed. It is recommended that this be evaluated for repair by a qualified RV technician.



19.12 Item 1 (Picture) Black tank and tank heater wires

19.13 Black Water Tank #1 - Valve - Condition and Operation

Comments: Not Inspected

No dump station access

19.14 Black Water Tank #1 - Tank, Valve or Line Leaks

Comments: No

19.15 Black Water Tank #1 - Drain Cap - Condition

Comments: Acceptable

19.16 Black Water Tank #1 - Drain Cap - In Place

Comments: Yes

19.17 Black Water Tank #1 - Drain Cap - Holds Back Water

Comments: Not Inspected

No dump station access

19.18 Gray Water Tank #1 - Condition

Comments: Acceptable

19.19 Gray Water Tank #1 - Valve - Condition and Operation

Comments: Not Inspected

No dump station access

19.20 Gray Water Tank #1 - Tank, Valve or Line Leaks

Comments: No

19.21 Gray Water Tank #1 - Drain Cap - Condition

Comments: Acceptable

19.22 Gray Water Tank #1 - Drain Cap - In Place

Comments: Yes

19.23 Gray Water Tank #1 - Drain Cap - Holds Back Water

Comments: Not Inspected

No dump station access

20. 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.

NOTE: Compressor style refrigerators do not require external vents in sidewall or roof.

Styles & Materials

Refrigerator - Brand: Norcold Model # : N8XRT	Refrigerator - Type: RV Helium / Hydrogen Absorption	Refrigerator - Cooling Source(s): 120 Volts AC 12 Volts DC Propane
Refrigerator - User Control Panel - Location: Between Doors	Refrigerator - Has Unit been Running 12 + Hours: Yes How Long Has it Been Running : 12+	Refrigerator - Thermistor Sensor - Type: Adjustable
Refrigerator - Vent Panels - Location: One in Sidewall, One on Roof	Refrigerator - Current Temperature: Degrees F Degrees : 34	Refrigerator - Freezer - Current Temperature: Degrees F Degrees : 6
Cooktop - Brand: Furrion Model # : F1S17LO2ABL	Cooktop - Regulator Installed on Propane Line: Yes	Cooktop - Burner Ignition Source: Piezo Ignition - Turn Knob To Create Spark
Oven - Brand: Combo Unit with Cooktop Model # : same as cooktop	Oven - Burner Ignition Source: Piezo Ignition - Turn Knob To Create Spark	Cooktop Exhaust Vent - Part of Microwave: Yes
Cooktop Exhaust Vent - Venting Type: Vents to Exterior	Microwave - Brand: High Pointe Model # : EM044KIW	Microwave - Type: Microwave Only
Microwave - Output Wattage Rating: 1000 Watts	Microwave - Temperature of Water after 60 Seconds: Degrees F Degrees : 130	Microwave - Rack(s) and Turntable are Installed: Yes

Items

20.0 Refrigerator - Exterior - Backside Cooling Coils / Proper Venting

Comments: Yes

20.1 Refrigerator - Exterior - Recall Installed (Back of Refrigerator)

Comments: Not Present

Inspector verified no recalls currently exist for this unit.

