



# RV Inspection Report

**Prepared for: SAMPLE REPORT**

**RV Location:**

123 SEASAME STREET, Prior Lake, MN 55372

**Inspection Date:** 1/19/2022



2012 Keystone Cougar 330RBK

**RV Model: 2012 keystone cougar 330RBK**

**Suite Wheels RV Inspections and Services, LLC.**

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## LIFE SAFETY ISSUE



**Suite Wheels RV Inspections and Services, LLC.**

**Customer**  
SAMPLE REPORT  
**Year/Make/Model**  
**2012 keystone cougar 330RBK**

The following items indicate that the condition is a LIFE SAFETY ISSUE. It is recommended that a qualified RV technician correct the identified issue, and before the unit is occupied.

## 2. Roof Exterior

### 2.9 Air Conditioner #1 (Shroud)

**Poor**



The inspector noted multiple cracks in the shroud of the air conditioning unit. The unit has a 6 inch crack in the center on the front edge, a 6 in crack on the top edge of the streetside, a 3 inch crack on the streetside lower rear corner, and a 3 inch crack on the curbside rear corner. This is a life safety issue due to the risk of the shroud coming loose/off during transport and causing a hazard on the road. It is recommended this be repaired by a qualified RV Technician.

## 3(D) . Rear Cap / Wall

### 3.2.D Windows

**Fair**



Inspector noted deterioration of the sealant around the entire window on the rear cap. This is an emergency escape window making this a life safety issue. It is recommended this be repaired by a qualified RV Technician.

## 6(B) . Streetside Center Slideout

### 6.4.B Wiring Harness under Slideout

**Poor**



The inspector noted that the wiring harness underneath the front edge of the streetside center slideout is loose from it's connection at two points on the retraction track. If left, this could result frayed wiring

causing a hot skin issue creating life safety concern. It is recommended this be repaired by a qualified RV Technician.

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

### 7.0.A Tire Condition

#### Acceptable



The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.

## 7(B) . Curbside - Rear Wheel Assembly

### 7.0.B Tire Condition

#### Acceptable



The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.

## 7(C) . Streetside - Rear Wheel Assembly

### 7.0.C Tire Condition

#### Acceptable



The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.

## 7(D) . Streetside - Front Wheel Assembly

### 7.0.D Tire Condition

#### Acceptable



The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.

## 7(E) . Spare Tire Assembly

### 7.0.E Tire Condition

#### Poor



The inspector noted the spare tire installed on the rear bumper was past the 5 year date renewal by the DOT and the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.

## 8. Running Gear

### 8.0 Running Gear - Condition

Fair



(2) The inspector noted wear on the shackle bolts sleeves sighting off-center positioning of the shackle bolt on the curbside shackle. While in transit, this breaking, could result in life-safety issue. It is recommended this be repaired by a qualified RV Technician.

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

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

No



The inspector noted that the top of the battery box is not secure to the base of the battery box in the front basement on the streetside. This does not provide proper ventilation for hydrogen and oxygen (explosive and toxic) gases to escape the cabin which can then make their way into the living quarters/ bedroom. It is recommended this be repaired by a qualified RV Technician.

## 13. Propane Tank, Lines and Connections

### 13.2 LP Detector

Poor



The inspector noted that the LP detector in the galley area near the power panel has an expiration date greater than the 60 month recommended replacement per NFPA 1192-31 for manufacturers requirements. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.

### 13.3 Carbon Monoxide Detector

Poor



The inspector noted that the CO detector in the bedroom on the wall near the hall entry door has an expiration date greater than the 7 years recommended replacement per NFPA 1192-31 for manufacturers requirements as well as not having any batteries installed. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.

### 13.4 Smoke Detector

Poor



The inspector noted that the smoke detector on the hall area ceiling, near the bathroom door, has an expiration date greater than the 60 month recommended replacement per NFPA 1192-31 for manufacturers requirements. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.

### 13.5 Fire Extinguisher

Poor



The inspector noted that the fire extinguisher by the door has an expiration date greater than the 60 month recommended replacement per NFPA 1192-31 for manufacturers requirements. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.

MAJOR ISSUE



Suite Wheels RV Inspections and Services, LLC.

Customer  
SAMPLE REPORT  
Year/Make/Model  
2012 keystone cougar 330RBK

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

2. Roof Exterior

2.1 Front Cap, Joints and Seals

- Poor
- \$

(2) The Inspector noted three potential water intrusion points on the streetside front cap near the gutter downspout. Two directly at the downspout and the third is approximately 3.5 inches from the streetside edge. It is recommended this be repaired by a qualified RV Technician.
- \$

(3) The inspector noted potential water intrusion points along the front cap main seam from the streetside at 14. inches in the center and at 18 inches on the front edge, An approximately 3 inch crack in the sealant was noted from the streetside edge stretching from 26.5 inches to 29.5 inches.It is recommended this be repaired by a qualified RV Technician.
- \$

(4) The inspector noted two potential water intrusion points on the front cap seam rail at 7 inches from the curbside, one at 19 inches from the curbside, one at 35 inches from the curbside, and one at 39 inches from the curbside..It is recommended this be repaired by a qualified RV Technician.

2.2 Trim Rail (Curbside)

- Fair
- \$

(2) The inspector noted the deterioration of sealant along the entire length of the curbside trim rail from the front cap to the rear cap. It is recommended this be repaired by a qualified RV Technician.

3(A) . Front Cap / Wall

3.0.A Sidewall Condition

Fair





(1) The inspector noted a crack in the fiberglass on the curbside lower corner as well as potential water intrusion point with loosened joint seal and sealant on the same corner. It is recommended this be repaired by a qualified RV Technician.



(4) The inspector noted fading of the paint on the leading face of the front cap. It is recommended this be repaired by a qualified RV Technician.

## 6(C) . Streetside Front Slideout

### 6.6.C Slideout Operation and Alignment

**Fair**



The inspector noted that the blade seal on the front edge of the of the front slideout is not fully deployed in the lower corner as well as the upper corner of the rear edge of the front slideout, suggesting the slide out is out of alignment. It is recommended this be repaired by a qualified RV Technician.

## 8. Running Gear

### 8.0 Running Gear - Condition

**Fair**



(1) The inspector noted cracking in the rubber bushing of the streetside and curbside shackle hangers. It is recommended this be repaired by a qualified RV Technician.

## 12. Water Systems

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

**Fair**



The inspector noted that the black and galley water level monitor system did not go to zero after the system was emptied. The black tank monitored at 3/4 full remaining and the galley tank monitored at 1/2 full remaining. The inspector noted that the fresh water system was not fully drained during the testing. It is recommended this be repaired by a qualified RV Technician.

## MINOR ISSUE



**Suite Wheels RV Inspections and Services, LLC.**

**Customer**  
SAMPLE REPORT  
**Year/Make/Model**  
**2012 keystone cougar 330RBK**

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

## 2. Roof Exterior

### 2.2 Trim Rail (Curbside)

**Fair**

(1) The Inspector noted a potential water intrusion point on the curbside trim rail approximately two inches to the rear of the front gutter downspout. It is also noted there is a crack in the sealant in the curbside trim rail above the rear gutter downspout at the rear cap. It is recommended this be repaired by a qualified RV Technician.

### 2.3 Rear Cap, Joints and Seals

**Fair**

(2) The inspector noted a three potential water intrusion points on the rear cap at the streetside rear cap corner as well as on the rear cap at 18.5 inches and 30.5 inches from the streetside edge. It is recommended this be repaired by a qualified RV Technician.

### 2.4 Trim Rail (Streetside)

**Fair**

(1) The inspector noted multiple potential water intrusion points on the streetside trim rail where the rail meets the rear cap gutter downspout. It is recommended this be repaired by a qualified RV Technician.

(2) The inspector noted that the missing and deterioration of the sealant in side the streetside gutter above the main slideout. It is recommended this be repaired by a qualified RV Technician.

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

**Fair**

(1) The inspector noted a potential water intrusion point in the sealant at the rear streetside corner edge of the third from the front roof vent. It is recommended this be repaired by a qualified RV Technician.

(2) The inspector noted a potential water intrusion point in the sealant on the rear streetside corner of the roof vent second from the front. It is recommended this be repaired by a qualified RV Technician.

## 2.7 Plumbing Vent Covers

### Fair

(1) The inspector noted a potential water intrusion point on the front edge of the rear plumbing vent cover. The inspector noted inadequate sealant inside the retaining screw hole of the middle plumbing vent cap next to the skylight. It is recommended this be repaired by a qualified RV Technician.

(2) The inspector noted that the plumbing vent cap is not fully seated onto its base as well as two potential water intrusion points on the streetside edge of the sealant of the front most plumbing vent cap. It is recommended this be repaired by a qualified RV Technician.

## 2.11 TV Antenna Exterior Roof Unit

### Not Present

The inspector noted a potential water intrusion point in the sealant on the curbside edge of the TV antenna base as well as no TV antenna was present. It is recommended this be repaired by a qualified RV Technician.

## 3(A) . Front Cap / Wall

### 3.0.A Sidewall Condition

#### Fair

(3) The inspector noted a missing trim piece on the lower streetside corner of the front cap. It is recommended this be repaired by a qualified RV Technician.

## 3(B) . Curbside - Sidewall

### 3.0.B Sidewall Condition

#### Acceptable

(1) The Inspector noted a non-OEM door latch behind the front awning arm without any apparent sealant behind it. It is recommended this be repaired by a qualified RV Technician.

(3) The inspector noted a broken off and missing piece on the front edge of the wheel fender, two missing screws on the rear, and 4 replaced screws with washers on the front edge of the curbside wheel fender. It is recommended this be repaired by a qualified RV Technician.

## 3(D) . Rear Cap / Wall

### 3.0.D Sidewall Condition

#### Fair

The inspector noted missing trim piece and damage to tin on the curbside lower corner of the rear cap. It is recommended this be repaired by a qualified RV Technician.

## 6(A) . Streetside Rear Slideout

### 6.2.A Seals, Sweeps and Gaskets

#### Fair

(2) The inspector noted that the top bubble seal has two potential water intrusion points approximately 2 feet in from the rear edge of the rear slideout. It is recommended this be repaired by a qualified RV Technician.

## 6(B) . Streetside Center Slideout

### 6.2.B Seals, Sweeps and Gaskets

#### Fair

The inspector noted separation on the top bubble seal from the streetside sidewall above the center slideout approximately 2 feet back from the front edge of the streetside center slideout. It is recommended this be repaired by a qualified RV Technician.

