



Inspection report for the property at Blue , Compass , RV ,

This report is prepared exclusively for **YOUR NAME**
Inspected On: **03-16-2035**

Company Information

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[Published Report](#)



Inspected By:

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Comment Key or Definitions

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

Acceptable (A) = A visually observed item, component, or unit, and if no other comments were made, it appeared to be functioning as intended, allowing for normal wear and tear.

Fair (F) = The item or its components do not need immediate service, but wear and tear exist, and the item is not in optimum condition. Some may elect to service or replace this item now, while others may wait.

Poor (P) = The item, component, or unit is not functioning as intended, service or replacement is recommended, or needs further inspection 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. A statement of 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 company's RV Inspector to inspect and report objectively 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 RV inspection aims 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 Recreational Vehicle's items, components, and systems.
- 6 – RV Inspections performed under the Standards of Practice are visual and rely upon the RV inspector's opinion, judgment, education, and experience. They are not intended to be technically exhaustive.
- 7 – RV Inspections shall be performed in a time period sufficient to 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. If 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 that were present during 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 company's Standards of Practice exclude any items concealed or not readily accessible to the RV Inspector. The RV Inspector is not required to move furniture or personal or stored items. Lifting floor covering, and accessing interior walls and ceilings 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 an opinion being rendered by the 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 its consequence of physical damage, toxicity, odors, waste products, and noxiousness.

4 – The RV Inspection and report are opinions only that 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 construed as a guarantee, warranty, or any form of insurance. The RV Inspector will not be responsible for any service, repairs, or replacement concerning the RV or its contents.

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

6 – The NRVIA Certified RV Inspector will inspect and report on the RV items listed in this report and their condition during the RV Inspection. Any additional items of inspection will be dependent upon any agreements that are made between the client and the RV Inspector.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision-making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos, and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online, which will allow you to expand your learning about your RV. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information.

This report can also be [printed on paper or as a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the RV coach into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the RV coach. You can navigate between chapters with the click of a button on the left-side margin.

Most sections will contain some descriptive information in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we

wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the RV was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Observation Labels

All narrative observations are colored, numbered, and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

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

 **Major Issue:** 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 warrant immediate repair. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

 **Minor Issue:** 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.

 **Notice / Comment:** Refers to aside information and /or any comments elaborating on descriptions of systems in the RV or limitations to the RV inspection.

 **Description:** Detailed description of various aspects of the coach noted during the inspection.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during the inspection. This helpful overview is not a substitute for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Summary

Life Safety Issues

⚠️ 1VA1VDES-3 120 Volt AC and 12 Volt DC Electrical System - 12 Volt DC House Battery: The inspector observed that the battery box is not vented to the outside as required. The primary battery box in the front cargo bay was not installed. ANSI/RVIA 12V paragraph 2-3 requires that the battery(s) be vapor tight from the inside of the RV and adequately vented to the outside atmosphere. It is recommended that a qualified RV technician properly vent the battery installation.

Major Issues

🔧 **RE-1 Roof Exterior - Roof:** Streetside Rear Cap Sealant, Failing Around Radius. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.

🔧 **RE-2 Roof Exterior - Roof:** Streetside Front Cap Sealant Failing Around Radius. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.

🔧 **RE-3 Roof Exterior - Roof:** Curbside Front Cap Sealant Failing Around Radius. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.

🔧 **RE-4 Roof Exterior - Roof:** Solar Panel Air bubble in sealant - *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.

🔧 **RE-5 Roof Exterior - Roof:** Skylight, Air bubble in sealant *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.

🔧 **RE-6 Roof Exterior - Roof:** The inspector observed gaps in the roof sealant at the identified locations. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.

🔧 **ES-1 Exterior Sidewalls - Front Cap / Wall:** The inspector observed gaps in the front cap sealant. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair the sealant in the following areas;

🔧 **ES-5 Exterior Sidewalls - Streetside - Sidewall:** The inspector observed gaps in the sealant. *it is possible that this could cause water intrusion, which can become a major issue.* it is recommended that a qualified RV technician repair the sealant in the following areas;

🔧 **S-1 Slideouts - Curbside Slideout:** Curbside Slideout Stop Cam loose. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **1VA1VDES-1 120 Volt AC and 12 Volt DC Electrical System - Power Cord:** Power cord switch intermittent in the extend position. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **AK-1 Appliances: Kitchen - Cooktop / Oven:** The inspector observed that the identified cooktop burners did not light. It is recommended that a qualified RV technician evaluate the cooktop burners.

✚ **AAC-1 Appliances: Air Conditioners - Front Air Conditioner: Front A/C unit Delta-T was only 9.5 degrees difference, this is an indication of reduced cooling efficiency—potentially due to low refrigerant charge, restricted airflow, or a failing component.** It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **I-10 Interior - Shower:** Shower not properly sealed around the top of the shower liner. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

Minor Issues

✚ **ES-2 Exterior Sidewalls - Curbside - Sidewall:** The inspector observed gaps in the speaker sealant. To prevent future water intrusion, it is recommended that a qualified RV technician repair the sealant in the following areas;

✚ **ES-3 Exterior Sidewalls - Curbside - Sidewall:** Motion light does not work in basement storage. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **ES-4 Exterior Sidewalls - Curbside - Sidewall:** Door latch broken, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **ES-6 Exterior Sidewalls - Streetside - Sidewall:** 12" scratch/scrape rear street side corner. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **S-2 Slideouts - Curbside Slideout:** Curbside slideout sealant gaps, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **S-3 Slideouts - Streetside Rear Slideout:** Hail damage long bottom trim multiple locations. Hard to pick up hail defects on camera. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✚ **S-4 Slideouts - Streetside Rear Slideout:** Inspector observed gaps in sealant of the lower front T-Molding on the streetside center slideout. It is recommended that a qualified RV Technician evaluate this.

✚ **S-6 Slideouts - Streetside Front Slideout:** Screw poking out, It is recommended that a

qualified RV technician further evaluate and correct the identified issue as needed.

✂ **RG-1 Running Gear/Underbelly - Running Gear/Underbelly:** Decals Peeling away curbside underbelly. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **RG-2 Running Gear/Underbelly - Running Gear/Underbelly:** Curbside Underbelly light bar coming down in small sections. The glue is failing. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **LSH-1 Leveling System & Hitch - Leveling:** Streetside middle hydraulic stabilizer seal leaking. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **1VA1VDES-2 120 Volt AC and 12 Volt DC Electrical System - AC Outlets & GCFI:** USB-C does not work on dining room table area. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **WS-1 Water Systems - Gray Water Tank:** No cap present on black & Grey pipe

✂ **LPCLC-1 LP (Propane) Containers, Lines and Connections - DOT Tanks:** Curbside LP tank, not very secure another strap would be good. Recommend adding another strap.

✂ **LPCLC-2 LP (Propane) Containers, Lines and Connections - DOT Tanks:** Streetside tank not very secure, another strap would be good. Recommend adding another strap.

✂ **AO-1 Appliances: Other - Water Heater:** Thermostat & Emergency cut off reset switches cover deteriorating. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-1 Interior - Interior Photos:** Kitchen island bottom paint coming off. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-2 Interior - Interior Photos:** Paint rubbing off, most likely cause road vibration, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-3 Interior - Lights:** Pantry Motion light not working, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-5 Interior - Windows, Blinds and Shades:** Bedroom, blackout shade will not go back up, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-6 Interior - Windows, Blinds and Shades:** Hallway screen, bottom left corner, not attached. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-7 Interior - Windows, Blinds and Shades:** Curbside slideout rear blind/blackout not attached properly, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-8 Interior - Windows, Blinds and Shades:** Curbside slideout middle emergency exit window blind not attached properly, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **I-9 Interior - Flooring:** Bedroom Flooring squeaky. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **F-1 Furniture - Sofa (2):** Electrical portion on rear side seat does not work. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✂ **F-2 Furniture - Cabinets / Dressers / Closets / Pantries:** Pantry screw backing out, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

Notice / Comment

✧ **RE-7 Roof Exterior - Roof:** Curbside Curved radius edge not fully intact under TPO roof - This may be a manufacturing defect or this may be normal for Jayco. Recommend Dealership contact Jayco about this.

✧ **A-1 Awnings - Slideout Awning:** Awning light does not come on, cannot find light switch for awning on curbside slide out

✧ **S-5 Slideouts - Streetside Rear Slideout:** Great access to back of fridge

✧ **WS-2 Water Systems - Black Water Tank:** There was a not waste dumping capability on the inspection site. The inspector filled the tanks early in the inspection to allow for maximum time to show a tank or line leak. The inspector did not observe any leaks.

✧ **LSC-1 Life Safety Components - Smoke Detector:** No Smoke Alarm found in bedroom. Most **state fire codes and residential standards (NFPA 72)** say: Smoke alarm **inside each sleeping area required.**

Federal RV standards (manufacturing side)

RVs built to **RVIA / NFPA 1192** standards require:

- At least **one smoke alarm**
- At least **one LP/CO detector**

BUT:

- They are **not always required to be in the bedroom specifically**
- Many manufacturers install them in the main living/kitchen area to meet minimum compliance

So technically, that unit may pass **factory minimum standards.**

✧ **AO-2 Appliances: Other - Furnace:** Furnace works but low CFM (Cubic Feet per Minute), may have pinched ducting.

✧ **AO-3 Appliances: Other - Washer / Dryer:** Hookups for washer & dryer

✧ **AAC-2 Appliances: Air Conditioners - Center Air Conditioner:** Middle AC Ceiling Plenum Vibrates, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

✧ **I-4 Interior - Walls:** Stain on Streetside back wall

✧ **E-1 Electronics - Stereo:** Could get unit to come on, but not pair to our iPhone, could not test speakers.

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General Info

Weather: Partly Cloudy
Type of Inspection: Buyer: Pre-Purchase RV Inspection
RV Status: Vacant: RV Dealership
Client Present: No
Start Temp: 65

Vehicle Information

VIN Information

VIN Details: Photo Included

VIN Number / VIN Data Plate Photo:



VIN Location: Streetside Middle
Recalls Checked: Via NHTSA.GOV

[NHTSA.GOV](https://www.nhtsa.gov): No Results Found

RVIA / Canadian Seal

RVIA / Canadian Seal Number: Located by the Entrance Door

RVIA / Canadian Seal Photo:



Manufacture Information

Brand of RV, Manufacturer's Brand Name: Jayco

Model, RV Designation: Pinnacle 38KPTS

Roof Exterior

Roof

General Roof: Sealant Note

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

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

NOTE: To prevent water intrusion, it is crucial that the roof and seams be checked every six months and repaired whenever necessary. Your regular maintenance plays a key role in preventing potential issues.