20.2 Refrigerator - Exterior - Dauber Screens Installed

Comments: No

20.3 Refrigerator - Exterior - Condensate Line Drain - Condition

Comments: Acceptable

20.4 Refrigerator - Operates on All Sources

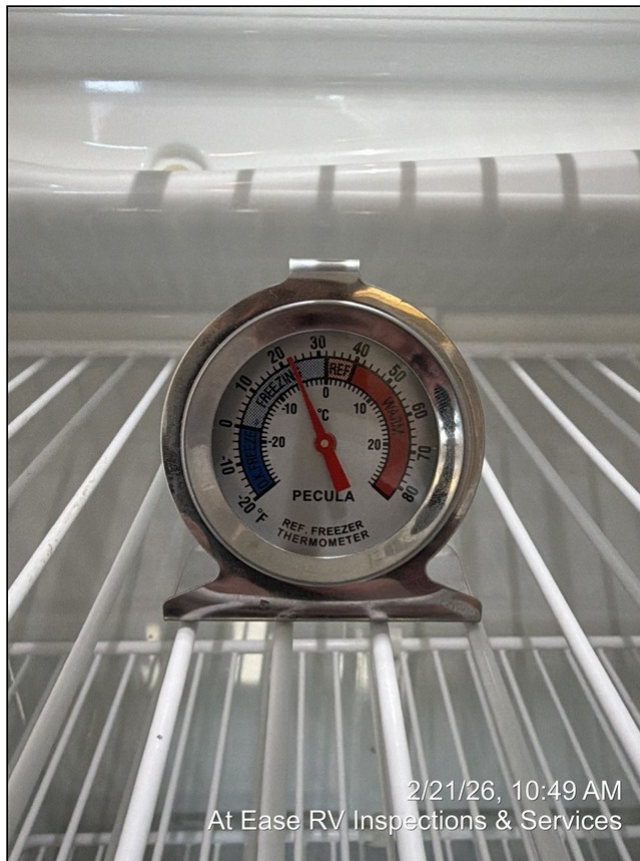
Comments: Yes

20.5 Refrigerator - Condition

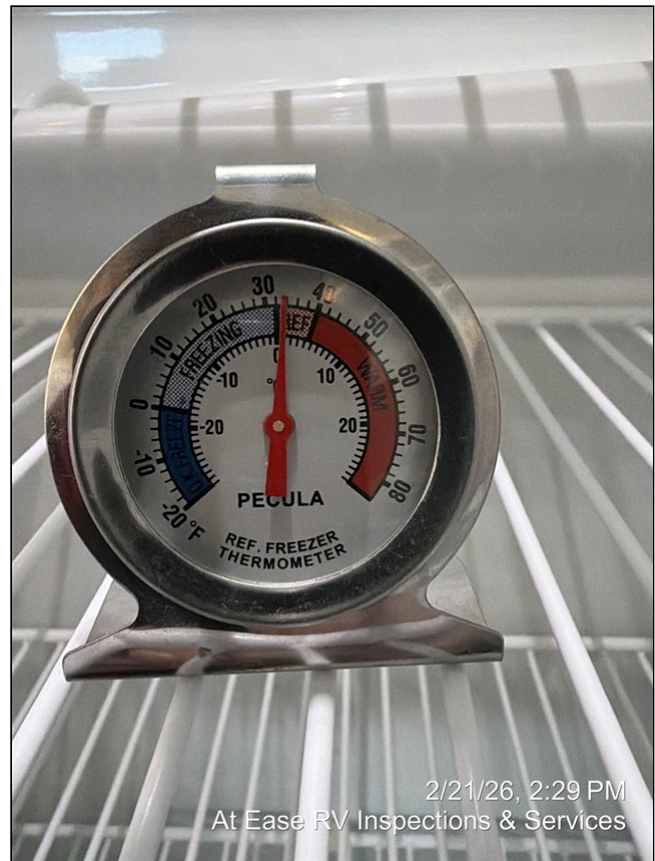
Comments: Acceptable

Inspector observed that the fridge temp on AC power set at the coldest level using the control panel was below

freezing. Inspector adjust the thermistor and the level down to 2/5 to achieve appropriate temperature.



20.5 Item 1 (Picture) Initial fridge temp



20.5 Item 2 (Picture) Fridge temp

20.6 Refrigerator - User Control Panel

Comments: Acceptable

20.7 Refrigerator - Front Side Door Panels

Comments: Acceptable

20.8 Refrigerator - Front Side Door Frame

Comments: Acceptable

20.9 Refrigerator - Door Seals

Comments: Acceptable

20.10 Refrigerator - Door Latch Secure

Comments: Yes

20.11 Refrigerator - Inside Light - Operation

Comments: Acceptable

20.12 Refrigerator - Thermostat Sensor - Control Mounted on Fins

Comments: Yes

20.13 Refrigerator - Inside Walls

Comments: Acceptable

20.14 Refrigerator - Shelves / Door Racks

Comments: Acceptable

20.15 Refrigerator - Crisper Trays and Drawers

Comments: Acceptable

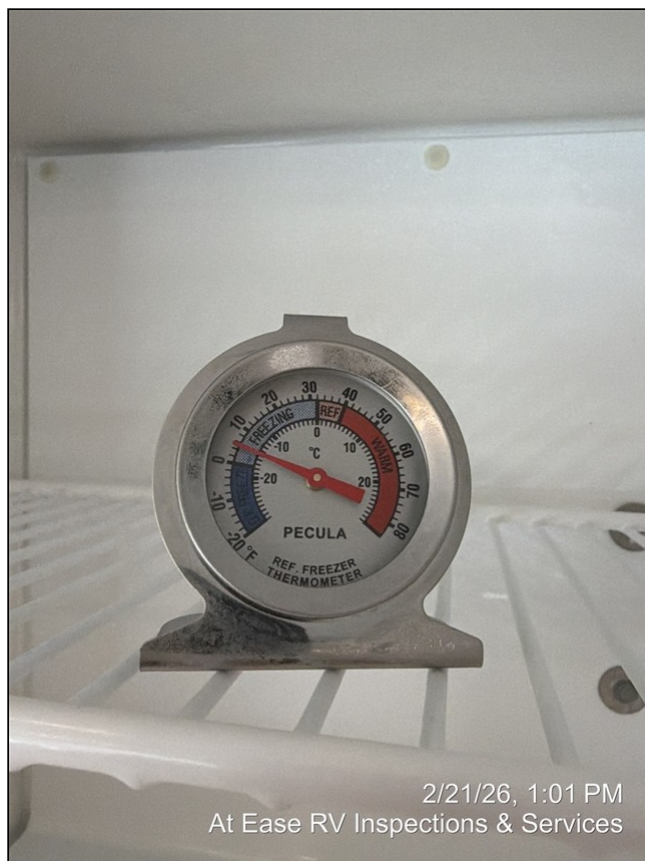
20.16 Refrigerator - Odor Detectable

Comments: No

20.17 Refrigerator - Freezer - Inside Walls

Comments: Acceptable

Freezer temp



20.17 Item 1 (Picture) Freezer temp

20.18 Refrigerator - Freezer - Shelves / Door Racks

Comments: Acceptable

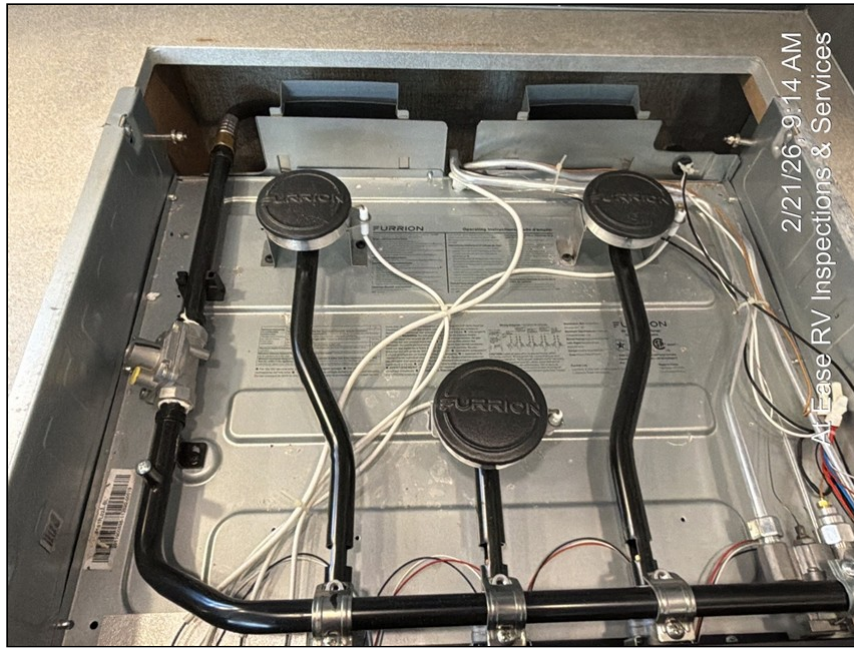
20.19 Refrigerator - Freezer - Odor Detectable