## 6(C) . Streetside Front Slideout

### 6.1.C Slideout T-Molding Trim

#### Fair

The inspector noted damage to the upper rear t-molding corner on the front slideout. It is recommended this be repaired by a qualified RV Technician.

## 10. 12-Volt DC Chassis Lights

### 10.2 Front Clearance Lights

#### Yes

The inspector noted a non-functioning amber clearance light at the upper curbside of the front of the vehicle. It is recommended this be repaired by a qualified RV Technician.

## 14. Appliances: Kitchen

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

#### Poor

The inspector noted improper baffling and insulation on the backside of the refrigerator that will affect proper cooling cycle and performance of the refrigerator. It is recommended this be repaired by a qualified RV Technician.

## 17. Interior

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

#### Yes

The inspector noted several broken "lock-in" tabs for the screens of all four of the ceiling vents. The inspector also noted a vertical crack in the housing trim of the bathroom vent. It is recommended this be repaired by a qualified RV Technician.

### 17.21 Walls - Panels Discolored or Stained

#### Yes

The inspector noted that the seam of wall panel coating is coming loose above the door on the inside of the bunkhouse. It is recommended this be repaired by a qualified RV Technician.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Andrews*




**NOTICE / COMMENT**

**Suite Wheels RV Inspections and Services, LLC.**

**Customer**  
SAMPLE REPORT  
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**2012 keystone cougar 330RBK**

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

**1. Vehicle Information****1.0 Vehicle Data**

-  (4) Build Sheet Photo: no build sheet available
-  (5) **Owner Stated Comments:**
  - 1. See attached document for owner stated comments
-  (6) **Weather the Day of the Inspection: Sunny**

**2. Roof Exterior****2.0 Roof Condition**

**Fair**

-  Roof overview

**2.1 Front Cap, Joints and Seals**

**Poor**

-  (1) Front cap joint seam

**2.3 Rear Cap, Joints and Seals**

**Fair**

-  (1) Rear cap joint seam overview:

**2.8 Skylights**

**Fair**

-  (1) The inspector noted discoloration of the skylight above the shower. It is recommended this be evaluated at a later date for further deterioration. It is recommended this be repaired by a qualified RV

Technician.



(2) The inspector noted a crack in the sealant wrapping around the front curbside corner of the skylight.

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

#### 3.0.A Sidewall Condition

**Fair**



(2) The inspector noted non-OEM screws securing the plastic enclosure around the pinbox underneath the front cap.

### 3(B) . Curbside - Sidewall

#### 3.0.B Sidewall Condition

**Acceptable**



(2) The inspector noted a small dent in the tin behind the tire fender on the curbside sidewall.



(4) The inspector noted a single missing screw in the lower rear corner of the curbside spotlight.

#### 3.1.B Paint and/or Decals

**Acceptable**



The inspector noted marring in the decal to the front of the front awning arm on the curbside sidewall as well as discoloration of the decal above the water heater door on the curbside sidewall.

### 3(C) . Streetside Sidewall

#### 3.0.C Sidewall Condition

**Fair**



The inspector noted an area of delamination directly in front and below the front edge of the gutter for the center slideout. Inspector recommends further evaluation by and RV Technician for further damage assessment.

### 6(A) . Streetside Rear Slideout

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

**Fair**



(1) The inspector noted that the blade seal on the rear edge of the rear slideout did was not fully deployed. After moving the slideout in and out the seal properly deployed.

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

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

**No**



Pin box: hot skin test

#### 11.2 Hot Skin Test - Was any Door Handles and Frames Voltage Recorded

**No**

 door handle: hot skin test

#### 11.4 Hot Skin Test - Was any Other Voltage Recorded

No

 Ladder: hot skin test

#### 11.11 Fuse Panel Box Inspected

Yes

 Electrical and fuse panel

## 12. Water Systems

### 12.1 Onboard Water Filtration System

Not Present

 The inspector noted that the owner has a water filtration system hooked up but it is not an on-board system.

## 17. Interior


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

No

 The inspector noted that the light above the dining room table does not light up when switched on. It is recommended this be repaired by a qualified RV Technician.

### 17.45 Flooring - Previous Repairs Performed

Yes

 The inspector noted that per the owner stated comments, the previous owner had removed the carpet that was installed on the main floor area of the bunkhouse.

## 18. Furniture

### 18.20 Cabinets / Dressers - Counter Top Damage or Scratches

Yes

 The inspector noted light scratches on the kitchen countertops.

## 19(A) . TV - Front Bedroom

### 19.0.A Unit Works Properly

Yes

 Bedroom TV: DVD on

## 19(B) . TV - Living Room

### 19.0.B Unit Works Properly

Yes

 Inspector noted that the unit is not equipped with a TV antenna. The owner has opted for use of digital



media platform (router and Amazon Firestick) located behind the TV.

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

[FLUID ANALYSIS - HOW TO READ](#)

[POINTS OF INSPECTION - COMPARISSON](#)

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

**The Vehicle Identification Number (VIN) of the Recreational Vehicle:**

1234567891011.

**RV Year, Make, Model, and Inspection Date:** 2012 Keystone Cougar 330RBK  
01-19-2022**State and Location where the Recreational Vehicle Inspection is to take place:**

5620 Parkview Cir S E, Prior Lake, MN 55372

**Inspection date:** Jan 19, 2022**Fee for the RV Inspection:** \$1,262.00

THIS AGREEMENT made Jan 14, 2022, by and between Suite Wheels RV Inspections and Services, LLC. (hereinafter "RV INSPECTOR") and the undersigned Connor Andrews, collectively referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

1. RV INSPECTOR agrees to send each sample pulled to JG Laboratories within 24 hours of the samples being taken and RV INSPECTOR, while under no obligation, will at their cost send the samples to JG Laboratories via next day parcel shipment (UPS, FedEx, or USPS) in every effort to expedite the analysis and help provide the most accurate analysis possible.
2. THE PARTIES acknowledges and voluntarily agrees that, once JG Laboratories is in possession of the samples the standard turnaround for the completion of the analysis is 24-48 hours.
3. THE PARTIES acknowledges and voluntarily agree that if for any reason there is a delay in shipment, analysis, or result response, it is the responsibility of THE PARTIES to contact RV INSPECTOR at which time electronic tracking will be taken into action. THE PARTIES will allow the previously mentioned accumulated total times allotted before making a request for tracking.
4. THE PARTIES acknowledge and voluntarily agree that they have been presented with the option by RV INSPECTOR to expedite the process of the analysis by the purchase of a "rush analysis". If for any reason THE PARTIES wishes to have the analyses completed in a timeframe sooner than what is set for in the standard, THE PARTIES will make RV INSPECTOR aware at the time of this agreement and voluntarily agrees to pay, in full, the RV INSPECTOR their cost for "rush analysis" order per sample which are to be completed by a standard of 24 hours from the time of receipt by JG Laboratories. No "rush analysis" request(s) will be accepted after the point of sale of the inspection.
5. To give THE PARTIES the best services with as much detail as possible, in the shortest timeframe, RV INSPECTOR will send one email with the results from all the sample analyses once they are all completed. This is an effort to limit email traffic, lessening the risk of any individual analysis results being lost or sent to trash.
6. While every effort is being made by RV INSPECTOR and JG Laboratories to expedite the results of the sample analyses, the ongoing outbreak of the Coronavirus 2019 (COVID-19) and its variants, has taken a toll on shipping timeframes and labor shortages across several industries. While it is not normal, THE PARTIES acknowledges and voluntarily agrees that there may be slightly longer delays in the process than what is stated above. This or any other delay in the process will not be grounds for any type of reimbursement for time, cost of analysis, rush order cost, or loss of sale/purchase of 1234567891011.
7. RV INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of the FLUID ANALYSIS AGREEMENT - SHOULD BE REVIEWED BY YOUR ATTORNEY

BEFORE USE.

8. In the event of a claim against RV INSPECTOR, CLIENT agrees to supply RV INSPECTOR with the following: (1) written notification of adverse conditions within 7 days of inspection completion; and (2) access to the vehicle. Failure to comply with the above conditions will release RV INSPECTOR and its agents from any and all obligations or liability of any kind.

9. Dispute Resolution; Binding Arbitration: Any dispute, controversy, interpretation, or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from, or related to this contract or arising out of, from or related to the analysis process and analysis report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. CLIENT agrees to pay all required filing fees. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any course of competent jurisdiction.

10. If any provision of this Contract is held unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Contract shall remain in full force and effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of RV INSPECTOR or its agents shall be binding unless reduced to writing and signed by RV INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees. CLIENT shall have no cause of action against RV INSPECTOR after one year from the date of the inspection.

11. Payment of the fee to RV INSPECTOR is due prior to the start of the on-site recreational vehicle inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.

12. If CLIENT requests a new analysis, the new analysis is also subject to all the terms and conditions set forth in this agreement.

13. This Agreement is not transferable or assignable.

14. The parties acknowledge that each of them has had ample opportunity for their own counsel to participate in negotiating and drafting this Agreement. Therefore, no rule of construction shall apply to this Agreement that construes ambiguous or unclear language in favor of or against any party.

THE CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

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FOR Suite Wheels RV Inspections and Services, LLC.

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CLIENT OR REPRESENTATIVE Signature\* Printed Name

\*One signature binds spouses/partners



The Vehicle Identification Number (VIN) of the Recreational Vehicle: [1234567891011](#).