Roof Type: 🕶️ Overview, TPO Membrane

Roof Overview Photos:



overview



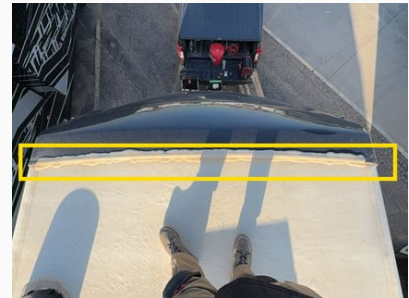
overview

Areas of Possible Water Intrusion: Yes

Roof Condition: ☒ Sealant Failing

Front Cap, Joints and Seals: ☒  ☒ Sealant Failing

Front Cap Photo(s):



Overview

Awning Rail Trim (Curbside): ☒  ☒ Sealant Failing

Awning Rail Trim (Curbside) Photo(s):



Overview

Rear Cap, Joints and Seals: ☒  ☒ Sealant Failing

Rear Cap Photo(s):



overview

Trim Rail (Streetside): ☒  ☒ Acceptable

Rail Trim (Streetside) Photo(s):



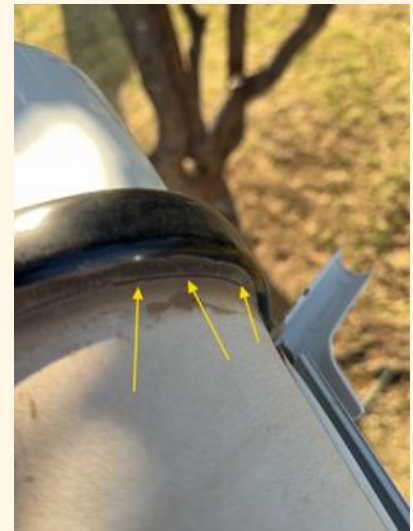
overview

Roof Ladder Type: Mounted

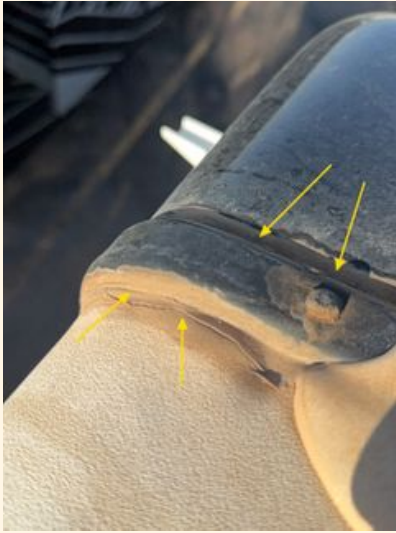
Ladder - Roof Access: ☒ Acceptable

🚩 (RE-1) Major Issue:

Streetside Rear Cap Sealant, Failing Around Radius. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.



🚩 (RE-2) Major Issue: Streetside Front Cap Sealant Failing Around Radius. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.



Location



Zoomed out Location of failed sealant

🚩 (RE-3) Major Issue: Curbside Front Cap Sealant Failing Around Radius. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.



sealant failing

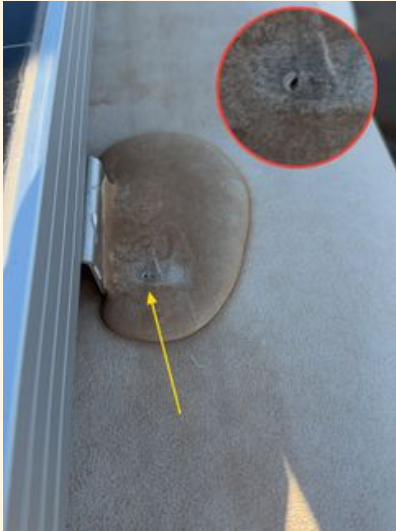


sealant failing



Location where sealant is failing

🚩 (RE-4) Major Issue: Solar Panel Air bubble in sealant - *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.



Air Bubble in Sealant



Area where air bubble is present

🚩 **(RE-5) Major Issue:** Skylight, Air bubble in sealant *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.



skylight sealant air bubble



Location of air bubble

🚩 **(RE-6) Major Issue:** The inspector observed gaps in the roof sealant at the identified locations. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair these areas to prevent future water intrusion.



*Front Curbside Rail Trim Cracks
in Sealant*



Ceiling Vent Hole in Sealant

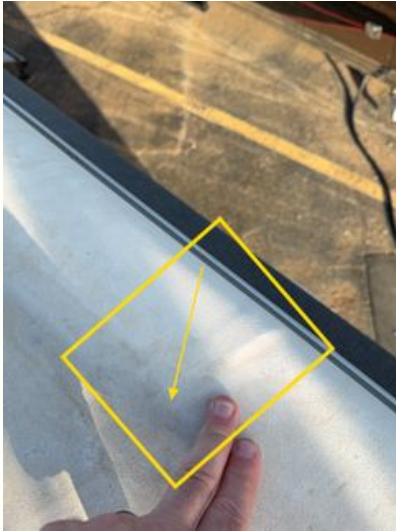


Skylight Holes in sealant

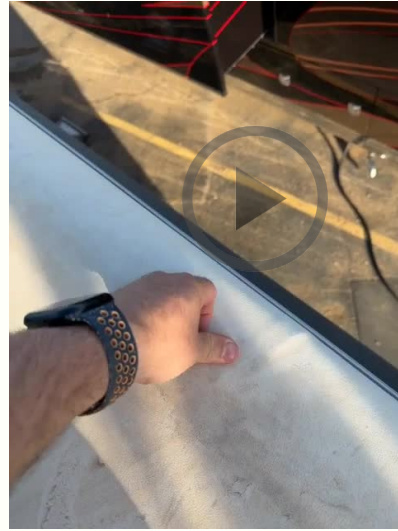


*Curbside Rear Cap Holes in
sealant*

✧ **(RE-7) Notice / Comment:** Curbside Curved radius edge not fully intact under TPO roof - This may be a manufacturing defect or this may be normal for Jayco. Recommend Dealership contact Jayco about this.



Rear Curbside Location radius
cap not secure



(This video is only viewable
online.)
Video

Ladder overview



overview



Overview

Vents

Vents - Manual Crank (14 x 14): ☒  ☒ Acceptable

Manual Crank Vent Photo(s):



Exterior Vent Covers: ☒ Acceptable

Plumbing Vents: ☒  ☒ Acceptable

Plumbing Vent Covers:



Overview



Overview

Skylights: ☒  ☒ Acceptable

Skylight Photo(s):



Overview

Front Air Conditioner

AC Shroud: ☒  ☒ Acceptable

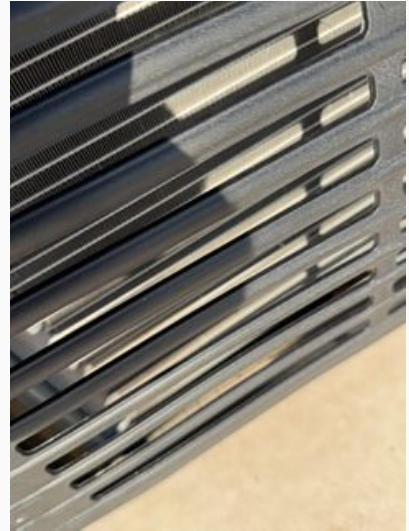
Front Air Conditioner Shroud:



Overview

AC Exterior Coils: ☒  ☒ Acceptable

AC Coils:



Overview

Middle Air Conditioner

AC Shroud: ☒  ☒ Acceptable

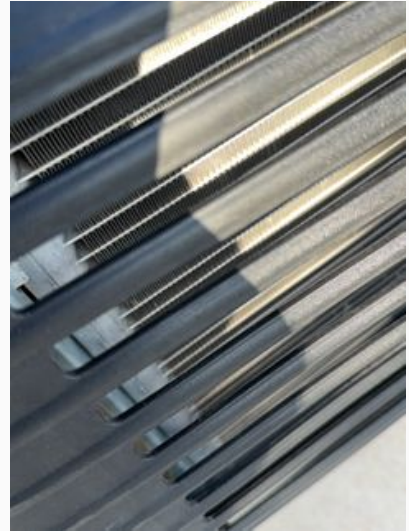
Middle Air Conditioner Shroud:



Overview

AC Exterior Coils: ☒  ☒ Acceptable

AC Coils:



Overview

Rear Air Conditioner

AC Shroud: ☒  ☒ Acceptable

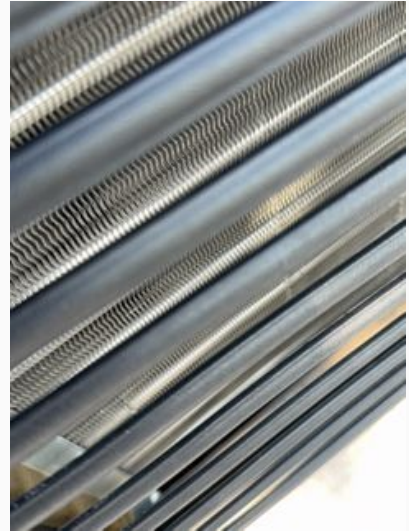
Rear Air Conditioner Shroud:



Overview

AC Exterior Coils: ☒  ☒ Acceptable

AC Coils:



Overview

Antennas

TV Antenna Exterior Roof Unit: ☒  ☒ Acceptable

Overview



Other Roof Equipment

Number of Solar Panels: Two

Solar Panels: ☒ Acceptable

Overview



Overview



Overview

Exterior Sidewalls

Front Cap / Wall

Exterior Wall Surface Type: 🏠, Fiberglass with Decals

Front Cap / Wall Photo(s):



Paint and/or Decals - Condition: ☒ Acceptable

Wall Sealant: ☒ Poor ☒ Sealant Gap

Sidewall - Condition: ☒ Acceptable

Cargo/Access Doors - Condition: ☒ Overview

Overview of the front cap / wall compartments and their contents. The inspector inspected the cargo doors for proper alignment by opening and closing each cargo compartment door. The locks and latches were tested to function as expected, locking and unlocking as intended.