Comments: No

20.20 Cooktop - Condition

Comments: Acceptable

Inside of cooktop



20.20 Item 1 (Picture) Inside of cooktop

20.21 Cooktop - Knobs / Controls / - Condition

Comments: Acceptable

20.22 Cooktop - Burner Grate / Cover - Condition

Comments: Acceptable

20.23 Cooktop - Color of Burner Flame

Comments: Acceptable

Cooktop burners



20.23 Item 1 (Picture) Cooktop burners

20.24 Cooktop - All Burners Operate

Comments: Yes

20.25 Cooktop - Rubber Grommets for Stovetop Grate

Comments: Yes

20.26 Cooktop - Cover Matches Countertop Material

Comments: Yes

20.27 Oven - Condition

Comments: Acceptable

20.28 Oven - Racks - Condition

Comments: Acceptable

20.29 Oven - Burner Lights

Comments: Yes

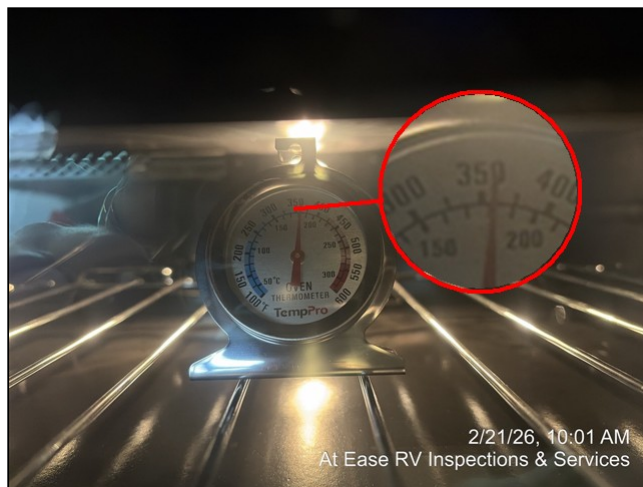
20.30 Oven - Color of Burner Flame

Comments: Acceptable

20.31 Oven - Verified Temperature of 350 Degrees F

Comments: Yes

Oven temp after 20 minutes set to 350F



20.31 Item 1 (Picture) Oven temp after 20 minutes set to 350F

20.32 Cooktop Exhaust Vent - Condition

Comments: Acceptable

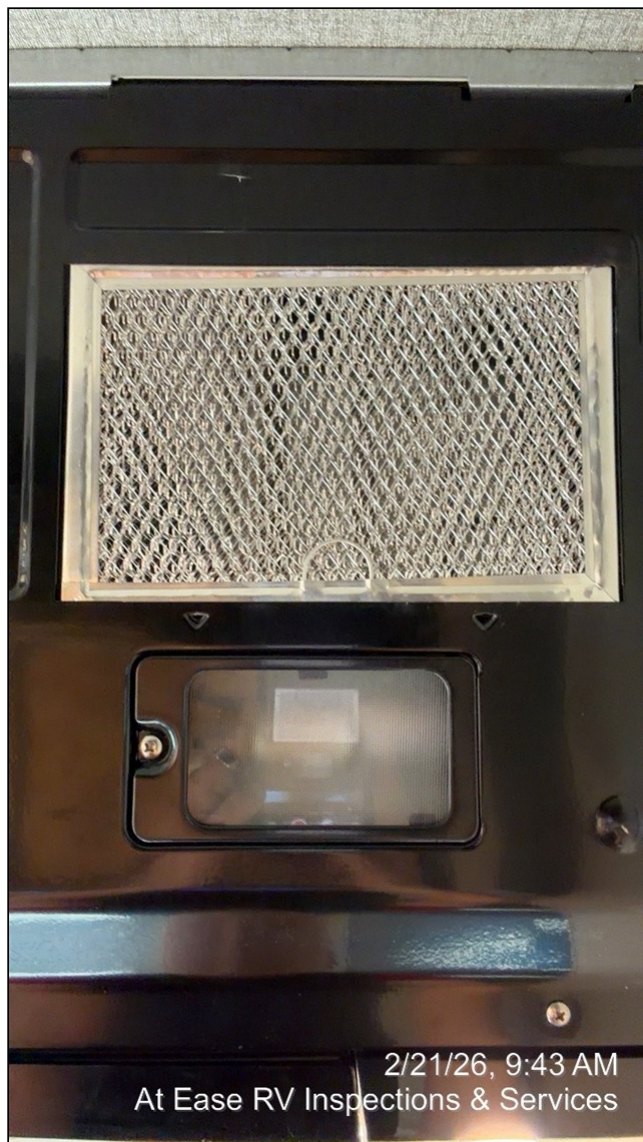
20.33 Cooktop Exhaust Vent - Fan Speeds and Vent Condition

Comments: Acceptable

20.34 Cooktop Exhaust Vent - Filter and Lighting - Condition

Comments: Acceptable

Filter



20.34 Item 1 (Picture) Filter

20.35 Microwave - Condition

Comments: Acceptable

Cup of water microwaved for 60 seconds



20.35 Item 1 (Picture) Cup of water microwaved for 60 seconds

20.36 Microwave - Convection Mode - Fan Blower - Operation

Comments: Not Present

20.37 Dishwasher - Condition

Comments: Not Present

21. 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.

NOTE: Ductwork for AC/Furnace: Every year or so, check airflow and temp at each register/vent with your hand to test duct integrity. AC Coils: Should be inspected/cleaned annually-every other year depending on use.