RV Year, Make, Model, and Inspection Date: [2012 Keystone Cougar 330RBK 01-19-2022](#)

State and Location where the Recreational Vehicle Inspection is to take place: [5620 Parkview Cir S E, Prior Lake, MN 55372](#)

Inspection date: [Jan 19, 2022](#)

Fee for the RV Inspection: [\\$1,262.00](#)

THIS AGREEMENT made Jan 14, 2022, by and between Suite Wheels RV Inspections and Services, LLC. (hereinafter "RV INSPECTOR") and the undersigned Connor Andrews, collectively referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

1. RV INSPECTOR agrees to perform a limited, non-invasive, visual inspection of the Recreational Vehicle and to provide CLIENT with a written report identifying the defects that RV INSPECTOR both observed and deemed material. RV INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, RV INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice and Code of Ethics of the National RV Inspectors Association ("NRVIA") posted at <http://www.nrvia.org>. Although RV INSPECTOR agrees to follow NRVIA's Standards of Practice and Code of Ethics, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that NRVIA is not a party to this Agreement and has no control over RV INSPECTOR or representations made by RV INSPECTOR and does not supervise RV INSPECTOR. Unless otherwise indicated below, CLIENT understands that RV INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. CLIENT understands that RV INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only. RV INSPECTOR shall be the sole owner of the report and all rights to it. RV INSPECTOR accepts no responsibility for the use of or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release RV INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions within this Agreement. RV INSPECTOR'S inspection of the RV and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability, or suitability of the RV or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded. CLIENT understands that RV structures have unique characteristics that make it impossible for the RV Inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include any inspection of decay or hidden defects of the interior of the floor, walls, roofs, and other areas that are not accessible.
4. RV INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of RV CONTRACT AGREEMENT - SHOULD BE REVIEWED BY YOUR ATTORNEY BEFORE USE.

INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees, and expenses arising out of or related to the RV INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the RV INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special, or

incidental damages or for the loss of the use of RV even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the RV INSPECTOR and CLIENT; and (iii) to enable the RV INSPECTOR to perform the inspection at the stated fee.

5. RV INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license or certifications in the jurisdiction where the inspection is taking place.

6. In the event of a claim against RV INSPECTOR, CLIENT agrees to supply RV INSPECTOR with the following: (1) written notification of adverse conditions within 7 days of inspection completion; and (2) access to the vehicle. Failure to comply with the above conditions will release RV INSPECTOR and its agents from any and all obligations or liability of any kind.

7. Dispute Resolution; Binding Arbitration: Any dispute, controversy, interpretation, or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from, or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. CLIENT agrees to pay all required filing fees. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any course of competent jurisdiction.

8. If any provision of this Contract is held unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Contract shall remain in full force and effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of RV INSPECTOR or its agents shall be binding unless reduced to writing and signed by RV INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees. CLIENT shall have no cause of action against RV INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to RV INSPECTOR is due prior to the start of the on-site recreational vehicle inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. The parties acknowledge that each of them has had ample opportunity for their own counsel to participate in negotiating and drafting this Agreement. Therefore, no rule of construction shall apply to this Agreement that construes ambiguous or unclear language in favor of or against any party.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

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FOR Suite Wheels RV Inspections and Services, LLC.

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CLIENT OR REPRESENTATIVE Signature\* Printed Name

\*One signature binds spouses/partners



## Premier Inspection Points for Towable RVs (Travel Trailers or 5<sup>th</sup> Wheels)

We appreciate your business and look forward to providing you with the most advanced RV inspection available in today's RV market. So that we may provide you with a thorough inspection, your RV will need to be hooked up to all the utilities: fresh water, electricity, and sewer during the inspection.

Due to the nature of RV absorption refrigerators and the time it takes for these refrigerators to cool, the refrigerator must have been in operation for at least 12 hours before an accurate temperature reading can be taken in the freezer and the refrigerator compartments.

This report will consist of 80 to 100 photos describing the items that have been identified during the detailed **Premier Towable Inspection**. (E=Essential, EP=Essential Plus, P=Premier Level Inspection)

### Roof

- o Inspect and rate the overall Roof Condition.(E)
- o Identify the Roof material type and the sealants that have been applied to the roof.(P)
- o Evaluate the condition of the various sealant and joints around the roofing components.(EP)
- o Rate the condition of the roof vents, air conditioners, antenna, other components that are mounted on the roof.(E)
- o Identify areas of concern and potential water intrusion points.(P)

### Sidewall and End Caps

- o Inspect and identify the material type of the front and rear caps.(P)
- o Evaluate the aging and general overall condition of the front and rear caps.(P)
- o Inspect and evaluate the appearance and functional condition of the sidewalls, entrance doors, windows and cargo access doors.(E)
- o Inspect and evaluate any damage, discoloration and delamination of the side wall and end cap components.(EP)

### Slide Out Rooms

- o Identify the types of slideout room drive systems.(P)
- o Identify the type of roof material for the slideout room.(P)
- o Inspect and rate the roof condition.(E)
- o Inspect and evaluate the condition of the seals, sweeps and gaskets for possible damage.(E)
- o Evaluate the attached wiring and utility harness that feed underneath the slideout room.(EP)

### Awnings and Slide Out Toppers

- o Inspect and identify operational type (manual vs electric) of the awnings, slideout toppers and window awnings.(P)
- o Operate and rate condition of the awning frames and latching mechanisms.(E)
- o Evaluate and rate the condition of fabric material of the awnings.(EP)

**Chassis Turn Signal and Running Lights (12-volt DC)**

- o Inspect the condition of the 7-pin connector cord.(P)
- o Operate and evaluate the emergency break away switch.(E)
- o Activate and evaluate the operation of the DOT lights mounted on the RV.(E)

**120 Volt AC Electrical System (house type power)**

- o Inspect and rate the condition of the power cord and its connection ends.(E)
- o Identify any damage or repair of the power cord.(P)
- o Remove cover panel of 120-volt circuit breaker box to visually inspect the condition of the wiring, circuit breakers and grounding connections.(E)
- o List any heat discoloration to the wiring and connections.(P)
- o Verify the separation of all the wiring types.(P)
- o Test and verify the output operation of the 120 VAC to 12 VDC converter for charging of the deep cycle batteries.(E)

**Generator** - *if installed \*strongly recommend performing oil analysis to determine internal combustion engine component condition.*

- o Identify and note the model, serial number and run hours of the generator.(E)
- o Check oil level.(E)
- o Start, operate and test the onboard generator under load.(EP)
- o Test the voltage output and frequency (60 cycles).(P)

**Inverter** - *if installed*

- o Identify and note the model and serial number of the inverter.(E)
- o Visually inspect the wiring and electrical connections and fuses/circuit breakers.(E)
- o Place electrical load on inverter to verify proper operation.(P)
- o Test voltage and frequency output of the inverter under fifty percent load.(P)

**Coach Battery System - (12-volt DC deep cycle Battery Electrical System)**

- o Locate and note the location of the battery stack.(EP)
- o Evaluate the condition, age and matched sizing of the battery stack.(E)
- o Evaluate and determine if positive and negative cables are correctly matched for balanced load.(P)
- o Access and visually inspect the wiring, fuse panel and fuses of the 12-volt DC electrical system.(E)
- o Evaluate the operation of the fresh water /waste water monitor panel for incorrect tank readings.(EP)

**Fresh Water System**

- o Verify the fresh water connections for the City Water hookup are operational.(E)
- o Verify the onboard fresh water tank and pressure pump system will operate and maintain pressure.(E)
- o Operationally test all fresh water fixtures inside and outside of the RV.(EP)
- o Visually inspect the water filtration system (if installed) for leaks and filter placement.(P)

**Waste Water Systems - (Gray and Black Water)**

- o Operationally test and inspect both waste (gray and black) plumbing systems for leaks under the sinks, shower, around the toilet and discharge lines.(E)
- o Identify the type drain valve controls.(P)
- o Verify the drain valves for both systems will maintain water in their tanks.(P)



- o Operate both drain valves and test for ease of operation.(E)
- o Verify the drain cap is in place and will hold waste water.(E)

**Life Safety Items**

- o Perform and document LP gas timed leak test at cook top burner spud for 5 minutes at 8 inches of water column gas pressure.(E)
- o Test the Ground Fault Circuit Interrupter (GFCI) circuits in the 6 foot range of the water areas of the bathroom, kitchen and exterior receptacles.(E)
- o Test all wall receptacles for correct polarity and ground fault.(E)
- o Test the exterior skin for Hot Skin that would cause electrical shock.(E)
- o Emergency Exit Windows - Verify all safety windows are operational.(E)
- o Fire Extinguisher - Verify unit is secure in bracket and dial indicates extinguisher is fully charged.(E)
- o Smoke/Fire Detector -Test and verify operation of units.(E)
- o Carbon Monoxide Detector (if applicable) - Test and verify operation of unit.(E)
- o LP Gas Detector - Verify gas detection and audio alarm. Document expiration date of detector.(E)
- o Verify the rubber grommet is properly sealed around LP gas line of water heater.(E)

**LP Gas System**

- o Visually inspect all hoses and pressure regulators for damage and age deterioration.(E)
- o Verify plastic cover has been installed over regulator.(E)
- o On Split tank system verify the red colored single stage regulator is installed.(EP)

**DOT Cylinders - if equipped**

- o Document the manufacturer dates of DOT cylinders.(E)
- o List the location(s) of the DOT cylinders.(P)
- o List the tank sizes that have been installed.(E)
- o Conduct visual inspection of exterior of cylinder for rust and other damage.(E)

**ASME tank - if equipped**

- o If tank is visible, conduct a visual inspection of tank for rust or physical damage.(E)
- o List the location of the tank.(P)
- o Document the manufacture date of the ASME tank if accessible.(EP)
- o List the gallon capacity of the tank.(EP)

**Refrigerator**

- o Identify the brand, model and type of refrigerator.(E)
- o Note the location of the vent panels used by refrigerator.(P)
- o Operate on all heat sources - 120-volt AC, LP gas and for 3-way refrigerators, 12-volt DC.(E)
- o Collect serial and model number and verify with manufacturer if recall notice has been issued and completed for this unit.(E)
- o Visually verify if baffle system on back of refrigerator area is correct and directing heat away from gas coils.(P)
- o Test for interior temperature of upper and lower refrigerator compartments and ice maker (if installed) \*if refrigerator has been operating for minimum of 12 hours.(EP)
- o Check condition of door frame, shelving, crisper drawers, door shelves and interior light.(P)
- o Evaluate and rate the door gasket seals of freezer and refrigerator box areas.(P)

**Water Heater**

- o Identify the brand, model and type of water heater.(E)
- o Visually inspect burner assembly and gas exhaust system for blockages and insect infestation.(EP)
- o Fill tank with water (if necessary) and verify operation on all heat sources - LP gas and 120-volt AC if equipped with heating element.(E)
- o If installed, operate and verify positioning of bypass valves on back of water heater.(P)
- o Determine if proper drain plug has been installed in water heater tank.(P)
- o If installed, inspect and evaluate if the correct type of dauber screen has been is being used.(P)