overview



overview



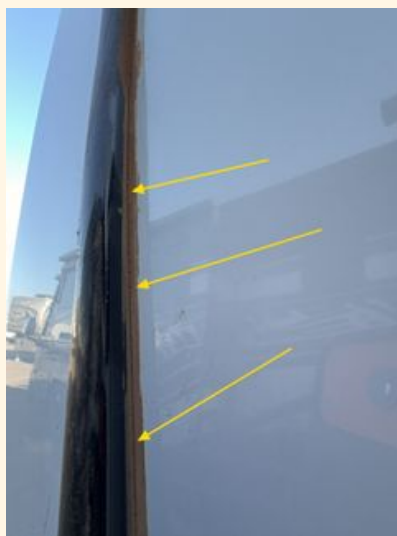
overview

Cargo Interior Compartment Lights - Operation: ☒ Not Present

 **(ES-1) Major Issue:** The inspector observed gaps in the front cap sealant. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician repair the sealant in the following areas;



curbside front cap



curbside front cap



streetside front cap

Curbside - Sidewall

Exterior Wall Surface Type: Fiberglass with Decals, 🕶

Curbside - Sidewall Photo(s):



overview



overview



overview



overview

Paint and/or Decals - Condition: ☒ Acceptable

Wall Sealant: ☒ Sealant Gap

Sidewall - Condition: ☒ Acceptable

Windows - Condition: ☒ Acceptable

Cargo/Access Doors - Condition: ☒ Acceptable ☒ 🕶 Overview

Overview of the curbside - sidewall compartments and their contents. The inspector inspected the

cargo doors for proper alignment by opening and closing each cargo compartment door. The locks and latches were tested to function as expected, locking and unlocking as intended.



overview



overview



overview

Cargo Interior Compartment Lights - Operation: ☒ Fair ☒ One motion light does not work

 **(ES-2) Minor Issue:** The inspector observed gaps in the speaker sealant. To prevent future water intrusion, it is recommended that a qualified RV technician repair the sealant in the following areas;



cracked sealant



location where sealant is cracked

🔧 (ES-3) Minor Issue:

Motion light does not work in basement storage. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Motion light does not work

🔧 (ES-4) Minor Issue: Door latch broken, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Broken Latch



overview

Rear Cap / Wall

Exterior Wall Surface Type: 🏠, Fiberglass with Decals

Rear Cap / Wall Photo(s):



overview

Paint and/or Decals - Condition: ☒ Acceptable

Wall Sealant: ☒ Acceptable

Sidewall - Condition: ☒ Acceptable

Back Up Camera: Prep, No Camera

Windows - Condition: ☒ Acceptable

Streetside - Sidewall

Exterior Wall Surface Type: 🏠, Fiberglass with Decals

Streetside - Sidewall Photo(s):



overview



overview



overview



overview

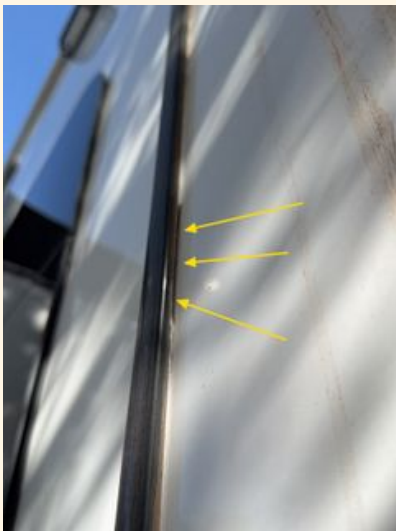
Paint and/or Decals - Condition: ☒ Acceptable

Wall Sealant: ☒ Sealant Gap

Sidewall - Condition: ☒ Fair ☒ Scratched back Streetside corner

Windows - Condition: ☒ Acceptable

🚧 (ES-5) Major Issue: The inspector observed gaps in the sealant. *it is possible that this could cause water intrusion, which can become a major issue.* it is recommended that a qualified RV technician repair the sealant in the following areas;



sealant gap



zoomed out view

🔧 (ES-6) Minor Issue:

12" scratch/scrape rear street side corner. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



12" scrape



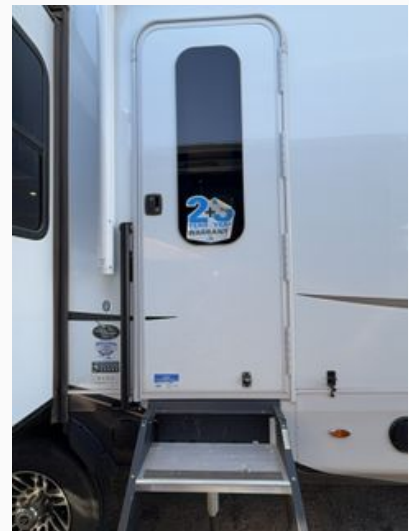
zoomed out

Entrance Doors

Front Door

Type of Entrance Door: 🧐, Fiberglass

Driver's Door:



overview

Door - Condition: ☒ Acceptable

- Door - Operation:** ☒ Acceptable
- Screen Door - Condition:** ☒ Acceptable
- Screen Door - Operation:** ☒ Acceptable
- Keyed Door Lock - Operation:** ☒ Acceptable
- Keyed Door Lock - Deadbolt Operation:** ☒ Acceptable
- Step - Condition:** ☒ Acceptable
- Steps - Operation:** ☒ Acceptable
- Grab Bar Type:** MORryde Safe-T-Rail
- Grab Bar - Condition:** ☒ Acceptable
- Grab Bar - Operation:** ☒ Acceptable

Steps overview



overview



overview

Awnings

Main Awning

Awning - Brand: 🕶️, LCI Solera

Main Awning:



overview



overview



overview



(This video is only viewable
online.)

Main awning going in



(This video is only viewable
online.)

Main awning going out

Awning - Material: Vinyl

Awning - Operational Type: Electric

Awning - Light: Light At Awning Rail

Awning - Material Condition: ☒ Acceptable

Awning - Operation: ☒ ☒ Acceptable

Slideout Awning

Awning - Brand: LCI Solera, 🕶

Main Awning:



(This video is only viewable online.)

Slideout awning going in



(This video is only viewable online.)

Slideout awning going out



slideout awning pic

Awning - Material: Vinyl

Awning - Operational Type: Electric

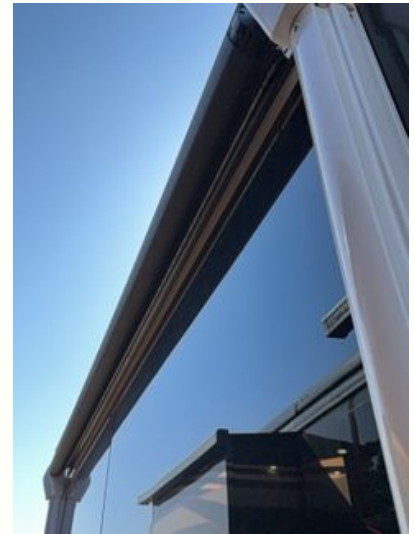
Awning - Light: Light At Awning Rail, Light does not come on

Awning - Material Condition: ☒ Acceptable

Awning - Operation: ☒ Acceptable

★ **(A-1) Notice / Comment:**

Awning light does not come on, cannot find light switch for awning on curbside slide out



Slideouts

Curbside Slideout

Slideout Roof Type: 🧢

Front Wall Cap Slideout:



overview



overview



overview



(This video is only viewable online.)
Curbside slideout going in



(This video is only viewable online.)
Curbside slideout going out

Slideout Drive System: Electric Motor w/Gear and Rack System

Slideout Roof: ☒ Acceptable

Slideout External Underside: ☒ Acceptable

Slideout T-Molding Trim: ☒ Acceptable

Seals, Sweeps and Gaskets: ☒ Acceptable

Wiring Harness under Slideout: ☒ Acceptable

Slideout Operation: ☒ Poor ☒ Stop Cam Loose

Slideout Awning Topper Operation: ☒ Acceptable

Slideout Awning Topper Frame & Latching Mechanism: ☒ Acceptable

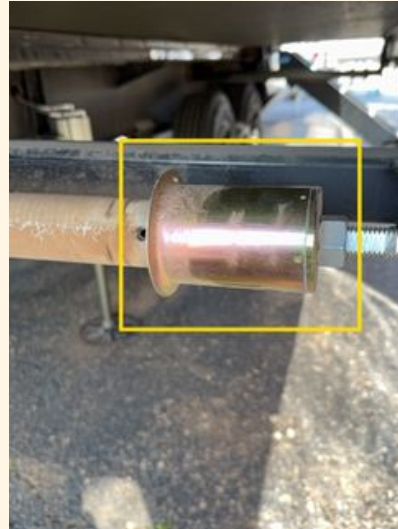
Slideout Awning Topper Fabric: ☒ Acceptable

⚠️ (S-1) Major Issue: Curbside Slideout Stop Cam loose. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



(This video is only viewable online.)

Video showing how loose stop cam is.



Stop Cam Loose

🔧 **(S-2) Minor Issue:** Curbside slideout sealant gaps, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



location



Location

Streetside Rear Slideout

Slideout Roof Type: 🌧️, TPO Membrane

Front Wall Cap Slideout:



overview



*(This video is only viewable online.)
Streetside main slide going in*



*(This video is only viewable online.)
Streetside main slide going out*

Slideout Drive System: Electric Motor w/Gear and Rack System

Slideout Roof: ☒ Acceptable

Slideout External Underside: ☒ Acceptable

Slideout T-Molding Trim: ☒ Acceptable

Seals, Sweeps and Gaskets: ☒ Acceptable

Wiring Harness under Slideout: ☒ Acceptable

Slideout Operation: ☒ Acceptable

Slideout Awning Topper Operation: ☒ Acceptable

Slideout Awning Topper Frame & Latching Mechanism: ☒ Acceptable

Slideout Awning Topper Fabric: ☒ Acceptable



(S-3) Minor Issue: Hail damage long bottom trim multiple locations. Hard to pick up hail defects on camera.

It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Small dent



🔧 **(S-4) Minor Issue:** Inspector observed gaps in sealant of the lower front T-Molding on the streetside center slideout. It is recommended that a qualified RV Technician evaluate this.



Sealant gaps



Sealant gaps

☆ (S-5) Notice / Comment:
Great access to back of fridge



Streetside Front Slideout

Slideout Roof Type: 🌧️, TPO Membrane

Front Wall Cap Slideout:



overview



(This video is only viewable online.)

Front slideout out going in



(This video is only viewable online.)

Front slideout going out

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

Slideout Roof: ✅ Acceptable

Slideout External Underside: ☒ Fair ☒ Screw poking out

Slideout T-Molding Trim: ☒ Acceptable

Seals, Sweeps and Gaskets: ☒ Acceptable

Wiring Harness under Slideout: ☒ Not Present

Slideout Operation: ☒ Acceptable

Slideout Awning Topper Operation: ☒ Acceptable

Slideout Awning Topper Frame & Latching Mechanism: ☒ Acceptable

Slideout Awning Topper Fabric: ☒ Acceptable

🔧 **(S-6) Minor Issue:** Screw poking out, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



screw poking out, not all the way in.



screw location

TT-Tires and Wheels

NOTE(S)

-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.

Curbside Front-Tire/Wheel

Tread Depth: 15/32 inch

Tire Tread Condition: ☒ Acceptable ☒ Overview

Overview of the Curbside Front-Tire/Wheel:



DOT Date:

Photo of the DOT Date Code Stamp. The Tire Date Code is four numbers. These follow the letters DOT. The first two numbers are the week, and the second two numbers are the year the tire was made. For example, DOT 4123 indicates that the tire was made in the 41st week of the year 2023.