Styles & Materials

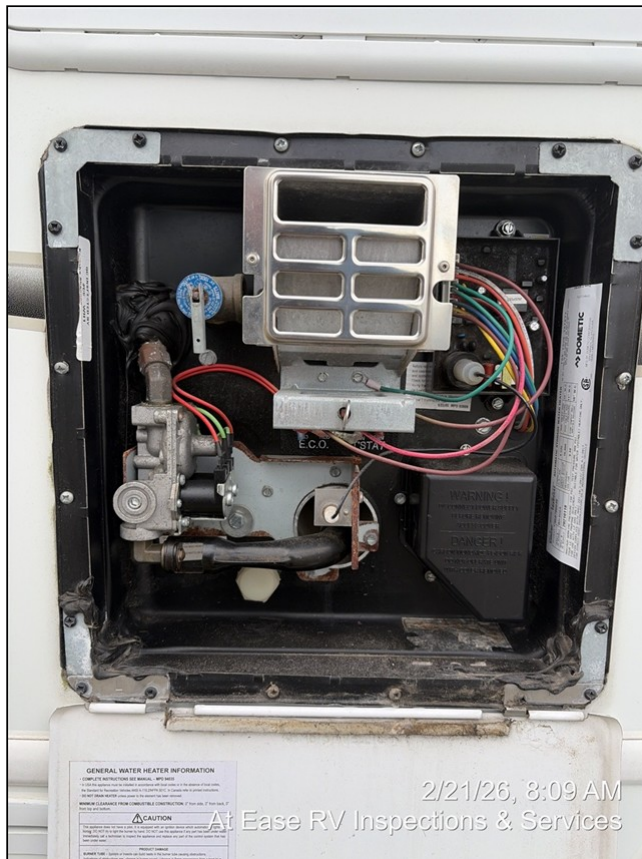
Water Heater - Brand: Dometic Model # : WH6GCEA	Water Heater - Type: Tank Type	Water Heater - Heat Source(s): Electric Propane
Water Heater - Ignition Type: Direct Spark Ignition (DSI)	Water Heater - Water Output Temperature: Degrees F Degrees : 134	Water Heater - Bypass Valves in Correct Position: Yes
Furnace #1 - Brand: Dometic Model # : DFMD30111	Electric Fireplace - Brand: Furrion Model # : not visible	

Items

21.0 Water Heater - Condition

Comments: Acceptable

Water Heater



21.0 Item 1 (Picture) Water Heater

21.1 Water Heater - Operates on All Sources

Comments: Yes

21.2 Water Heater - Exterior - Burner Assembly Area - Condition

Comments: Acceptable

21.3 Water Heater - Exterior - Rubber Grommet Around Gas Line Sealed

Comments: Yes

21.4 Water Heater - Exterior - Dauber Screens Installed

Comments: No

21.5 Water Heater - Exterior - Leaks at Pressure Relief Valve

Comments: No

21.6 Water Heater - Exterior - Correct Drain Plug Installed

Comments: Yes

21.7 Furnace #1 - Operation

Comments: Acceptable

Output temps



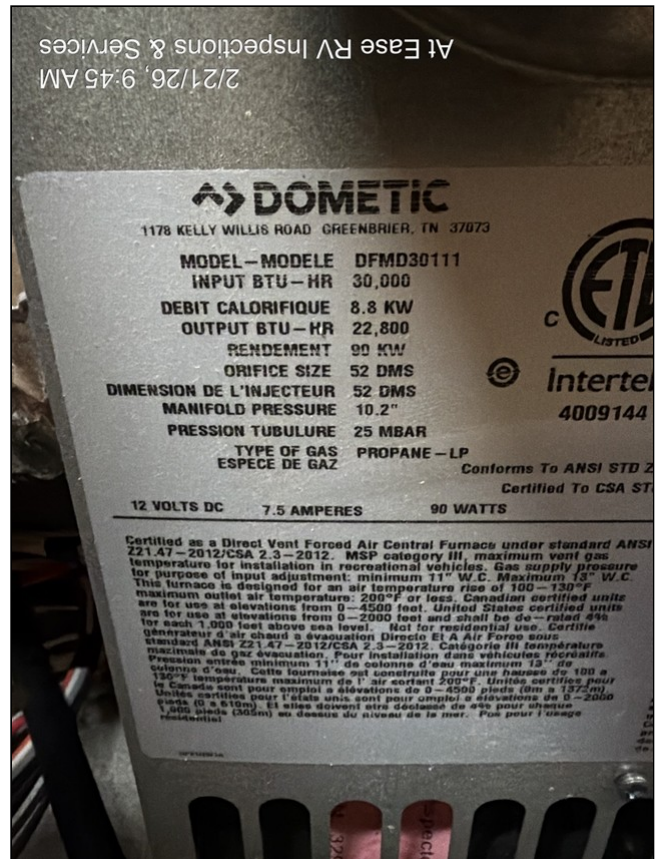
21.7 Item 1 (Picture) Output temp in kitchen area



21.7 Item 2 (Picture) Output temp near bathroom sink



21.7 Item 3 (Picture) 2nd kitchen vent output temp



21.7 Item 4 (Picture) Furnace info

21.8 Furnace #1 - Floor Vents Blocked or Covered

Comments: No

21.9 Furnace #1 - Warm Air Discharge Out of Vents

Comments: Acceptable

Inspector observed that the bathroom furnace vent had virtually no airflow coming out- it is a narrow duct with about 20' of ducting and three sharp turns. It is recommended that this be evaluated by a qualified RV technician if bathroom heat desired. There is also a vent that blows into the bathroom from the outside when the bathroom door is open.

All other vents had good airflow.

21.10 Furnace #1 - Return Air Blocked

Comments: No

21.11 Furnace #1 - Exterior - Air Intake / Exhaust Area - Condition

Comments: Acceptable

21.12 Furnace #1 - Exterior - Dauber Screens Installed

Comments: No

21.13 Electric Fireplace - Condition

Comments: Acceptable

21.14 Electric Fireplace - Operation

Comments: Acceptable

Fireplace output temp



21.14 Item 1 (Picture) Fireplace output temp

22. Appliances: Air Conditioners

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 or 7 to 9 degrees C) and in desert areas, it may be higher (23 to 26 degrees F or 13 to 15 degrees C).

NOTE: Restricted air flow over the evaporator coils may also cause greater than 22°F temperature differences. In these cases, even though the temperature difference is greater the capacity of the AC unit would be less.