**Furnace**

- o If accessible, identify the brand, model and type of furnace(s) that have been installed.(EP)
- o Identify the type of thermostat controls being used to operate furnace(s).(P)
- o Visually inspect air intake and exhaust assemblies for blockages and insect infestation.(EP)
- o Operate and verify warm air discharge out of vents and proper return air flow to unit.(E)
- o Monitor for unusual noise or vibration of blower motor.(P)
- o If installed, inspect and evaluate if the correct type of dauber screen is being used.(P)

**Cook Top/ Stove**

- o Evaluate and rate the condition of the cook top or stove.(EP)
- o List presence and condition of stove top covers.(P)
- o Verify the ignition and operation of all top burners and the oven flame (if equipped).(E)
- o Inspect and rate the condition of the metal grill top and rubber grommets of top burner area.(EP)
- o Evaluate the presence of the control knobs, door handles and oven racks of the unit.(P)

**Air Conditioner(s)**

- o Identify and list the type of cooling unit/heat pump.(EP)
- o Perform cooling efficiency test (Delta T) on each unit.(E)
- o Inspect the air filter(s) debris and cleanliness.(P)

**Washer/ Dryer**

- o Visually inspect and verify a wash and rinse cycle of the washer and dryer.(E)
- o Visually inspect for leaks or damaged hoses.(P)
- o Evaluate and rate the exterior condition of the dryer exhaust vent.(E)

**Microwave/Convection Oven**

- o Identify and list the brand, model, type and output wattage of the unit.(E)
- o Verify the rack and turn tables are installed.(P)
- o Operate unit for 60 seconds utilizing cup of water and then list water temperature.(EP)

**Dishwasher - if installed**

- o Identify and list the brand, model and type of unit.(E)
- o Verify operation of unit and inspect for leaks and non-functioning rotating racks and wash bars.(EP)

**In House Vacuum System - if installed**

- o Identify and list the brand, model and type of unit.(E)
- o Verify the operation and visually inspect the various components of the hose assembly, access doors and dirt bag.(EP)

**Electric Fireplace - *if installed***

- o Identify and list the brand, model and type of unit.(E)
- o Operate and verify the various heat settings, fan speed levels and the back lighting.(EP)

**Cook Top Exhaust Fan**

- o Operate and verify condition of the exhaust function and fan speeds.(E)
- o Visually inspect the filter and lighting.(P)
- o Evaluate and rate the exterior condition of the exhaust vent.(EP)

**Ceiling Mounted Fans and Ceiling Exhaust Vents**

- o Visually inspect the condition of the blades and motor.(EP)
- o Operate and verify condition of the blade direction and fan speeds.(E)
- o Verify lighting if equipped.(P)

**Interior Conditions and Appearance**

- o Visually inspect all ceilings, walls, interior doors and flooring for signs of water intrusion, surface damage and/or staining.(E)
- o Operate all windows and doors noting any deficiencies or missing components.(EP)
- o Evaluate the window coverings.(P)
- o Operate all interior, exterior and décor lighting - 12-volt and 120-volts.(E)

**Cabinets and Closet Condition**

- o Inspect and evaluate all cabinet doors, drawers and pull out operation.(E)
- o Visually inspect all counter tops and flat surface areas of the kitchen, living room, bathroom, bedroom and storage areas for scratches and damage.(EP)
- o Identify and list all broken and loose cabinet and closet hardware.(P)
- o Note if appearance of previous damage repairs have been performed.(P)

**Furniture**

- o Visually inspect the condition of the dinette table/booth, chairs, recliners and sofa.(E)
- o Inspect and note furniture fabric tears, discoloration and signs of excessive wear.(EP)
- o Visually inspect and note signs of mattress damage or staining.(E)

**Entertainment System**

- o Visually inspect and operate all TV and stereo equipment.(E)
- o Verify DVD/disc players and radios are operational.(E)
- o Verify local channels antenna and 12-volt DC power signal booster is operational.(P)
- o Raise and lower roof mounted antenna if equipped.(EP)
- o Verify remotes are operational.(P)

**Shower/Tub Enclosure**

- o Visually inspect the glass panels, curtains and soap dish areas.(EP)
- o Evaluate and rate the seals around the frame work and doors for water leaks.(E)

- o Operate the door and latch system to verify its operation.(E)
- o Inspect and evaluate the stains and chemical/mineral buildup.(P)

**Running Gear (Towables)**

- o Type and number of axles.(E)
- o Inspect the frame, axles, springs, rims and other components for rust, oil stains and visible damage.(E)
- o Document the information on the tires as to their age and weight capacities.(E)
- o Check tire pressure.(EP)
- o Inspect and rate tire tread condition.(EP)
- o Note any valve extensions and pressure monitors.(P)

**Hitch System/Hook Up**

- o Inspect and identify the type of system used to tow vehicle.(E)
- o Evaluate and list modifications to hitch system.(P)

**Leveling System**

- o Identify and note the brand and type of system.(P)
- o Operate by extending and retracting leveling system.(E)
- o Check for hydraulic leaks or mechanical issues.(EP)

**Weight Labels and Data Plates**

- o Identify and document the Vehicle Identification Number (VIN).(E)
- o Document the License plate info.(E)
- o List the Inspection sticker information - if applicable.(E)
- o List the RVIA inspection seal number.(E)
- o List the Gross Vehicle Weight Rating.(E)
- o List date of manufacturer.(E)
- o List the Manufacturer's Build Sheet (if available).(P)
- o List Owner Stated Comments (if present).(P)



The Vehicle Identification Number (VIN) of the Recreational Vehicle: 1234567891011.

RV Year, Make, Model, and Inspection Date: 2012 Keystone Cougar 330RBK 01-19-2022

State and Location where the Recreational Vehicle Inspection is to take place: 5620 Parkview Cir S E, Prior Lake, MN 55372

Inspection date: Jan 19, 2022

Fee for the RV Inspection: \$1,262.00

THIS AGREEMENT made Jan 14, 2022, by and between Suite Wheels RV Inspections and Services, LLC. (hereinafter "RV INSPECTOR") and the undersigned Connor Andrews, collectively referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

We at RV INSPECTOR appreciate your business and look forward to providing you with the most advanced RV inspection available in today's RV market.

Prior to the Scheduled Inspection - IMPORTANT!

1. THE PARTIES voluntarily agree and acknowledge to the below listed requirements needed to perform the agreed inspection by RV INSPECTOR and the situational outcome should the requirements not be met by THE PARTIES and/or the seller.

**Hookups:** To inspect everything properly and provide you with a thorough report, the unit should be hooked up to at least power and water, and ideally a sewer connection before the start of the inspection.

1. **Power:** Please ensure the appropriate 30 Amp or 50 Amp RV shore power supply is available.
  - a. Nothing 120-volt AC will be inspected with a 15 Amp power adaptor as it can cause damage to RV components.
2. **Water:** A city water connection and water hose must be available to inspection the condition of the city water inlet and related freshwater tank plumbing, as well as any built-in tank flush systems.
  - a. If no city water connection is available, the freshwater tank will need to be at least ½ full for plumbing testing or completely full for waste tank testing.
3. **Sewer:** Having an RV sewer connection allows the inspector to test the black and grey tanks, lines, and wastewater valves.
  - a. No sewer connection and lack of ability to inspect these will be noted on the report.
  - b. Waste tanks should be empty and clean at the start of the scheduled inspection.
4. **Propane:** Accurate evaluation and testing of the RV Propane System is critical and can be a life safety issue. Please ensure that there is at least half a tank of propane available.
  - a. Due to regulatory requirements, a propane leak test may only be performed at the stove burner connection or outdoor grill port. While most RV stovetops allow access to those connections, some (newer) stovetops are manufactured in such a way as to restrict access to those connections. If the style of stovetop restricts access to the burner connection and no outdoor port is available, RV INSPECTOR will not perform the propane leak test. In such a case, the report will note that the propane system should be tested for leaks by a propane

qualified technician.

5. **Refrigerator:** RV absorption refrigerators take at least 12 hours to cool, therefore if a RV refrigerator is present, it must be running for 12 hours prior to start of the inspection, for an accurate temperature reading to be taken in the freezer and refrigerator compartments.
  - a. Residential refrigerators must have been in operation for at least 4 hours prior to start of inspection.

**Important:** If the above requirements are not met, RV INSPECTOR will NOT be able to complete portions of the inspection that require hookups of water, electricity, sewer, or propane, or that require the refrigerator to be pre-cooled. Any such issues will be noted in the inspection report.

### Setups:

1. **Generator:** RV INSPECTOR requires enough fuel to power the generator for all the required inspections. We require at least 1/3 tanks of gas, whether that be gas or diesel, from the fuel tank or propane.
  - i. Most generators are prepped with a ¼ fuel tank shut off safety feature, therefore anything close to that mark will make it difficult to thoroughly inspect functionality. If such test cannot be completed, they will be noted in the inspection report.
2. **Roof:** Please note that the roof inspection is one of the most important parts of an RV inspection, as it gives hints to the inspector about where to look for other problems. Please ensure there is enough clearance to properly maneuver the roof. However, the roof cannot be inspected when it is raining, when lightning has been spotted, or when there is snow/ice on the roof. For this reason, an inspection date may be postponed by rain or other inclement weather.
3. **Maneuver Room:** The RV INSPECTOR will require room around all sides of the RV to adequately maneuver a step ladder and extension ladder.
4. **Slides:** All slides will require testing of operation and evaluating seals is vital to check for potential water entry. Please confirm there will be sufficient room for the RV slide-outs to fully extend and allow space to move around them.
  - a. Due to the nature of some slideout controls, they require the slideout to be extended and retracted, without pause or stopping, or they could be put out of alignment.
5. **Awnings:** Awnings will need space to be extended and retracted.
  - a. Awnings can only be tested if weather permits. If conditions are too windy for full operation, electric motored awnings only will be brought out just slightly and brought back in to test functioning of motor. If full test cannot be completed, it will be noted in the inspection report.
6. **Air Conditioning and Heating:** On extreme temperature days, the efficiency of either the air conditioner or furnace function may not be able to be determined. On extremely hot days, the interior of the RV may not be able to be cooled enough to trigger the furnace thermostat. On extremely cold days, the interior may not be able to be warmed enough to trigger the air conditioner thermostat. If such test cannot be completed, they will be noted in the inspection report.
7. **Batteries:** RV batteries should be properly installed and charged.
8. **Cabinets/ Drawers/ Storage Areas:** Please ensure the owner knows that the inspector will be going through everything, cabinets; drawers; storage compartments; etc., to look for water damage and functioning of drawers/ doors. Anything of values should be removed or locked in a separate area that would not be inspected.
  - a. Note that the RV INSPECTOR will not move or remove personal items that are present. RV INSPECTOR will visually inspect around items or note in the inspection report if unable to inspect an are
9. **Manuals and Remotes:** Any existing RV manuals, maintenance records, all RV keys, and remotes with fresh batteries should be readily available for use during the inspection and for reporting details.