0225

Tire Brand: Uniroyal

Tire Size: 215/75R17.5

Load Range: L

Valve Extensions Installed: Yes

Tire Pressure Monitors Installed: Yes

Tire Condition: ☒ Acceptable

Wheel Condition: ☒ Acceptable

Curbside Rear-Tire/Wheel

Tread Depth: 16/32 inch

Tire Tread Condition: ☒ Acceptable ☒ Overview

Overview of the Curbside Rear-Tire/Wheel:



DOT Date:

Photo of the DOT Date Code Stamp. The Tire Date Code is four numbers. These follow the letters DOT. The first two numbers are the week, and the second two numbers are the year the tire was made. For example, DOT 4123 indicates that the tire was made in the 41st week of the year 2023.



0225

Tire Brand: Uniroyal

Tire Size: 215/75R17.5

Load Range: L

Valve Extensions Installed: Yes

Tire Pressure Monitors Installed: Yes

Tire Condition: ☒ Acceptable

Wheel Condition: ☒ Acceptable

Streetside Rear-Tire/Wheel

Tread Depth: 15/32 inch

Tire Tread Condition: ☒ Acceptable ☒ Overview

Overview of the Streetside Rear-Tire/Wheel:



DOT Date:

Photo of the DOT Date Code Stamp. The Tire Date Code is four numbers. These follow the letters DOT. The first two numbers are the week, and the second two numbers are the year the tire was made. For example, DOT 4123 indicates that the tire was made in the 41st week of the year 2023.



4624

Tire Brand: Uniroyal

Tire Size: 215/75R17.5

Load Range: L

Valve Extensions Installed: Yes

Tire Pressure Monitors Installed: Yes

Tire Condition: ☒ Acceptable

Wheel Condition: ☒ Acceptable

Streetside Front-Tire/Wheel

Tread Depth: 15/32 inch

Tire Tread Condition: ☒ Acceptable ☒  Overview

Overview of the Streetside Front-Tire/Wheel:



DOT Date: 

Photo of the DOT Date Code Stamp. The Tire Date Code is four numbers. These follow the letters DOT. The first two numbers are the week, and the second two numbers are the year the tire was made. For example, DOT 4123 indicates that the tire was made in the 41st week of the year 2023.



0225

Tire Brand: Uniroyal

Tire Size: 215/75R17.5

Load Range: L

Valve Extensions Installed: Yes

Tire Pressure Monitors Installed: Yes

Tire Condition: ☒ Acceptable

Wheel Condition: ☒ Acceptable

Spare-Tire/Wheel

Tread Depth: 16/32 inch

Tire Tread Condition: ☒ Acceptable ☒ Overview

Overview of the Spare-Tire/Wheel:



DOT Date:

Photo of the DOT Date Code Stamp. The Tire Date Code is four numbers. These follow the letters DOT. The first two numbers are the week, and the second two numbers are the year the tire was made. For example, DOT 4123 indicates that the tire was made in the 41st week of the year 2023.



4524

Tire Brand: Rainer ST

Tire Size: 215/75R17.5

Load Range: M

Valve Extensions Installed: Yes

Tire Pressure Monitors Installed: No

Tire Condition: ☒ Acceptable

Wheel Condition: ☒ Acceptable

Running Gear/Underbelly

Running Gear/Underbelly

Number of Axles: 🚚, Two

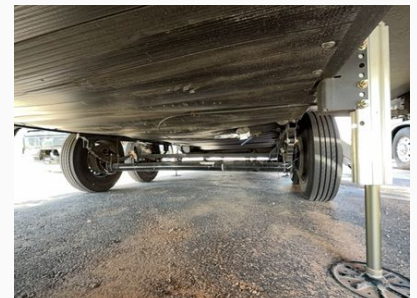
Running Gear/Underbelly Photo(s): 8K axels



overview



overview



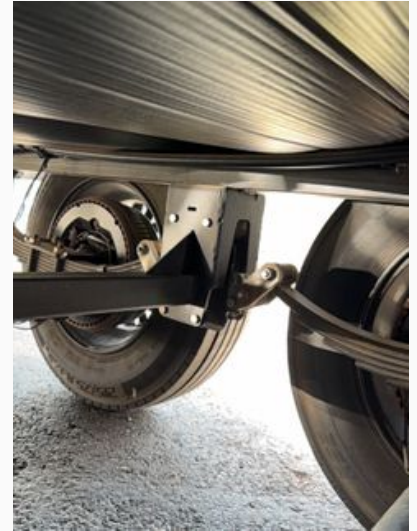
overview



overview



overview



overview



overview

Axle - Suspension Type: Leaf Springs with Shackles

Axle - Did Inspector Check for Visible Signs of Bent or Damaged Components?: Yes, Was any present?: No

Brake Type: ☒ Drum

U-Bolts and Nuts Have been Evaluated: Yes

Springs Have been Evaluated: Yes

Hangers Have been Evaluated: Yes

Shackles Have been Evaluated: Yes

Spring Equalizers Have been Evaluated: Yes

Shock Absorbers Have been Evaluated: Not Present

Suspension Bolts with or without Zerk Fittings Have been Evaluated: Yes with Zerk Fittings

Underbelly - Type: Enclosed

Underbelly - Condition: ☒ Acceptable

Running Gear - Condition: ☒ Acceptable

Frame - Condition: ☒ Acceptable

 **(RG-1) Minor Issue:** Decals Peeling away curbside underbelly. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Underbelly decals peeling away



Underbelly decals pulling away

 **(RG-2) Minor Issue:** Curbside Underbelly light bar coming down in small sections. The glue is failing. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Underbelly Light bar glue failing



another picture of location

Leveling System & Hitch

7-Pin & Breakaway

7-Pin Cord: ☒ 

7-Pin & Breakaway Data Plate Photo(s):



overview

Breakaway Current Draw: Current Draw

Breakaway Switch - Condition: ☒ Acceptable ☒ Break Away

The inspector tested the breakaway switch by pulling the breakaway cable and listening for a click or hum at the wheel assemblies. The DC amperage at the breakaway switch was also checked. However, this does not indicate that the brakes are engaged at all wheel assemblies. It is recommended that the trailer be attached to a tow vehicle and tested for resistance to movement with the breakaway switch engaged. The best way to ensure this system is functioning correctly is to have the wheels pulled and the brakes evaluated by a qualified RV technician.



5th Wheel

5th Wheel - Pin Box: MORryde

5th Wheel - Pin Box:



overview



overview



overview

5th Wheel Pin Box- Condition: Acceptable

Leveling

Leveling System Type: 🚚, Hydraulic

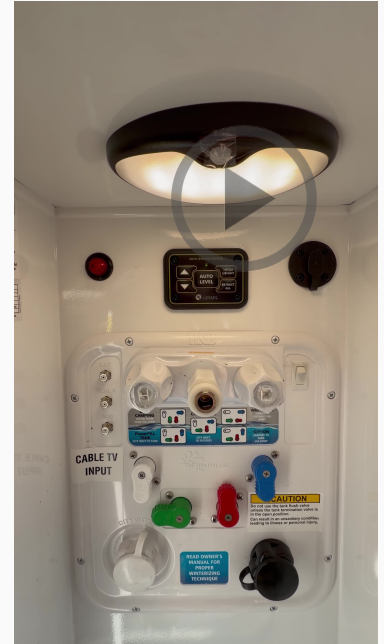
Leveling Data Plate Photo(s):



overview of pump



overview of actuators



(This video is only viewable online.)

Leveling System Operation Video

Leveling System Manufacturer: Lippert

Leveling - Inspect for Visible Signs of Damage: No

Leveling - Ensure Jacks Extend and Retract Fully: Yes

Leveling - Inspect for Leaks or Mechanical Issues: Yes, streetside middle stabilizer seal leak

Leveling System Condition: ☒ Fair

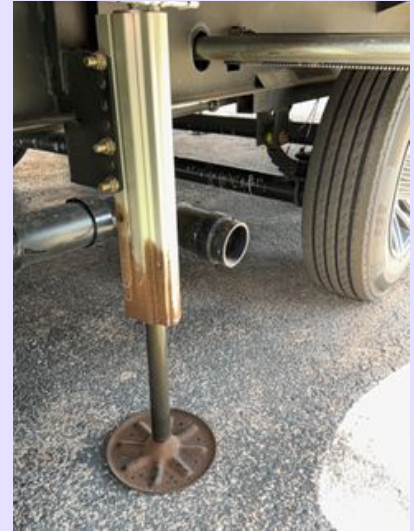
 **(LSH-1) Minor Issue:** Streetside middle hydraulic stabilizer seal leaking. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



seal leak, this is why actuator is so dirty because the seal is leaking



seal leaking



another picture of seal leak



Comparison of actuator that is good with NO seal leak

12 Volt DC Exterior Lights

Running Lights

Front Clearance Lights: ☒ Acceptable

Rear Clearance Lights: ☒ Acceptable

Streetside - Marker Lights: ☒ Acceptable

Curbside - Marker Lights: ☒ Acceptable

Left Turn and Brake Light: ☒ Acceptable

Right Turn and Brake Light: ☒ Acceptable

Backup Lights: ☒ Acceptable

License Plate Light: ☒ Acceptable

Exterior Lights

Flood Lights: ☒  ☒ Acceptable

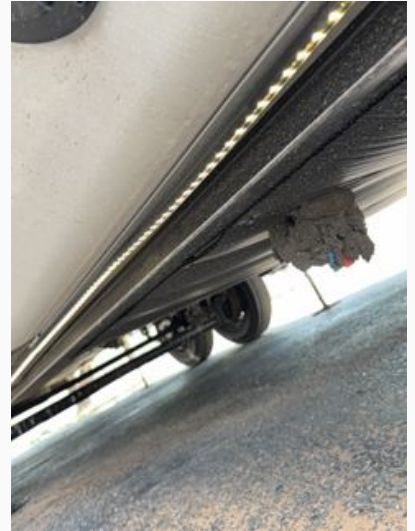
Exterior Lights Photo(s):



overview



overview



overview



overview



overview



overview



overview

Utility Lights: ☒ Acceptable

Porch Lights: ☒ Acceptable

Security Lights: ☒ Acceptable

120 Volt AC and 12 Volt DC Electrical System

Hot Skin Tests

Hot Skin Inspector Notes: ☒ Notes

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

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

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

Hot Skin Test - Was any Voltage Recorded: ☒ No

Power Cord

Power Cord Type: , 50 Amp 120VAC/240VAC

Power Cord:



overview



overview



overview

Power Cord Condition: ☒ Acceptable

⚠ (1VA1VDES-1) Major Issue: Power cord switch intermittent in the extend position. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



(This video is only viewable
online.)