Styles & Materials

Air Conditioner - Brand:

Coleman

Model # : Mach 15, 48004669

Air Conditioner - Thermostatic Controls:

Dual with Furnace

Air Conditioner - Options:

Air Conditioner

Heat Pump

Ducted

Air Conditioner - Delta-T:

Degrees F

Degrees : 29.7

Items

22.0 Air Conditioner - Condition

Comments: Acceptable

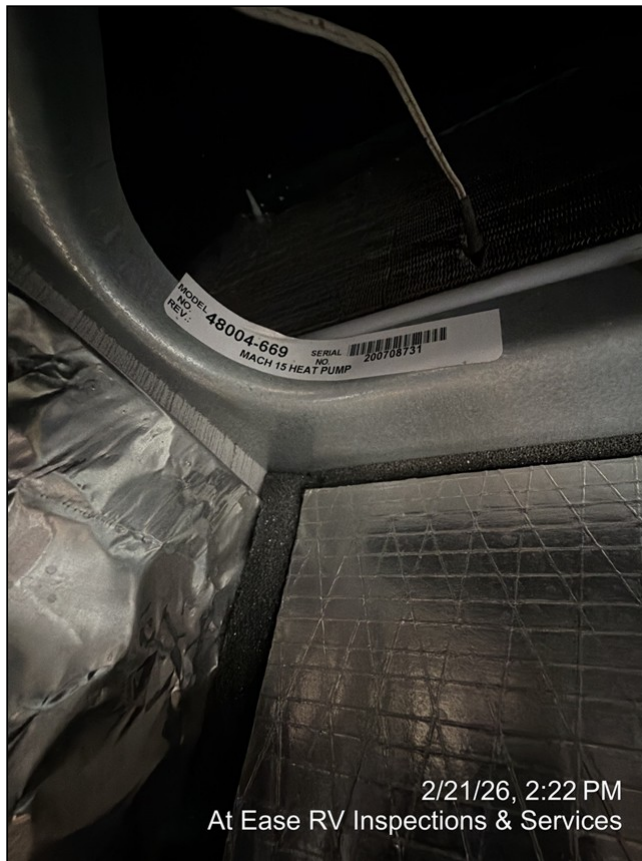
Temps



22.0 Item 1 (Picture) Intake temp



22.0 Item 2 (Picture) AC output temp



2/21/26, 2:22 PM
At Ease RV Inspections & Services

22.0 Item 3 (Picture) AC info



2/21/26, 2:28 PM
At Ease RV Inspections & Services

22.0 Item 4 (Picture) Heat pump output temp

22.1 Air Conditioner - Filter - Condition
Comments: Acceptable

AC filter



22.1 Item 1 (Picture) AC filter

22.2 Air Conditioner- Plenum - Divided and Sealed?

Comments: Yes

22.3 Air Conditioner - Exhaust - Condition

Comments: Acceptable

22.4 Air Conditioner - Heat Mode - Operation

Comments: Acceptable

23. Interior Water Systems

Styles & Materials

Kitchen Sink - Style:

Double Bowl

Kitchen Sink - Type:

Aluminum

Toilet - Brand:

Thetford

Model : Aqua Magic V, 31687

Toilet - Bowl - Type:

Other

Toilet - Flush - Type:

Foot Flush

Bathroom Sink - Style:

Single Bowl

Bathroom Sink - Type:

Aluminum

Shower / Tub - Style:

Shower Stall

Shower / Tub - Enclosure - Type:

Glass Door(s)

Items

23.0 Kitchen Faucet - Operation and Condition

Comments: Acceptable

23.1 Kitchen Faucet - Hot and Cold Water Available

Comments: Yes

Hot water temp



23.1 Item 1 (Picture) Cold water temp



23.1 Item 2 (Picture) Hot water temp

23.2 Kitchen Faucet - Leaks at Stem

Comments: No

23.3 Kitchen Sink - Condition

Comments: Acceptable

23.4 Kitchen Sink - Sink(s) Holds Water

Comments: Yes

Inspector observed that the left side of the dual kitchen sink did not hold water; the right side did.



23.4 Item 1 (Picture) Kitchen sink

23.5 Kitchen Sink - P-Trap Holds Water

Comments: Yes

23.6 Kitchen Sink - Under Sink - Condition

Comments: Acceptable

Drawer under left sink



23.6 Item 1 (Picture) Under right sink



23.6 Item 2 (Picture) Drawer under left sink

23.7 Toilet - Operation and Condition

Comments: Acceptable

23.8 Toilet - Bowl Holds Water

Comments: Yes

23.9 Toilet - Mounting Problems

Comments: No

23.10 Toilet - Water Leaks

Comments: No

23.11 Toilet - Indication of Previous Damage or Repair

Comments: No

23.12 Shower / Tub - Condition

Comments: Acceptable

23.13 Shower / Tub - Operation

Comments: Acceptable

23.14 Shower / Tub - Hot and Cold Water Available

Comments: Yes

Hot water temp on gas



23.14 Item 1 (Picture) Hot water temp on gas

23.15 Shower / Tub - Stains or Chemical Buildup

Comments: No

23.16 Shower / Tub - Discoloration

Comments: No

23.17 Shower / Tub - Water Damage or Leaks

Comments: No

Under shower after running 5 minutes



23.17 Item 1 (Picture) Under shower after running 5 minutes

23.18 Shower / Tub - Glass Doors - Operation

Comments: Acceptable

23.19 Shower / Tub - Door(s), Frames and Seals - Condition

Comments: Acceptable

23.20 Shower / Tub - Door Latch - Operation

Comments: Acceptable

23.21 Shower / Tub - Soap Dish in Place

Comments: Yes

23.22 Shower / Tub - Towel Racks in Place

Comments: Yes

23.23 Bathroom Faucet - Operation and Condition

Comments: Acceptable

23.24 Bathroom Faucet - Hot and Cold Water Available

Comments: Yes

Hot water temp on gas



23.24 Item 1 (Picture) Hot water temp on gas



23.24 Item 2 (Picture) Hot water temp on electric

23.25 Bathroom Faucet - Leaks at Stem

Comments: No

23.26 Bathroom Sink - Condition

Comments: Acceptable

23.27 Bathroom Sink - Sink(s) Hold Water

Comments: Yes

23.28 Bathroom Sink - P-Trap Holds Water

Comments: Yes

23.29 Bathroom Sink - Under Sink - Condition

Comments: Acceptable

23.30 Battery / Waste / Water Monitor Panel - Condition

Comments: Acceptable

24. Interior

Styles & Materials

Ceiling Vents - Type: Manual Crank - Handle / Knob Manual Crank - 12-Volt Fan Electric Vent with Fan - Controls on Control Panel	System Controls / Switches - Type: Maunal Switches	Lights - Light Bulbs - Type: LED
Closets / Cabinets / Pantries -Types of Hinges: Exposed and Hidden	Window Coverings / Blinds - Type: Single Roller - Not Attached at Bottom	Flooring - Type: Sheet Vinyl