**Important:** Please ensure that the owner has the RV setup as if ready to camp before the start of the scheduled inspection time. This would be completely hooked to all services, all levers/ stabilizers down, and slide-outs in the extended

position. Note that awnings do not need to be extended if wind is present. *RV INSPECTOR will not provide any needed accessories (i.e. water hose, sewer hose, power supply) to complete inspection due to liability reasons. Please ensure all of these are available.*

Liability Concerns:

- a. **Motorized Vehicle:** The RV INSPECTOR will NOT be able to test drive the RV as part of the inspection due to insurance liability restrictions.
- b. **Insurance:** If the dealership or owner has any commentary regarding insurance or liability issues, please know that RV INSPECTOR does carry a \$1,000,000 policy that we would be happy to provide to them, you or both if requested.

**Attending Inspection:** A typical inspection usually takes between 6 and 10 hours to complete. At RV INSPECTOR, we prefer to have little to no distractions when conducting an inspection, as this helps us be as thorough as possible. We usually ask that if the buyer wants to attend the inspection that they come after the inspection is complete (or the following day), at an additional cost, and we can go over the findings with them. This allows us time to complete critical testing without interruption.

THE CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

\_\_\_\_\_  
FOR Suite Wheels RV Inspections and Services, LLC.

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE Signature\* Printed Name  
\*One signature binds spouses/partners

<b>Date:</b> 1/19/2022	<b>Time:</b> 07:00 AM	<b>Report ID:</b> 2012 Keystone Cougar 330RBK 01-19-2022
<b>RV Location:</b> 123 SEASAME STREET, Prior Lake, MN 55372	<b>Customer:</b> SAMPLE REPORT	<b>Year/Make/Model :</b> 2012 keystone cougar 330RBK

**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 a second opinion or further inspection by a qualified RV technician. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase.

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

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

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

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

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

### **NRVIA Standards of Practice**

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 opinion, judgment, education and experience of the RV Inspector and 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. 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 an opinion 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 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 or construed as a guarantee, warranty or any form of insurance. The RV Inspector will not be responsible for any repairs or replacement with regard to the RV or its contents.
- 5 - The RV Inspector is not required to enter any premises that visibly show a threat to the safety of the RV Inspector or others nor inspect any area or component that poses a danger to the RV Inspector or others.
- 6 - The NRVIA Certified RV Inspector 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.

**Weather:**

Clear, Cloudy

**Type of Inspection:**

Seller: RV Inspection for Potential Buyer 5th Wheel

**Style of RV:****RV Status:**

Occupied at the Time of the Inspection

**Client Is Present:**

Yes

**Start Temperature:**

80 degrees

## 1. Vehicle Information

### Styles & Materials

**VIN Number:**

Photo Included  
VIN #: 12345678910

**VIN Location:**

Streetside Front

**RVIA / Canadian Seal Number:**

Located by Entrance Door  
Seal Number / Other Info : S123456

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

From Data Plate  
Specify in lbs or kg : 12,265 lbs

**Brand of RV:**

Manufacturer's Brand  
Name  
Brand Name : Keystone

**Model Number:**

RV Designation/Floorplan  
Model Number : Cougar 330RBK

**Manufacturer Name and Location:**

Keystone RV Company  
Location: City, State : Goshen, IN

**Date of Manufacturer:**

February  
Year : 2012

**State Inspection Sticker**

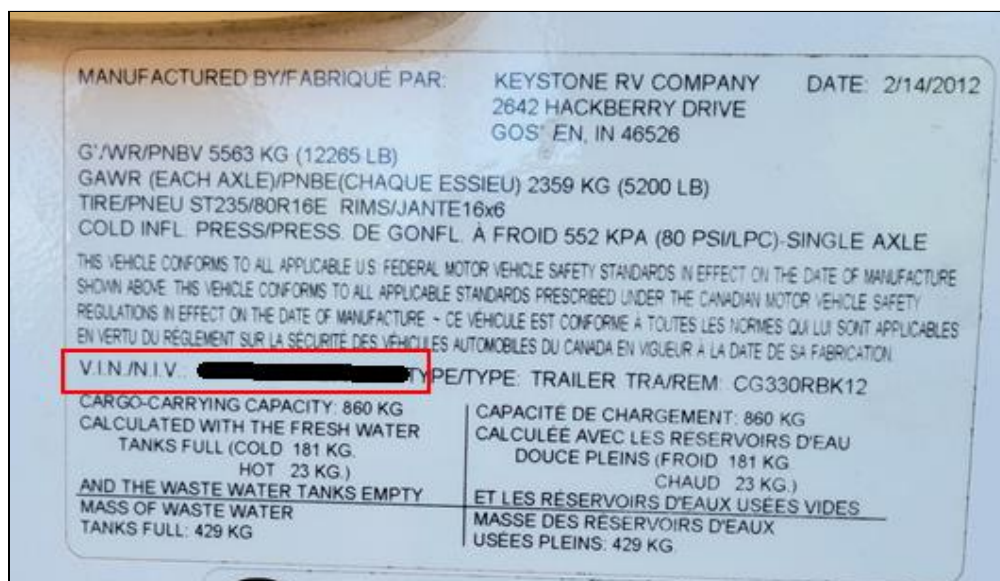
**Current:**  
Not Required

**State License Plate Current:**

Yes  
State and Plate Number : MN / XR12345

### 1.0 Vehicle Data

#### 1.0 (1) Manufacturer's VIN Data Plate Photo



VIN data plate

1.0 (2) RVIA Seal Photo



RVIA SEAL

1.0 (3) State License Plate Photo



STATE LICENSE PLATE

- 1.0 (4) Build Sheet Photo: no build sheet available
- 1.0 (5) Owner Stated Comments:
  - 1. See attached document for owner stated comments
- 1.0 (6) Weather the Day of the Inspection: Sunny

2. Roof Exterior

Styles & Materials

<b>Roof Type:</b> Rubber (TPO)	<b>Areas of Possible Water Intrusion:</b> Yes	<b>Roof Ladder Type:</b> Mounted
<b>Number of Solar Panels:</b> None	<b>TV Antenna - Moves Up and Down:</b> Yes Extra Info : no antenna attached	<b>TV Antenna - Cleaned and Maintained:</b> Not Inspected



		A	F	P	NI	NP
2.0	Roof Condition		●			
2.1	Front Cap, Joints and Seals			●		
2.2	Trim Rail (Curbside)		●			
2.3	Rear Cap, Joints and Seals		●			
2.4	Trim Rail (Streetside)		●			
2.5	Vents - Manual Crank (14 x 14)		●			
2.6	Exterior Vent Covers	●				
2.7	Plumbing Vent Covers		●			
2.8	Skylights		●			
2.9	Air Conditioner #1 (Shroud)			●		
2.10	Air Conditioner #1 (Exterior Coils)	●				
2.11	TV Antenna Exterior Roof Unit					●
2.12	TV Antenna Interior Handle and Crank	●				
2.13	Ladder - Roof Access	●				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

## 2.0 Roof overview



roof - back to front



roof - front to back

🔍 **2.1** (1) Front cap joint seam

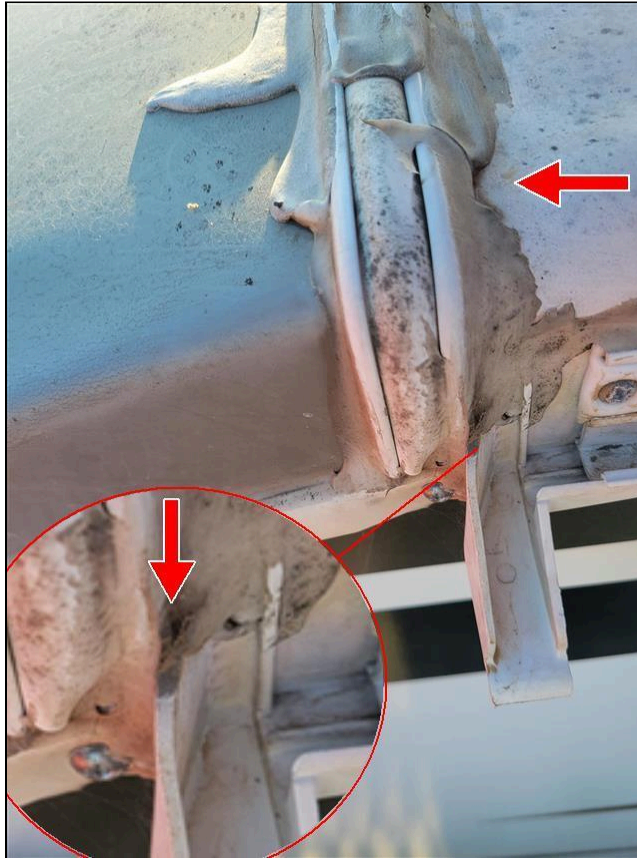


front cap joint seam - street side to curbside





**2.1** (2) The Inspector noted three potential water intrusion points on the streetside front cap near the gutter downspout. Two directly at the downspout and the third is approximately 3.5 inches from the streetside edge. It is recommended this be repaired by a qualified RV Technician.