Cord reel in & out switch failing
video



failing switch

Electrical Panel & Fuses

Inside Electrical Panel Box - Condition: ✓🕒 ✓ Acceptable

Electrical Panel:



overview



overview



overview

12V DC Fuses/Breaker Condition: All Operational

12V DC Fuse/Breaker Panel Box Condition: Acceptable

AC Outlets & GCFI

GCFI Reset Location: 🕒, Kitchen, Storage Bay

GFCI Test:

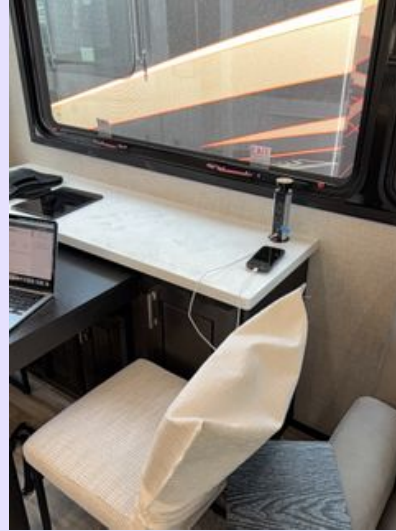


overview

Polarity / Voltage - All Receptacles: ☒ Yes

USB / 12-Volt Power Port(s) - Condition: ☒ Fair ☒ One USB-C does not work

🔧 **(1VA1VDES-2) Minor Issue:** USB-C does not work on dining room table area. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Inverter

Inverter - Brand: 🕶️, Progressive Dynamics, Inc

Inverter Photo:



overview



overview and model number

Inverter - Cables and Wiring - Condition: ☒ Acceptable

Inverter - Condition: ☒ Acceptable

Solar Charge Control

Solar Charge Controller - Brand: 🕶️, Not accessible

Solar Charge Controller:



overview

Solar Charge Controller - Operational:

- ☒ The inspector observed that the display indicated the device was charging.

12 Volt DC House Battery

12 Volt DC House Battery - Box Condition: Battery Box Not Properly Vented

12 Volt DC House Battery Photo(s):



overview

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

12 Volt DC House Battery - Vented and Secure: No

12 Volt DC HouseBattery(s) - Disconnect Switch: ☒ Yes

12 Volt DC House Battery(s) - Operational: ☒ Yes

12 Volt DC House Battery(s) - Matched for Size and Age: ☒ Yes

Power Converter - AC On (DC Voltage with Shore Power On): 13.4

Power Converter - AC Off (DC Voltage with Shore Power Off): 12.9

Power Converter - Verified: ☒ Acceptable

Power Converter - Did DC Voltage Drop at Least 1/2 Volts: ☒ Yes

⚠ (1VA1VDES-3) Life Safety Issue:

The inspector observed that the battery box is not vented to the outside as required. The primary battery box in the front cargo bay was not installed. ANSI/RVIA 12V paragraph 2-3 requires that the battery(s) be vapor tight from the inside of the RV and adequately vented to the outside atmosphere. It is recommended that a qualified RV technician properly vent the battery installation.



Converter Test: Converter Test - PASS



converter off



converter on

Water Systems

City Water

City Water - Pressure Regulator Present: ☒ No

Water Systems:



overview



overview

The There was no water pressure regulator available during the inspection. It is recommended that a pressure regulator always be used to reduce high incoming water pressure from the city water connection. High water pressure may cause bursting of fresh water lines and possibly cause significant damage to the coach.

[Renator RV Water Pressure Regulator for RV Camper](#)



City Water - Connections Operate: ☒ Yes

City Water Connection Condition: ☒ Acceptable

City Water - System Holds Pressure: ☒ Yes

City Water System Condition: ☒ Acceptable

On-Board Water System

On-Board Water System - Tested Fresh Water Fill: Yes

On-Board Water System - Pump Creates and Holds Pressure: Yes

Onboard Water Filtration System: ☒ Acceptable

This coach has a water filtration system. The inline water filter system is visually inspected without removing the canister and filter.



Outside Shower - Operation and Condition: ☒ Acceptable

Gray Water Tank

Waste Water Sewer / Hose Connection Condition: ☒ ☒ Acceptable

Gray Water Tank - Valve Type: Manual Pull T-Handle

Gray Water Tank - Valve Operates: No Dump on Site

Sewer Hose Present during inspection: ☒ No

Gray Water Pipe - Line/Valve Leaks: No

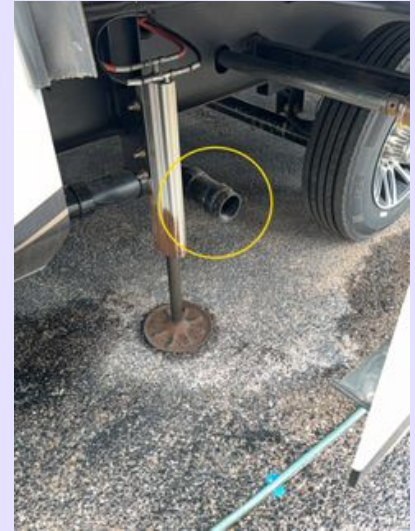
Gray Water Tank Flush System: Not Present

Gray Water Tank - Drain Cap in Place: No, Not Present



(WS-1) Minor Issue:

No cap present on black & Grey pipe



No cap

Black Water Tank

Black Water Tank - Valve Type: 🧰, Manual Pull T-Handle

Black Water Tank - Valve Operates: No Dump On Site

Black Water Tank - Tank or Valve or Line Leaks: No

Black Water Tank Flush System: Present and Labeled

Black Water Tank - Drain Cap in Place: No

Black Water Tank Condition: ✅ Acceptable



(WS-2) Notice / Comment: There was a not waste dumping capability on the inspection site. The inspector filled the tanks early in the inspection to allow for maximum time to show a tank or line leak. The inspector did not observe any leaks.

Monitor System

Controls / Switches - Type: 🧰, BMPro

Monitor Panel: Overview



Monitor Panel - Start of Inspection Photo: Yes

Monitor Panel - Start of Inspection:



Showing Level empty (fresh had some water in it)

Monitor Panel - After Water Fill/tank Use Results Photo: Yes

Monitor Panel - After Water Fill:



Showing Sensors work

Battery / Waste / Water Monitor Panel Condition: ☒ Acceptable

LP (Propane) System Leak Test

LP Leak / Drop Test

LP Leak / Drop Test - Port Location: External Grill Port, 

LP Leak / Drop Test Photo(s): This test proves if there is a LP leak in the coach. No LP leak detected. Test - Pass



overview



start test



end test



Tested 3-times (2-different testers) Pass

LP Leak / Drop Test - Begin Time: Begin Time, 4:13

LP Leak / Drop Test - Completed Time: Stop Time, 4:18

LP Leak / Drop Test: Pass

LP Leak System Test: ☒ Acceptable

LP (Propane) Containers, Lines and Connections

DOT Tanks

DOT - Cylinder Arrangement: 🧐, Triple

DOT Tank:



overview



overview



overview

DOT - Hoses and Regulators: Acceptable

DOT #1 - Cylinder Size: 40 LBS

DOT #1 - Date of Manufacture: 2024

DOT Tank #1 - Rust or Damage Condition: Acceptable

DOT #2 - Cylinder Size: 40 LBS

DOT #2 - Date of Manufacture: 2024

DOT Tank #2 - Rust or Damage Condition: Acceptable

DOT - Regulator Type: Dual Input - Auto Change Over

DOT - Regulator Vents Downward: Yes

DOT Tank(s) Condition: ☒ Acceptable

External Propane Port: ☒  ☒ Acceptable

Grill Port:



overview

🔧 (LPCLC-1) Minor Issue:

Curbside LP tank, not very secure another strap would be good.
Recommend adding another strap.



(This video is only viewable online.)

Video showing security of tank

🔧 (LPCLC-2) Minor Issue:

Streetside tank not very secure, another strap would be good.
Recommend adding another strap.



(This video is only viewable online.)

video showing security of tank

Life Safety Components

NOTES

General RV Detector and Fire Extinguisher statements:

The National Fire Protection Association (NFPA) 1192 Standard requires that any detectors installed in an RV be certified for use in RVs.

The detector's manufactured date will typically be listed on the back of the detector. It's essential to check and replace detectors as the manufacturer recommends. Following the manufacturer's routine checks (which can be weekly) on all detectors is a reliable way to ensure their proper function. The detector manufacturer may list acceptable replacement battery manufacturers.

-LP Detectors have an estimated service life of 5 years, after which they are strongly recommended to be replaced. UL 1484

-CO Detectors have an estimated service life of 5 years, after which they are strongly recommended to be replaced. UL 2034 or CSA 6.19

-Smoke Detectors have an estimated service life of 5 to 10 years, after which they are recommended to be replaced. UL 217

-Fire Extinguishers are required to be removed from service 12 years from the date of manufacture. NFPA 10

These are not just a suggestion but a crucial step to ensure your RV's safety.

Combination LP /CO Detector

Combination LP / CO Detector Brand / Model: 🧐, RV Safe

LP / CO Detector:



Combination LP / CO Detector Date: One Year Old

Combination LP / CO Detector UL 1484, UL 2034 or CSA 6.19: Yes

Combination LP / CO Detector Test Method: Tested by Pushing Button

Combination LP / CO Detector Alarm During Test: Yes

Combination LP / CO Detector Condition: ☒ Acceptable

Smoke Detector

Smoke Detector Brand / Model: 🕒, First Alert

Smoke Detector: Located in living area above kitchen island



Smoke Detector Date: One Year Old

Smoke Alarm UL 217: Yes

Smoke Detector Test Method: Tested by Pushing Button

Smoke Detector Alarm During Test: Yes, by Pushing the Button

Smoke Detector Condition: ☒ Acceptable

✧ **(LSC-1) Notice / Comment:** No Smoke Alarm found in bedroom. Most **state fire codes and residential standards (NFPA 72)** say: Smoke alarm **inside each sleeping area required**.

Federal RV standards (manufacturing side)

RVs built to **RVIA / NFPA 1192** standards require:

- At least **one smoke alarm**
- At least **one LP/CO detector**

BUT:

- They are **not always required to be in the bedroom specifically**
- Many manufacturers install them in the main living/kitchen area to meet minimum compliance

So technically, that unit may pass **factory minimum standards**.