Items

24.0 Interior - Condition

Comments: Acceptable

24.1 System Controls / Switches - Operation

Comments: Acceptable

24.2 System Controls / Switches - Condition

Comments: Acceptable

24.3 Ceiling - Condition

Comments: Acceptable

24.4 Ceiling - Panels Loose

Comments: No

24.5 Ceiling - Discoloration or Stains

Comments: No

24.6 Ceiling - Water Damaged Panels

Comments: No

24.7 Ceiling - Trim Work Missing or Damaged

Comments: No

24.8 Ceiling - Vents and Skylights - Condition

Comments: Acceptable

24.9 Ceiling - Vents and Skylights - Thermostatic Controls and Switches - Operation

Comments: Not Present

24.10 Ceiling - Vents and Skylights - Stains Around Roof Vents and Skylights

Comments: No

24.11 Ceiling Vents - Manual - Operation

Comments: Acceptable

24.12 Ceiling Vents - 12-Volt DC Fans - Operation

Comments: Fair

Inspector observed that the vent in the bedroom did not open and the fan did not run. Inspector could hear the motor running to open the vent but it did not open. It is recommended that this be evaluated for repair by a

qualified RV technician.



24.12 Item 1 (Picture) Vent in bedroom

24.13 Ceiling Vents - 120-Volt AC Fans - Operation

Comments: Not Present

24.14 Ceiling Fan - Operation

Comments: Not Present

24.15 Lights and Light Fixtures - Condition

Comments: Acceptable

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

Comments: Acceptable

24.17 Lights and Light Fixtures - Wall Mounted Light Fixtures - Operation

Comments: Acceptable

24.18 Lights and Light Fixtures - Spot Lights - Operation

Comments: Acceptable

24.19 Lights and Light Fixtures - Floor Lights - Operation

Comments: Acceptable

24.20 Lights and Light Fixtures - Entry Lights Inside RV - Operation

Comments: Acceptable

24.21 Lights and Light Fixtures - Missing or Broken Lenses

Comments: No

24.22 Lights and Light Fixtures - Missing Shades or Broken Covers

Comments: No

24.23 Walls - Condition

Comments: Acceptable

24.24 Walls - Panels Loose

Comments: No

Inspector observed that two of the interior access panels had multiple slats that were broken.



24.24 Item 1 (Picture) Water heater access panel



24.24 Item 2 (Picture) Converter/inverter access panel



24.24 Item 3 (Picture) Converter/inverter access panel

24.25 Walls - Water Damaged Panels

Comments: No

24.26 Walls - Panels Discolored or Stained

Comments: No

24.27 Walls - Soft Spots

Comments: No

24.28 Walls - Trim Work on Walls - Condition

Comments: Fair

Inspector noted two areas of loose trim- by the sofa and by the bedroom/bathroom corner.



24.28 Item 1 (Picture) Trim by sofa



24.28 Item 2 (Picture) Trim in bedroom

24.29 Walls - Damage Repairs Performed

Comments: No

24.30 Walls - Holes or Wall Repairs

Comments: No

24.31 Interior Doors - Condition

Comments: Acceptable

24.32 Interior Doors - Operation

Comments: Acceptable

Inspector observed that the sliding door that separates the bathroom sink area from the living room did not latch

as the latch was offset.



24.32 Item 1 (Picture) Sliding door latch

24.33 Privacy Curtains / Screens - Condition

Comments: Acceptable

24.34 Privacy Curtains / Screens - Operation

Comments: Acceptable

24.35 Closets / Cabinets / Pantries - Condition

Comments: Acceptable

24.36 Closets / Cabinets / Pantries - Operation

Comments: Acceptable

Inspector observed that both sets of cabinet doors over the TV had to be closed and opened together as they

were a tight fit.



24.36 Item 1 (Picture) Cabinet doors over TV

24.37 Closets / Cabinets / Pantries - Door Damage / Scratches

Comments: No

24.38 Closets / Cabinets / Pantries - Wood Rot or Broken

Comments: No

24.39 Closets / Cabinets / Pantries - Drawer Damage / Scratches

Comments: No

24.40 Countertop - Damage / Scratches

Comments: No

24.41 Windows - Condition

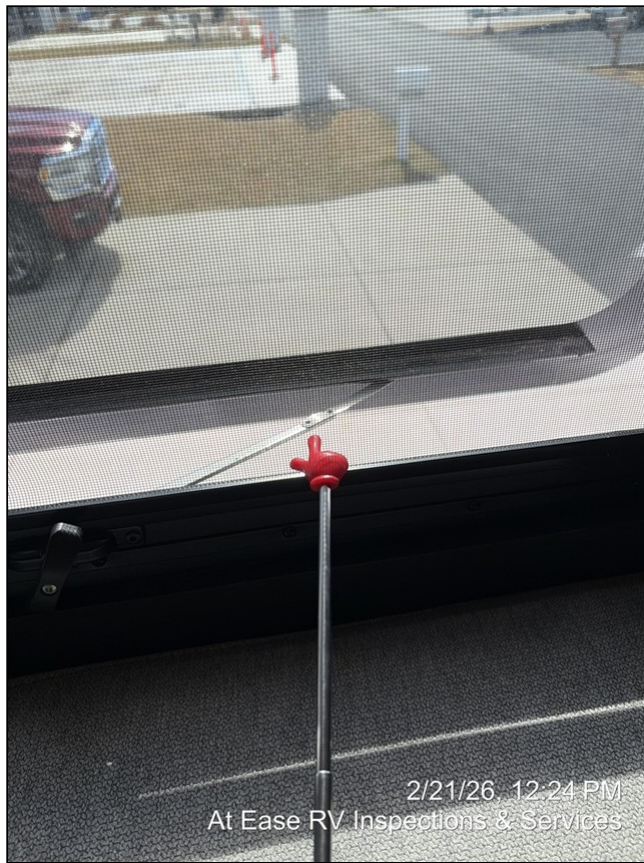
Comments: Acceptable

24.42 Windows - Operation

Comments: Acceptable

Inspector observed that the forward most strut on the streetside window in the cab over bunk did not slide easily

and had to be moved itself to close the window again.