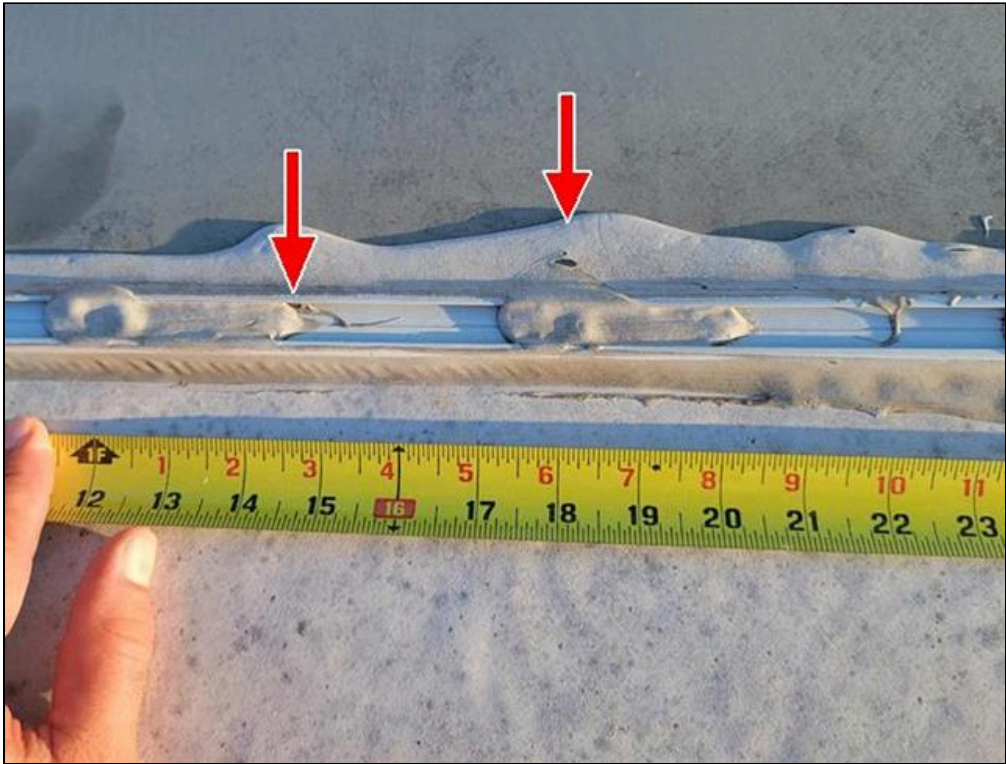
front cap - streetside gutter



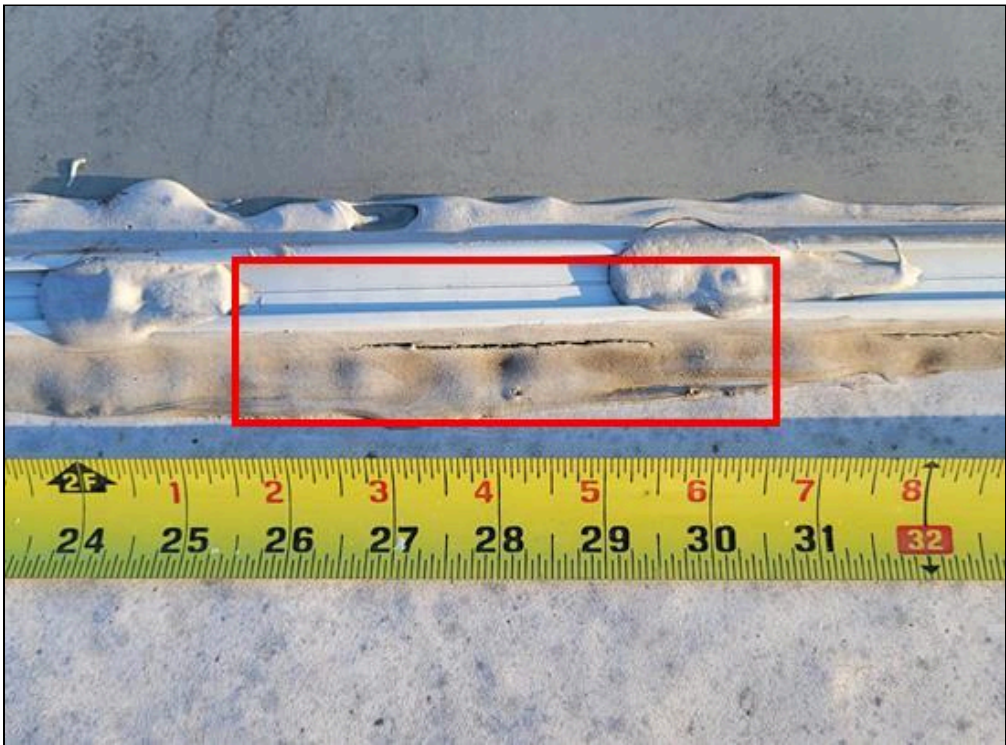
front cap - 3 inches from street side



**2.1** (3) The inspector noted potential water intrusion points along the front cap main seam from the streetside at 14. inches in the center and at 18 inches on the front edge, An approximately 3 inch crack in the sealant was noted from the streetside edge stretching from 26.5 inches to 29.5 inches. It is recommended this be repaired by a qualified RV Technician.



Front cap - main seam

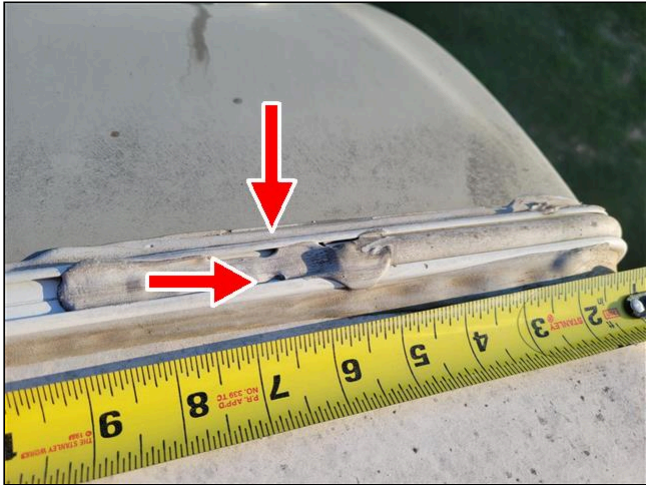


front cap - main seam





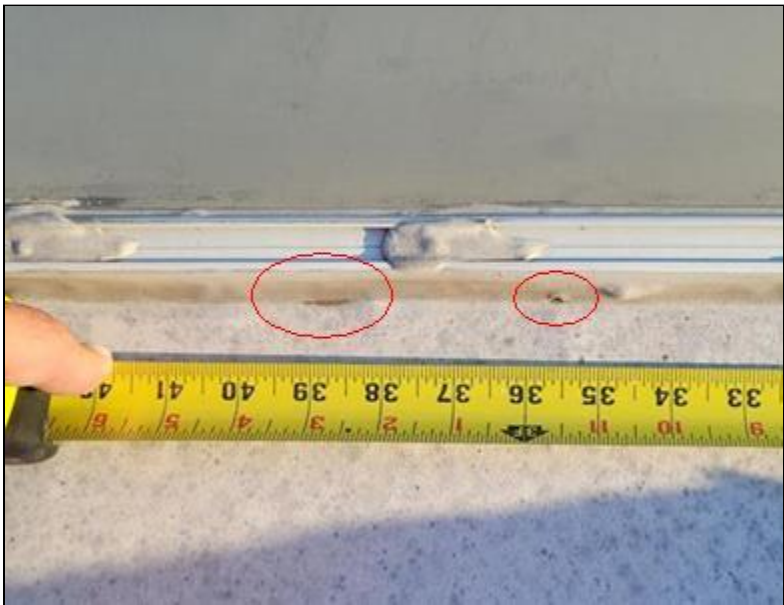
2.1 (4) The inspector noted two potential water intrusion points on the front cap seam rail at 7 inches from the curbside, one at 19 inches from the curbside, one at 35 inches from the curbside, and one at 39 inches from the curbside..It is recommended this be repaired by a qualified RV Technician.



front cap - main seam



front cap - main seam



front cap - main seam

**2.2** (1) The Inspector noted a potential water intrusion point on the curbside trim rail approximately two inches to the rear of the front gutter downspout. It is also noted there is a crack in the sealant in the curbside trim rail above the rear gutter downspout at the rear cap. It is recommended this be repaired by a qualified RV Technician.



curbside trim rail - front gutter



curbside trim rail - end cap



**2.2** (2) The inspector noted the deterioration of sealant along the entire length of the curbside trim rail from the front cap to the rear cap. It is recommended this be repaired by a qualified RV Technician.



Curbside trim rail - sealant

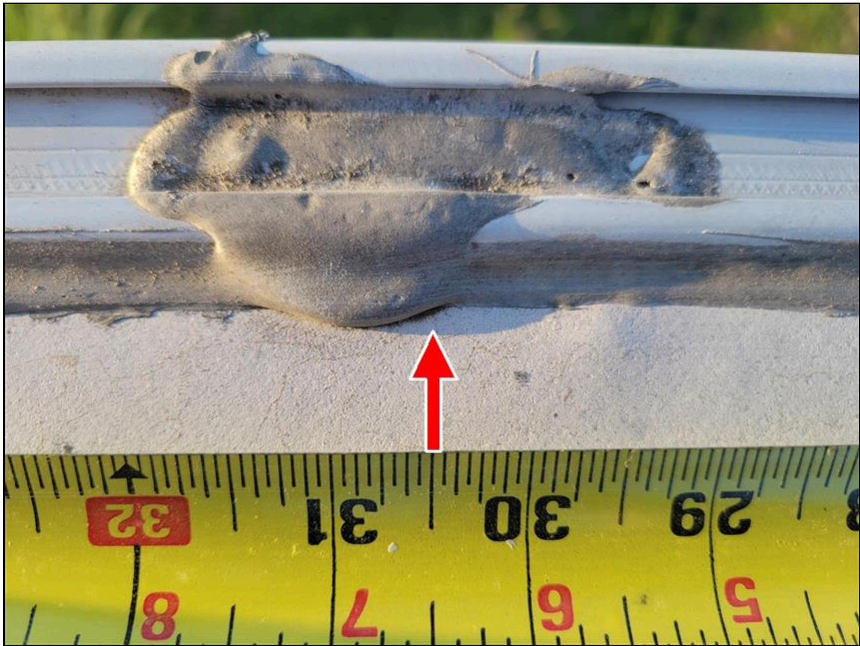


2.3 (1) Rear cap joint seam overview:



rear cap - joint seam overview

2.3 (2) The inspector noted a three potential water intrusion points on the rear cap at the streetside rear cap corner as well as on the rear cap at 18.5 inches and 30.5 inches from the streetside edge. It is recommended this be repaired by a qualified RV Technician.



rear cap joint seal



rear cap joint seal - streetside corner



rear cap joint seal - streetside corner





**2.4 (1)** The inspector noted multiple potential water intrusion points on the streetside trim rail where the rail meets the rear cap gutter downspout. It is recommended this be repaired by a qualified RV Technician.