Fire Extinguisher

Fire Extinguisher - Size: 🕒, 10 B:C

Fire Extinguisher:



Fire Extinguisher - Brand: Kidde

Fire Extinguisher - Secure in Bracket: Yes

Fire Extinguisher - Mounted within 24 Inches of Entrance Door: Yes

Fire Extinguisher - Gauge Indicates Charged State: Yes

Fire Extinguisher Condition: ☒ Acceptable

Appliances: Kitchen

Refrigerator

Refrigerator - Type: 🏠, Residential

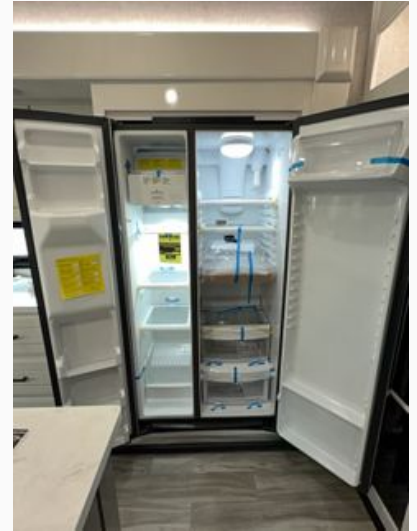
Refrigerator Photo(s):



overview



overview



overview

Refrigerator - Brand: GENERAL ELECTRIC

Refrigerator - Model #: 📄 Data Plate

Refrigerator Data Plate Photo(s):



Refrigerator - Operates on all Available Sources: Yes

Refrigerator - Has Unit been Running 12 + Hours: Yes

Refrigerator - Door Latch Secure: No door latch

Refrigerator - Current Refrigerator Temperature: 🌡️, Degrees F, 30-was set on 30

The Temperature of the Refrigerator and Freezer was tested using Thermometers.



Fridge Temp with fridge set on 30-degrees F.



Freezer temp with freezer set on 15-degrees F.

Refrigerator - Freezer Current Temperature: Degrees F, 15

Refrigerator - Odor Detectable in Freezer: No

Refrigerator - Odor Detectable in Refrigerator: No

Refrigerator - Does Inside Light Work: Yes

Refrigerator - Ice Maker: ☒ Not inspected was not on long enough and antifreeze in system

Refrigerator Condition : ☒ Acceptable ☐ Fair ☐ Poor

Cooktop / Oven

Cooktop & Oven - Brand: , GE profile

Cooktop / Oven Photo(s):



overview

Cooktop - Rubber Grommets for Stovetop Grate: Yes

Cooktop - All Burners Operate: No

Cooktop - Condition: ☒ Acceptable

Cooktop - Color of Burner Flame: ☒ Not Present

Oven - Burner Lights: No

Stove Top & Oven - Condition: ☒ Poor ☒ Does not light

Oven - Color of Burner Flame: ☒ Not Present ☒ Does not light

🚩 (AK-1) Major Issue: The inspector observed that the identified cooktop burners did not light. It is recommended that a qualified RV technician evaluate the cooktop burners.

Microwave

Microwave Type/Brand & Model Picture : 📺 Microwave / Convection

Microwave/Convection Oven:



overview



overview

Microwave - Rack and Turntables are Installed: No

Microwave - Temperature of Water after 60 Seconds: Degrees F, 120.2

Microwave - Convection Mode - Fan Blower Comes On: Yes

Microwave Condition: ☒ Acceptable

Cooktop Exhaust Vent - Part of Microwave: Yes

Cooktop Exhaust Vent - Venting: Vents to Exterior

Cooktop Exhaust Vent Condition: ☒ Acceptable

Cooktop Exhaust Vent - Fan Speeds Condition: ☒ Acceptable

Water temperature of microwave after 1-minute 120.2



Dishwasher

Dishwasher - Brand: , High Point

Dishwasher:



overview



overview

Dishwasher - Model #: 🕶️ Data Plate

Dishwasher Data Plate Photo(s):



Dishwasher - Operational: Yes

The dishwasher was tested by running a 15 Minute rinse cycle and was found to operate as expected.

Dishwasher - Result of Operation: Good Condition

Dishwasher - Racks and Wash Bars Condition: ☒ Acceptable

Dishwasher - Hoses and Connection Condition: ☒ Not Visible

Appliances: Other

Water Heater

Water Heater - Brand & Model Picture: 🚿, Suburban - Tank

Water Heater Photo(s):



overview



overview- 16-Gallon Tank



overview

Water Heater - Rubber Grommet Around Gas Line Sealed: ☒ Acceptable

Water Heater - Type: Tank Type

Water Heater - Heat Source(s): LP, Electric

Water Heater - Operates on all Sources: Yes

Water Heater - Water Output Temperature: Temp Test, 127.9 F

Water Heater - Leaks at Pressure Relief Valve: No

Water Heater - Proper Drain Plug Installed: Yes

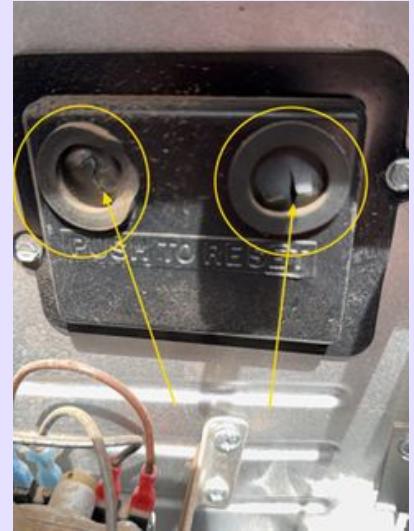
Water Heater - Bypass Valves in Correct Position: Yes

Water Heater Exhaust Vent - Condition: ☒ Acceptable

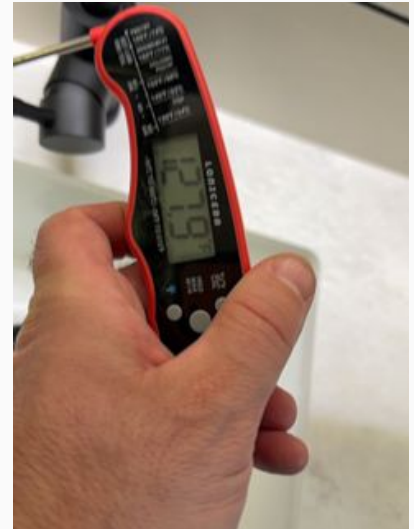
Water Heater - Condition of Burner Assembly Area: ☒ Acceptable

🔧 (AO-1) Minor Issue:

Thermostat & Emergency cut off reset switches cover deteriorating. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Hot water Temperature test



Furnace

Furnace - Brand/Model Picture: 🚗, Suburban

Furnace Photo(s):



Furnace - Model # : Model # Not Visible, Serial # Not Visible

Furnace - Operates: Yes

Furnace - Floor Vents Blocked or Covered: No

Furnace - Warm Air Discharge Out of Vents - Proper Return Air Flow: Yes, Warm air blows but barely any air flow

Furnace - Dauber Screens Installed: No

Furnace Air Intake / Exhaust Area Condition: ☒ Acceptable

✧ **(AO-2) Notice / Comment:** Furnace works but low CFM (Cubic Feet per Minute), may have pinched ducting.



Vent overview

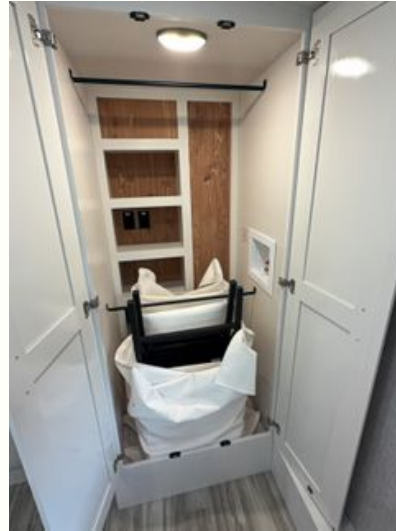


Air temperature 136.8 F

Washer / Dryer

Washer / Dryer - Type: Not Present

✧ **(AO-3) Notice / Comment:** Hookups for washer & dryer



In-House Vacuum System

In-House Vacuum System - Brand: 🧐, INTERVAC / RoadVac

Vacuum System:



In-House Vacuum System - Operational: Yes

In-House Vacuum System - Condition of Unit / Accessories / Bag: ☒ Acceptable

Electric Fireplace

Electric Fireplace - Brand: 🧐, Innoflame

Electric Fireplace Photo(s):



overview



overview



overview

Electric Fireplace - Results of Operation: All Features Work

Electric Fireplace - Condition: ☒ Acceptable

Ceiling Fan

Ceiling Fan - Operation: , All Features Work

Ceiling Fan:



overview

Ceiling Fan - Condition Motor and Blades: ☒ Acceptable

Appliances: Air Conditioners

NOTE:

-The Delta-T average acceptable performance range is 14 to 22 degrees (8 to 12 degrees C). In high humidity areas the range may be lower, 12 to 16 degrees F (7 to 9 degrees C) and in desert areas it may be higher 23 to 26 degrees F (13 to 15 degrees C).

Front Air Conditioner

Air Conditioner - Brand: Coleman, 🇺🇸

Front Air Conditioner Photo(s):



62.1 Fahrenheit Air Discharge



Inside temperature of RV

Air Conditioner - Model #: Model # Not Visible, Serial # Not Visible

Air Conditioner - Thermostatic Controls: Control Panel

Air Conditioner - Options: AC Only

Air Conditioner - Delta-T: Degrees F, 9.5 , POOR

Air Conditioner Condition: ☒ Poor

Air Conditioner - Filter Condition: ☒ Acceptable

Airconditioner - Exhaust Condition: ☒ Acceptable

🚩 (AAC-1) Major Issue:

Front A/C unit Delta-T was only 9.5 degrees difference, this is an indication of reduced cooling efficiency—potentially due to low refrigerant charge, restricted airflow, or a failing component. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.

Center Air Conditioner

Air Conditioner - Brand: 🇺🇸, Coleman

Center Air Conditioner Photo(s):



*Air discharge temperature 40.1
F*



Inside temperature of RV

Air Conditioner - Model #: Model # Not Visible, Serial # Not Visible

Air Conditioner - Thermostatic Controls: Control Panel

Air Conditioner - Options: AC Only

Air Conditioner - Delta-T: Degrees F, 31.5

Air Conditioner Condition: ☒ Acceptable

Air Conditioner - Filter Condition: ☒ Acceptable

Air conditioner - Exhaust Condition: ☒ Acceptable

☆ **(AAC-2) Notice / Comment:**

Middle AC Ceiling Plenum Vibrates, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



(This video is only viewable online.)