24.42 Item 1 (Picture) Window strut on cab over bunk window

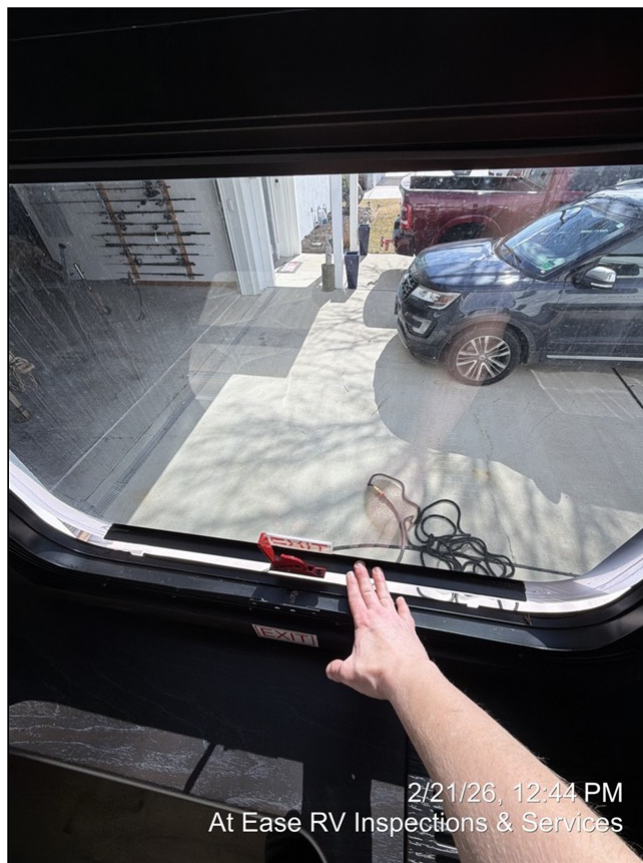
24.43 Windows - Screens - Condition

Comments: Acceptable

24.44 Windows - Emergency Exit Windows - Operation

Comments: Acceptable

Bedroom emergency exit



24.44 Item 1 (Picture) Bedroom emergency exit

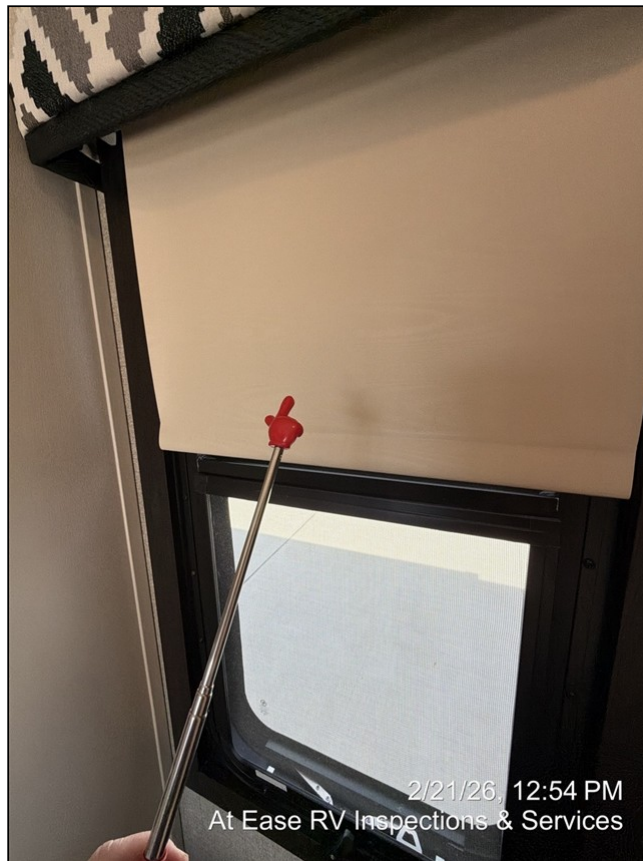
24.45 Windows - Emergency Exit Windows - Installed

Comments: Yes

24.46 Windows - Window Covering / Blinds - Operation

Comments: Acceptable

Inspector observed that the blinds on the curbside bedroom window did not retract fully.



24.46 Item 1 (Picture) Bedroom blinds

24.47 Windows - Window Covering / Blinds - Condition

Comments: Acceptable

24.48 Flooring - Condition

Comments: Acceptable

24.49 Flooring - Sheet Vinyl - Condition

Comments: Acceptable

24.50 Flooring - Carpet - Condition

Comments: Not Present

24.51 Flooring - Floor Panels Loose

Comments: Poor

Inspector observed that the spot between the sofa and the wall of the bathroom (red arrow) seemed to lack support and gave way when pressed on. It is not in a walking area. Inspector also observed that the floor in front of the rear recliner felt slightly uneven (yellow rectangle).

Inspector used a pinless moisture meter, which had a reading of 6% in the yellow square area and up to 20% in the red arrow area, but also observed that the top of the outside compartment has metal at the top which can produce a false positive.

FLIR imagery in the area showed no areas of cooling/evaporative, or well defined water damage, but did show metal subframe and metal sheeting underneath.

From the outside, inspector did not observe any obvious areas of potential water intrusion from under the slideout, and no daylight was visible from the inside at the slideout corner.