Curbside trim rail - rear downspout

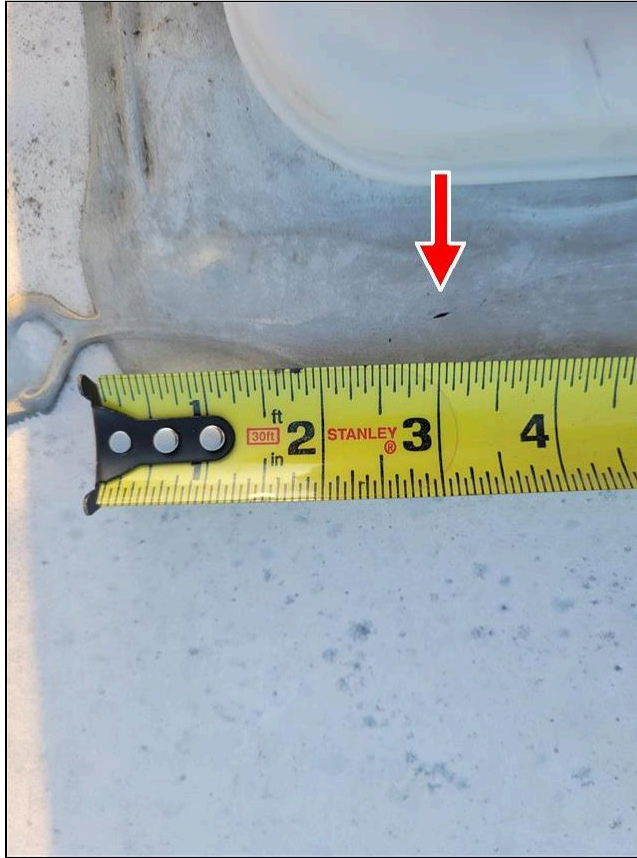


**2.4 (2)** The inspector noted that the missing and deterioration of the sealant in side the streetside gutter above the main slideout. It is recommended this be repaired by a qualified RV Technician.



streetside gutter

2.5 (1) The inspector noted a potential water intrusion point in the sealant at the rear streetside corner edge of the third from the front roof vent. It is recommended this be repaired by a qualified RV Technician.



roof vent - third from front

**2.5 (2)** The inspector noted a potential water intrusion point in the sealant on the rear streetside corner of the roof vent second from the front. It is recommended this be repaired by a qualified RV Technician.



Roof vent - second from front

**2.7** (1) The inspector noted a potential water intrusion point on the front edge of the rear plumbing vent cover. The inspector noted inadequate sealant inside the retaining screw hole of the middle plumbing vent cap next to the skylight. It is recommended this be repaired by a qualified RV Technician.



plumbing vent cover - rear



plumbing vent cap - middle



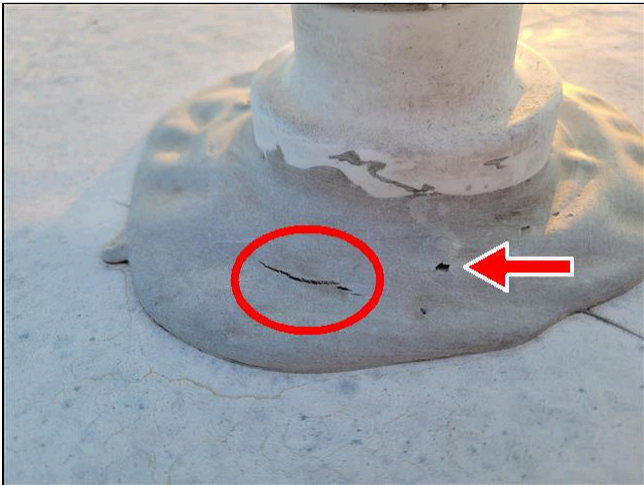
2.7 (2) The inspector noted that the plumbing vent cap is not fully seated onto it's base as well as two potential water intrusion points on the streetside edge of the sealant of the front most plumbing vent cap. It is recommended this be repaired by a qualified RV Technician.



plumbing vent cap - front



plumbing vent cap - front



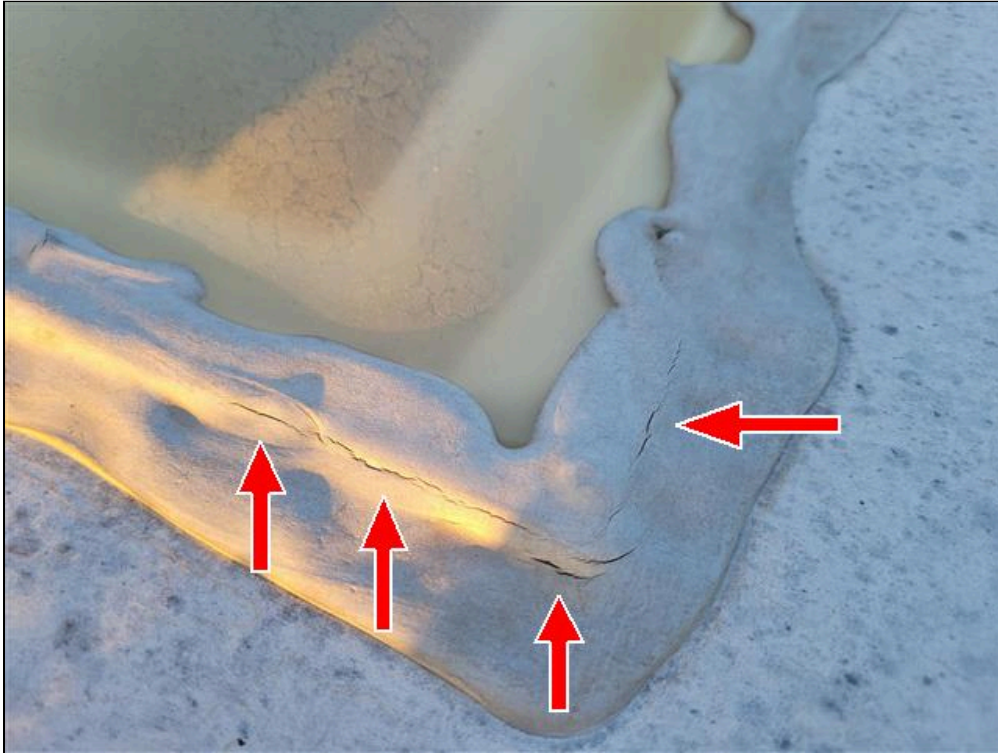
plumbing vent - front - sealant

🔍 **2.8** (1) The inspector noted discoloration of the skylight above the shower. It is recommended this be evaluated at a later date for further deterioration. It is recommended this be repaired by a qualified RV Technician.



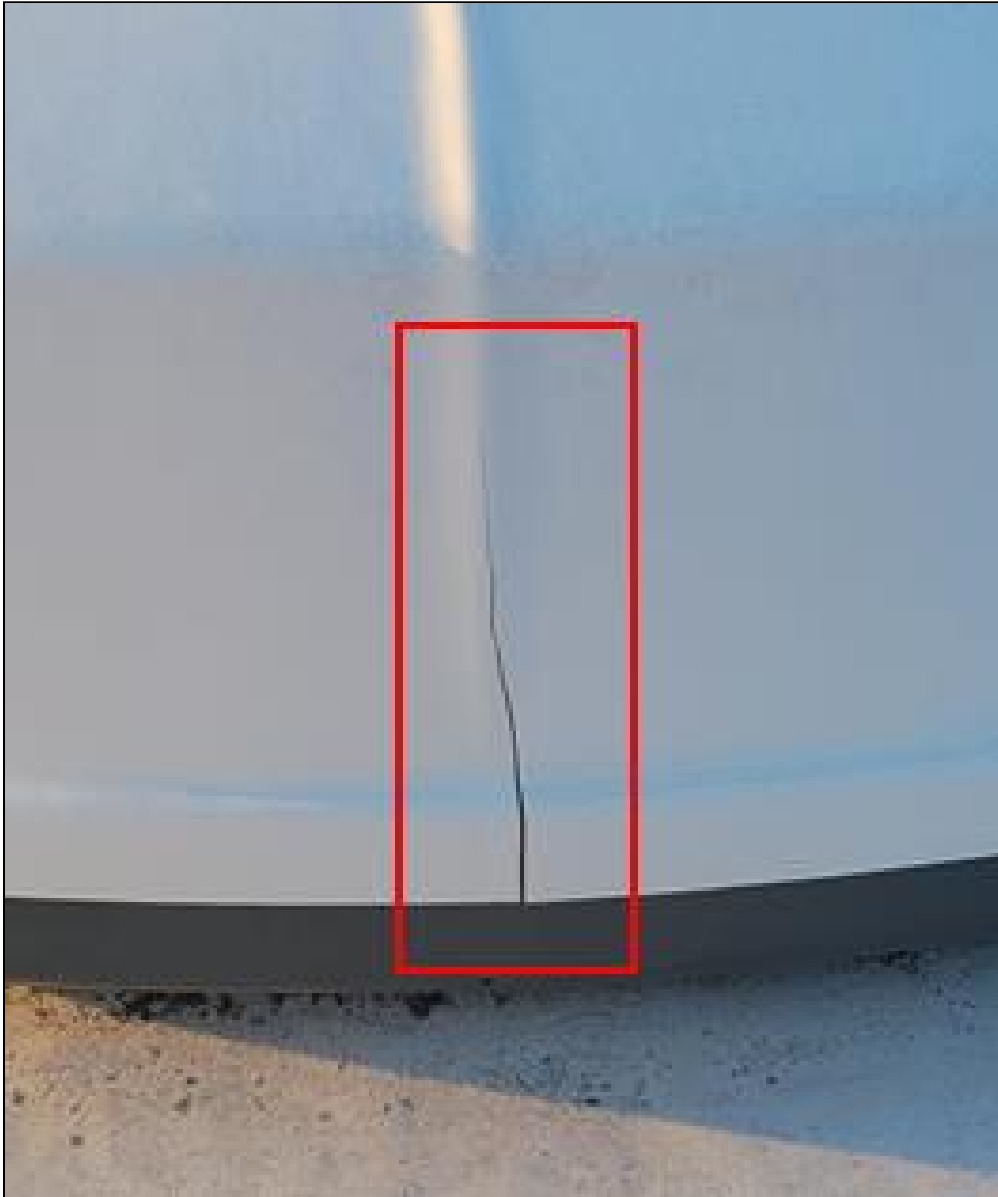
skylight

🔍 **2.8** (2) The inspector noted a crack in the sealant wrapping around the front curbside corner of the skylight.