Rear Air Conditioner

Air Conditioner - Brand: 🕶️, Airxcel / Coleman

Rear Air Conditioner Photo(s):



Discharge Temperature 47.3 F



Inside temperature of RV

Air Conditioner - Model #: Model # Not Visible, Serial # Not Visible

Air Conditioner - Thermostatic Controls: Control Panel

Air Conditioner - Options: Heat Pump

Air Conditioner - Delta-T: Degrees F, 24.3

Air Conditioner Condition: ☒ Acceptable

Air Conditioner - Filter Condition: ☒ Acceptable
Airconditioner - Exhaust Condition: ☒ Acceptable

Interior

Interior Photos

Interior Photos: ☒ Yes

Interior Photos:



overview



overview



overview



overview



overview



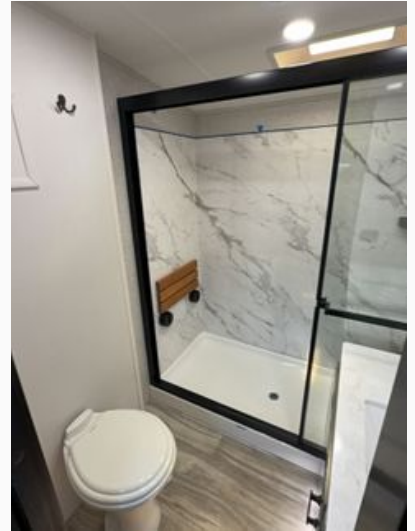
overview



overview



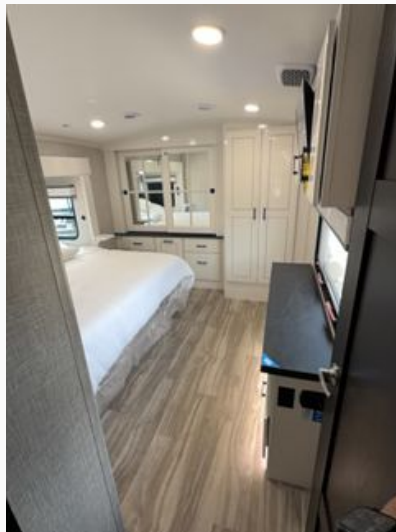
overview



overview



overview



overview



overview



overview



overview

Evidence of Animals: ☒ No

Odor Detected in RV: ☒ No

🔧 **(I-1) Minor Issue:** Kitchen island bottom paint coming off. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Paint coming off kitchen island bottom



zoomed out location

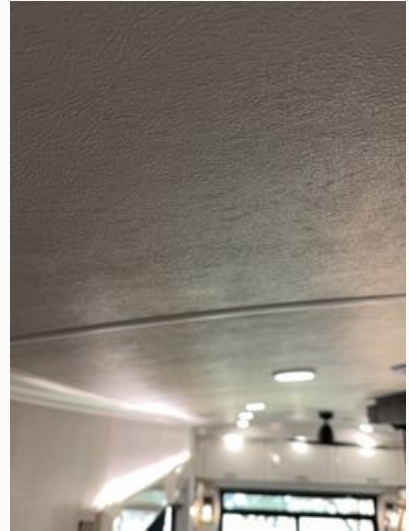
🔧 **(I-2) Minor Issue:** Paint rubbing off, most likely cause road vibration, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Ceiling

Ceiling - Type: 🏠, Paneling

Ceiling:



overview

Ceiling Inspected: ☒ Yes

Ceiling - Panels Loose: ☒ No

Ceiling - Discoloration or Stains: ☒ No

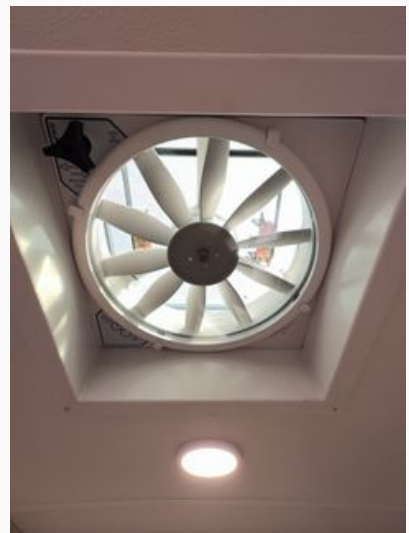
Ceiling - Trim Work Missing or Damaged: ☒ No

Ceiling - Condition: ☒ Acceptable

Ceiling Vents and Skylights

Ceiling Vents - Type: 🕶️, Manual Crank - 12-Volt Fan

Ceiling Vents:



overview

Ceiling Vents and Skylights - Thermostatic Controls and Switches Work: ☒ Yes

Ceiling Vents - All 12 Volt DC Fans Operate: ☒ Yes

Ceiling Vents and Skylights - Condition: ☒ Acceptable

Lights

Lights and Light Fixtures - Do all Lights Function: ☒ No

Lights and Light Fixtures - Condition: ☒ Overview

Overview Photos of the Lights in the RV.



overview



overview



overview



overview



overview



overview

 **(I-3) Minor Issue:** Pantry Motion light not working, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Location

Doors/Screens/Privacy Curtains

Interior Doors - Condition: ☒  ☒ Acceptable

Interior Doors:



overview



overview



overview

Interior Doors - Operation: ☒ Acceptable

Walls

Walls Inspected: ☒ 

Wall Panels:



Walls - Panels Loose: ☒ No

Walls - Water Damage Wall Panels: ☒ No

Walls - Panels Discolored or Stained: ☒ Yes

Walls - Soft Spots on Walls: ☒ No

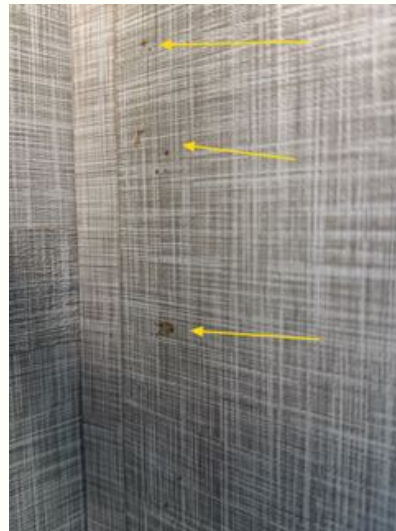
Walls - Trim Work - Condition: ☒ Acceptable

Walls - Condition: ☒ Acceptable

📍 (I-4) Notice / Comment: Stain on Streetside back wall



Location of stain



Windows, Blinds and Shades

Windows - All Windows Operational: ☒ Yes

Windows - Condition: ☒ Acceptable

Emergency Exit Installed: ☒  ☒ Yes

Windows:



overview



overview



overview



overview



overview

Emergency Exit Operational: ☒ Not Inspected ☒ Not tested due to window could fall on ground

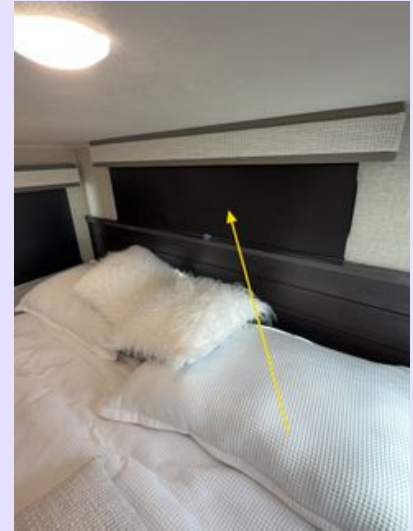
Blinds and Shades - Operational: ☒ Some operational

The inspector tested the operation of the window blinds. The shades were opened and closed to verify proper operation.

Blinds / Shades / Screens - Condition: ☒ Fair

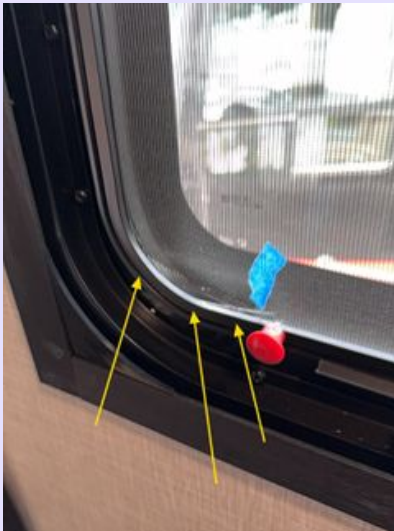
🔧 (I-5) Minor Issue:

Bedroom, blackout shade will not go back up, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



will not go back up

🔧 (I-6) Minor Issue: Hallway screen, bottom left corner, not attached. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



location where not attached



Location zoomed out

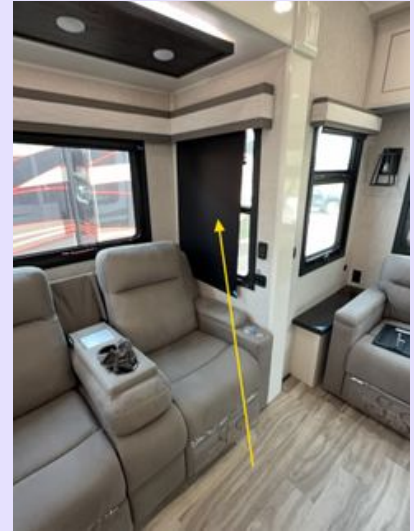
🔧 (I-7) Minor Issue: Curbside slideout rear blind/blackout not attached properly, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



location



(This video is only viewable online.)
Video showing blind/blackout not attached well, needs to be re-attached



another location photo

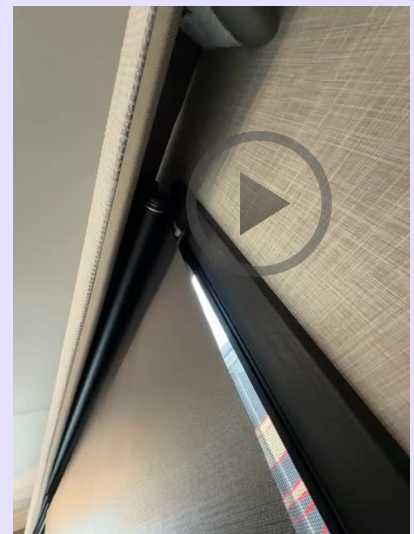
🔧 **(I-8) Minor Issue:** Curbside slideout middle emergency exit window blind not attached properly, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Location



Location



(This video is only viewable online.)
Video showing blind not attached properly

Flooring

Flooring - Type(s): ☒ Overview ☒ Simulated Plank

Overview Photos of the Flooring:

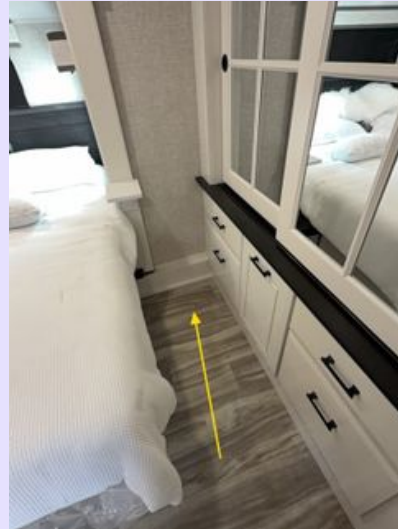


- Flooring - Floor Panels Loose: ☒ No
- Flooring - Floor Covering Discolored or Stained: ☒ Very dirty
- Flooring - Water Damage: ☒ No
- Flooring - Soft Spots in Floor: ☒ No
- Flooring - Condition: ☒ Acceptable

 **(I-9) Minor Issue:** Bedroom Flooring squeaky. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



(This video is only viewable
online.)
Video showing where it is
squeaky



Location

Kitchen Sink

Kitchen Sink - Type: 📷 Overview

Kitchen Sink Photo: Overview photos of the kitchen sink. The inspector ran water, verified that both hot and cold water were available.



overview



overview



overview

Kitchen Counter Top Damage: ☒ No

Kitchen Sink - Faucet Working: ☒ Yes

Kitchen Sink - Any Leaks: ☒ No

Kitchen Sink - Water Damage Under Sink: ☒ No access

Kitchen Sink - Condition: ☒ Acceptable

Bathroom Sink

Bathroom Sink - Style: Single Bowl, 🕶️Overview

Overview photos of the bathroom sink. The inspector ran water, verified that both hot and cold water were available, and checked under the sink for leaks.