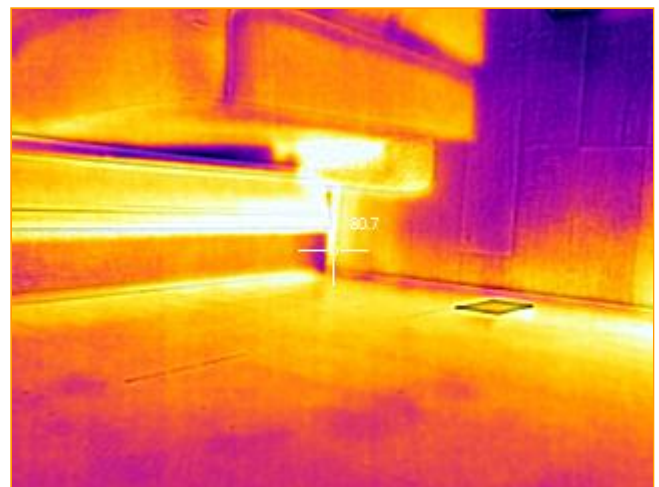
24.51 Item 1 (Video) Sound difference



24.51 Item 2 (Picture) Diagram of area



24.51 Item 3 (Picture) Moisture meter



24.51 Item 4 (Picture) Sideways FLIR image focused on corner between sofa and wall



24.51 Item 5 (Picture) Under slideout corner

24.52 Flooring - Floor Covering Discolored or Stained
Comments: Yes

Inspector noted that the adhesive has started staining the floor near the entrance/dinette area.



24.52 Item 1 (Picture) Yellow adhesive/glue stains on floor

24.53 Flooring - Water Damage

Comments: No

24.54 Flooring - Previous Repairs Performed

Comments: No

25. Furniture

Styles & Materials

Mattress - Type:

Innerspring Mattress

Closet(s) / Cabinet(s) / Dresser(s) - Hinges - Type:

Hidden

Sofa(s) - Type:

Recliners

Items

25.0 Chair - Condition

Comments: Not Present

25.1 Sofa(s) - Condition

Comments: Acceptable

25.2 Sofa(s) - Operation

Comments: Acceptable

25.3 Sofa(s) - Fabric Tears or Separation

Comments: No

25.4 Sofa(s) - Fabric Discolored or Stains

Comments: No

25.5 Sofa(s) - Signs of Excess Wear

Comments: No

25.6 Sofa(s) - Water Damage

Comments: No

25.7 Dinette or Table and Chairs - Condition

Comments: Acceptable

Seatbelts on dinette



25.7 Item 1 (Picture) Seatbelts on dinette

25.8 Dinette or Table and Chairs - Operation

Comments: Acceptable

Dinette in bed mode



25.8 Item 1 (Picture) Dinette in bed mode

25.9 Dinette or Table and Chairs - Fabric Tears or Separation

Comments: No

25.10 Dinette or Table and Chairs - Fabric Discolored or Stains

Comments: No

25.11 Dinette or Table and Chairs - Signs of Excess Wear

Comments: No

- 25.12 Dinette or Table and Chairs - Water Damage**
Comments: No
- 25.13 Dinette or Table and Chairs - Previous Repairs Performed**
Comments: No
- 25.14 Bed(s) - Condition**
Comments: Acceptable
- 25.15 Bed(s) - Fabric Tears or Separation**
Comments: No
- 25.16 Bed(s) - Fabric Discolored or Stains**
Comments: No
- 25.17 Bed(s) - Signs of Excess Wear**
Comments: No
- 25.18 Bed(s) - Bed Covers Present**
Comments: No
- 25.19 Bed(s) - Covers Match Decor**
Comments: Not Present
- 25.20 Closet(s) / Cabinet(s) / Dresser(s) - Condition**
Comments: Acceptable
- 25.21 Closet(s) / Cabinet(s) / Dresser(s) - Operation**
Comments: Acceptable
- 25.22 Closet(s) / Cabinet(s) / Dresser(s) - Door Damage or Scratches**
Comments: No
- 25.23 Closet(s) / Cabinet(s) / Dresser(s) - Countertop - Damage or Scratches**
Comments: No
- 25.24 Closet(s) / Cabinet(s) / Dresser(s) - Wood Rot or Broken**
Comments: No
- 25.25 Closet(s) / Cabinet(s) / Dresser(s) - Drawer Damage or Scratches**
Comments: No
- 25.26 Closet Door(s) / Cabinet Door(s) / Drawer(s) - Pull Out - Condition**
Comments: Acceptable
- 25.27 Closet Door(s) / Cabinet Door(s) / Drawer(s) - Pull Out - Operation**
Comments: Acceptable
- 25.28 Closet Door(s) / Cabinet Door(s) / Drawer(s) - Previous Repairs Performed**
Comments: No

26(A) . Living Room Television

Styles & Materials

Unit Brand:

Insignia

Extra Info : NS32F201NA23 / 1ADP4UA027887

Items

26.0.A Unit Works Properly

Comments: Yes

26.1.A Unit Cleaned and Maintained

Comments: Yes

26.2.A Unit Properly Mounted and Secured

Comments: Yes

26.3.A Unit Remote Control(s) - Operation

Comments: Acceptable

26.4.A Antenna - Picks Up Local Channels

Comments: No

Inspector observed that the TV turned on but no local channels were picked up. Owner stated that they used a firestick instead of current remote.

26(B) . Bedroom Television

Styles & Materials

Unit Brand:

Insignia

Extra Info : Not visible behind mount

Items

26.0.B Unit Works Properly

Comments: Yes

26.1.B Unit Cleaned and Maintained

Comments: Yes

26.2.B Unit Properly Mounted and Secured

Comments: Yes

26.3.B Unit Remote Control(s) - Operation

Comments: Acceptable

26.4.B Antenna - Picks Up Local Channels

Comments: No

Inspector observed that the TV turned on but no local channels were picked up. Owner stated that they used a firestick instead of current remote.



26.4.B Item 1 (Picture) TV

26(C) . Radio / Stereo

Styles & Materials

Unit Brand:

JBL

Extra Info : not visible

Items

26.0.C Unit Works Properly

Comments: Yes

26.1.C Unit Cleaned and Maintained

Comments: Yes

26.2.C Unit Properly Mounted and Secured

Comments: Yes

26.3.C Unit Remote Control(s) - Operation

Comments: Not Present

26.4.C Antenna - Picks Up Local Channels

Comments: Yes