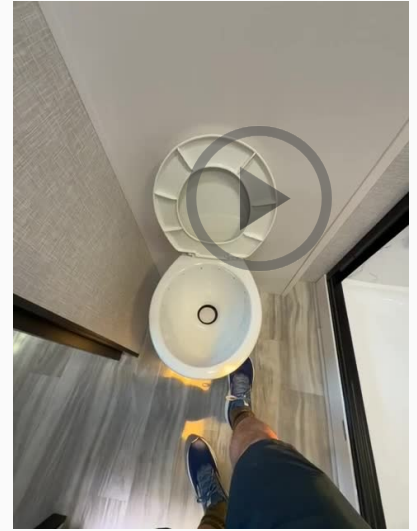


- Bathroom Sink - Type:** Porcelain
- Bathroom Sink - Faucet Working:** ☒ Yes
- Bathroom Sink - Faucet leaks at Stem:** ☒ No
- Bathroom Sink - Water Damage Under Sink:** ☒ No
- Bathroom Sink - P-Trap Holds Water:** ☒ Yes
- Bathroom Sink - Holds Water:** ☒ Yes
- Bathroom Sink - Hot and Cold Water Available:** ☒ Yes
- Bathroom Sink - Operation and Condition:** ☒ Acceptable

Toilet

Toilet - Type: 🕶️

Toilet - Master: Overview Photos



*(This video is only viewable
online.)
Video of toilet flushing*

Toilet - Water Leaks: ☒ No

Toilet - Indication of Previous Damage or Repair: ☒ No

Toilet - Bowl Holds Water: ☒ Yes

Toilet - Mounting Problems: ☒ No

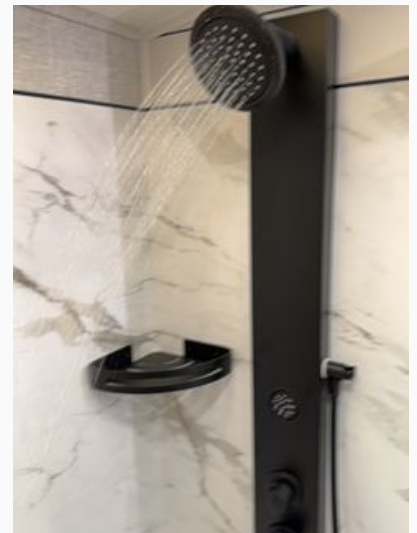
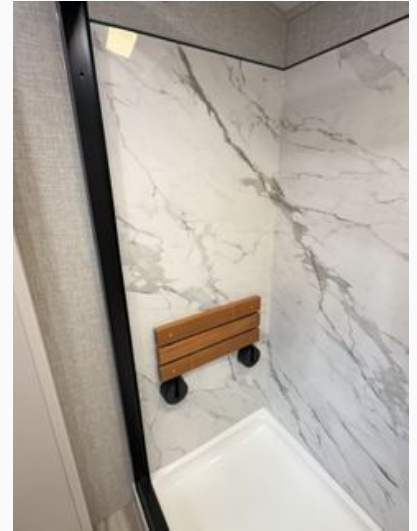
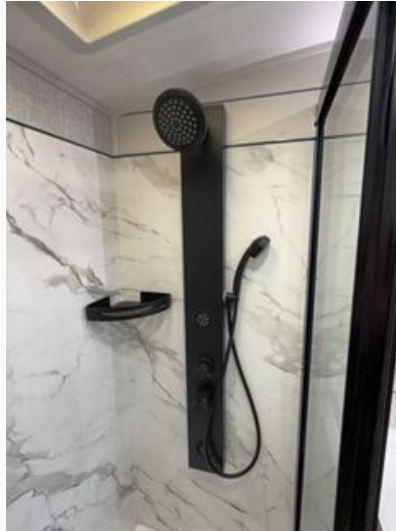
Toilet - Paper Holder: ☒ Not Present

Toilet - Operation and Condition: ☒ Acceptable

Shower

Shower / Tub - Style: 🚿, Shower Stall

Shower: Overview Photos



Shower / Tub - Stains in Stall / Tub: ☒ No

Shower / Tub - Soap Dish in Place: ☒ Yes

Shower / Tub - Towel Racks in Place: ☒ Yes

Shower / Tub - Condition: ☒ Poor ☒ Gaps in sealant

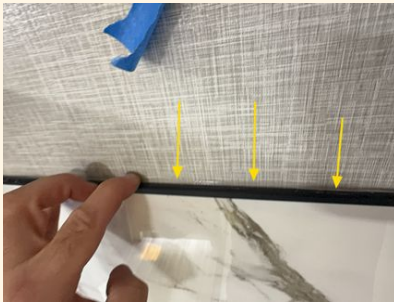
Shower / Tub - Door Type: ☒ Glass Door(s)

Shower / Tub - Door Latching Function: ☒ Yes

Shower / Tub - Door and Frame and Seals Condition: ☒ Acceptable

Shower/Tub - Operation and Condition: ☒ Acceptable

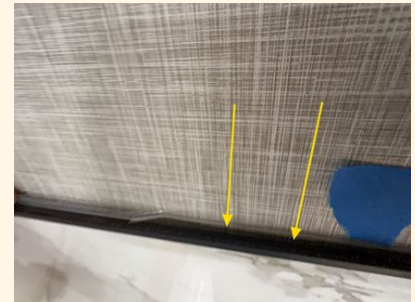
🚩 (I-10) Major Issue: Shower not properly sealed around the top of the shower liner. *it is possible that this could cause water intrusion, which can become a major issue.* It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Gaps in sealant



Gaps in sealant



Gaps in sealant



Gaps in sealant

Furniture

Chairs

Chairs Inspected: 🕶️

Chairs Photo(s):



overview



overview

Chairs - Condition: ☒ Acceptable

Sofa

Sofa(s) Inspected: 🕶️

Sofa Photo(s):



overview

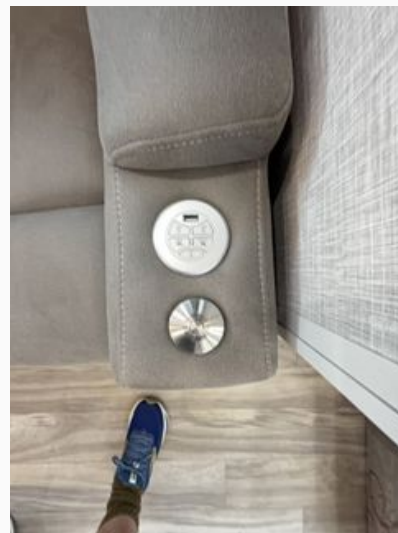
Sofa - Type: Convertible Tri-Fold

Sofa - Condition: ☒ Acceptable

Sofa (2)

Sofa(s) Inspected: 

Sofa (2) Overview Photo(s):



Sofa - Type: Sofa Only - No Bed

Sofa - Condition: ☒ Fair

 **(F-1) Minor Issue:** Electrical portion on rear side seat does not work. It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



Does not work



Location



Location

Dinette / Table / Chairs

Dinette / Table / Chairs - Inspected: 🕒

Dinette / Table / Chairs Photo:



overview

Dinette / Table / Chairs - Condition: ☒ Acceptable

Beds

Beds Inspected: 🕒

Beds Photo(s):



overview



overview

Beds - Mattress Type: Memory Foam

Beds - Condition: ☒ Acceptable

Cabinets / Dressers / Closets / Pantries

Cabinets / Dressers / Closets / Pantries - Condition: ☒ Acceptable

🔧 **(F-2) Minor Issue:** Pantry screw backing out, It is recommended that a qualified RV technician further evaluate and correct the identified issue as needed.



screw coming out



Location of screw backing out

Electronics

Living Room TV

Unit - Brand: 📺, Sansui

TV - Living Room:



overview

Unit - Model #: Model # Not Visible, Serial # Not Visible

TV Picks Up Local Channels: Yes

Remotes Operational: No, Uses AA batteries possibly dead

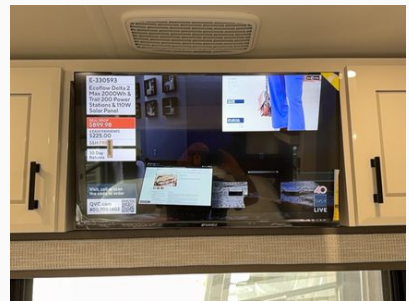
Unit Works Properly: Yes

Unit Properly Mounted and Secured: Yes

Bedroom TV

Unit - Brand: 📺, Sansui

TV - bedroom:



overview

Unit - Model #: Model # Not Visible, Serial # Not Visible

TV Picks Up Local Channels: Yes

Remotes Operational: Yes

Unit Works Properly: Yes

Unit Properly Mounted and Secured: Yes

Exterior TV

Unit - Brand: 📺, Sansui

TV - exterior:



overview

Unit - Model #: Model # Not Visible, Serial # Not Visible

TV Picks Up Local Channels: Yes

Remotes Operational: Yes

Unit Works Properly: Yes

Unit Properly Mounted and Secured: Yes

Sound Bar

Unit - Brand: 📺, JBL

Sound Bar:



overview



overview

Unit - Model #: Model # Not Visible, Serial # Not Visible

Remotes Operational: Not Present

Unit Works Properly: Yes

Unit Properly Mounted and Secured: Yes

Stereo

Unit - Brand: JBL

Unit - Model #: Model # Not Visible, Serial # Not Visible

★ **(E-1) Notice / Comment:** Could get unit to come on, but not pair to our iPhone, could not test speakers.





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Inspected by:

Lee Walden