**+** 2.9 The inspector noted multiple cracks in the shroud of the air conditioning unit. The unit has a 6 inch crack in the center on the front edge, a 6 in crack on the top edge of the streetside, a 3 inch crack on the streetside lower rear corner, and a 3 inch crack on the curbside rear corner. This is a life safety issue due to the risk of the shroud coming loose/off during transport and causing a hazard on the road. It is recommended this be repaired by a qualified RV Technician.



ac shroud - front edge



ac shroud - streetside top



ac shroud - streetside corner

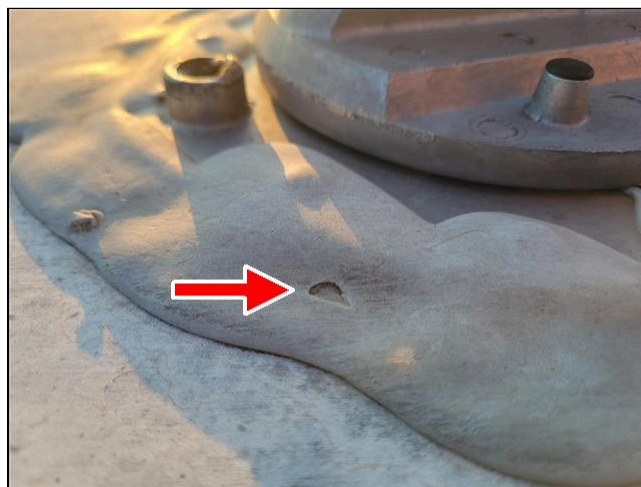


ac shroud - curbside rear corner

**2.11** The inspector noted a potential water intrusion point in the sealant on the curbside edge of the TV antenna base as well as no TV antenna was present. It is recommended this be repaired by a qualified RV Technician.



TV antenna base



TV antenna base - curbside

3(A) . Front Cap / Wall

Styles & Materials

Exterior Wall Surface Type:

Any Damage or Discoloration or Delamination?:

Windows:

Molded Fiberglass Cap  
Paint with Decals  
Fiberglass with Decals

Yes

None

Cargo Doors:

None

		A	F	P	NI	NP
3.0.A	Sidewall Condition		●			
3.1.A	Paint and/or Decals	●				
3.2.A	Windows					●
3.3.A	Cargo/Access Doors					●

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

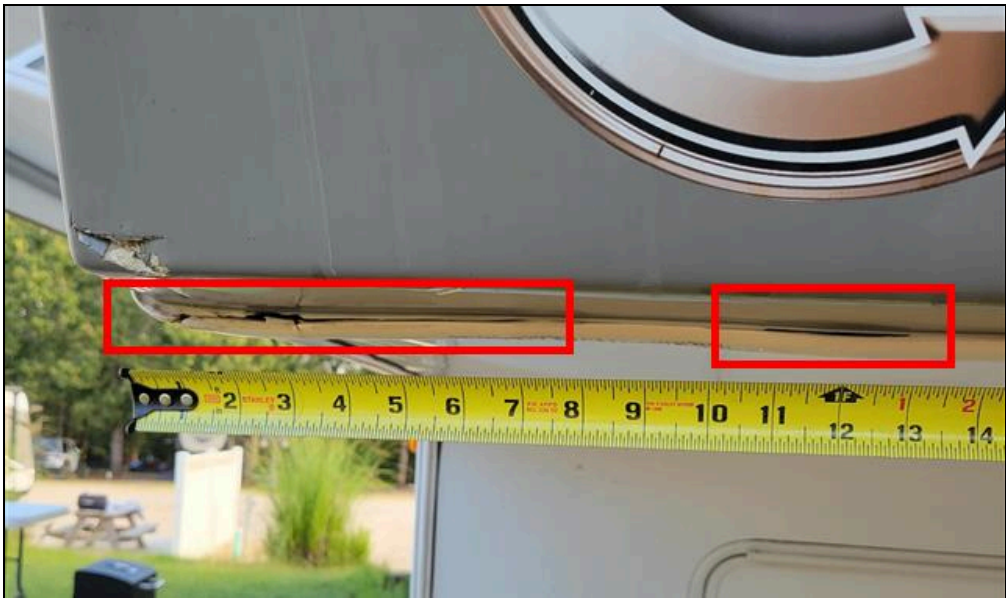
\$

3.0.A (1) The inspector noted a crack in the fiberglass on the curbside lower corner as well as potential water intrusion point with loosened joint seal and sealant on the same corner. It is recommended this be repaired by a qualified RV Technician.



Front cap - curbside lower corner





Front cap - curbside lower corner

3.0.A (2) The inspector noted non-OEM screws securing the plastic enclosure around the pinbox underneath the front cap.



front cap - pinbox

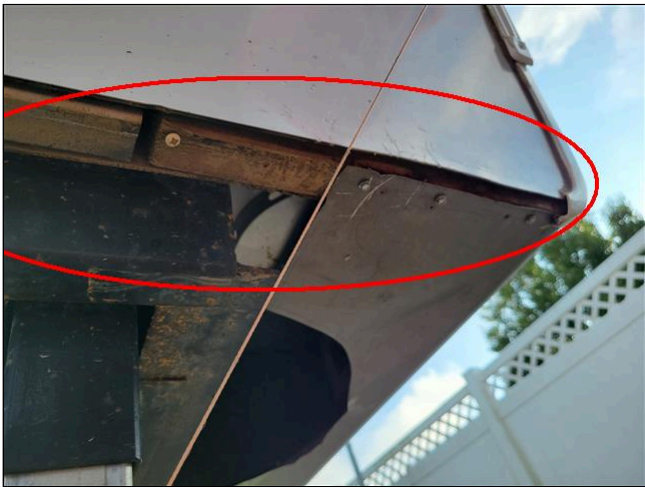


front cap - pinbox

3.0.A (3) The inspector noted a missing trim piece on the lower streetside corner of the front cap. It is recommended this be repaired by a qualified RV Technician.



front cap - lower streetside corner



front cap - lower streetside corner



**3.0.A** (4) The inspector noted fading of the paint on the leading face of the front cap. It is recommended this be repaired by a qualified RV Technician.



3(B) . Curbside - Sidewall

Styles & Materials

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

**Any Damage or Discoloration or Delamination?:**  
Yes  
Extra Info : decal marring

**Windows:**  
Glass with Frame

**Cargo Doors:**  
Doors with Twist Latch  
Doors with Keyed Slam Latch

		A	F	P	NI	NP
3.0.B	Sidewall Condition	●				
3.1.B	Paint and/or Decals	●				
3.2.B	Windows	●				
3.3.B	Cargo/Access Doors	●				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A

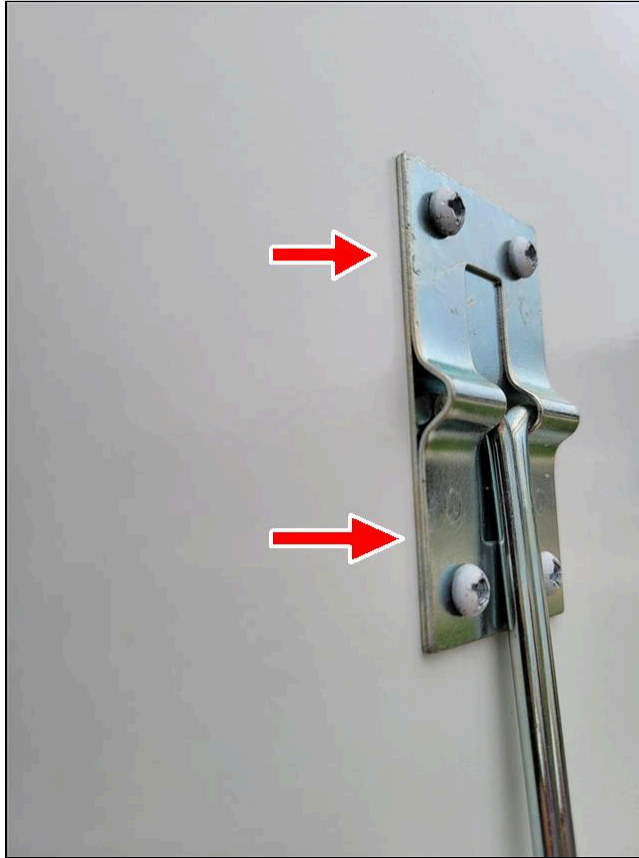
F

P

NI

NP

**3.0.B (1)** The Inspector noted a non-OEM door latch behind the front awning arm without any apparent sealant behind it. It is recommended this be repaired by a qualified RV Technician.



**3.0.B (2)** The inspector noted a small dent in the tin behind the tire fender on the curbside sidewall.



curbside - lower tin



**3.0.B** (3) The inspector noted a broken off and missing piece on the front edge of the wheel fender, two missing screws on the rear, and 4 replaced screws with washers on the front edge of the curbside wheel fender. It is recommended this be repaired by a qualified RV Technician.



curbside - wheel fender



curbside - wheel fender



curbside - wheel fender

🔍 **3.0.B** (4) The inspector noted a single missing screw in the lower rear corner of the curbside spotlight.



3.1.B The inspector noted marring in the decal to the front of the front awning arm on the curbside sidewall as well as discoloration of the decal above the water heater door on the curbside sidewall.



curbside - decal front



curbside - decal rear

3(C) . Streetside Sidewall

Styles & Materials

Exterior Wall Surface Type:  
Fiberglass with Decals

Any Damage or Discoloration or Delamination?:  
Yes

Windows:  
Glass with Frame

Cargo Doors:  
Doors with Twist Latch  
Doors with Keyed Slam Latch

		A	F	P	NI	NP
3.0.C	Sidewall Condition		●			
3.1.C	Paint and/or Decals		●			
3.2.C	Windows	●				
3.3.C	Cargo/Access Doors	●				

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🔍 **3.0.C** The inspector noted an area of delamination directly in front and below the front edge of the gutter for the center slideout. Inspector recommends further evaluation by and RV Technician for further damage assessment.



streetside - delamination

3(D) . Rear Cap / Wall

Styles & Materials

Exterior Wall Surface Type:  
Fiberglass with Decals

Any Damage or Discoloration or Delamination?:  
Yes

Windows:  
Glass with Frame

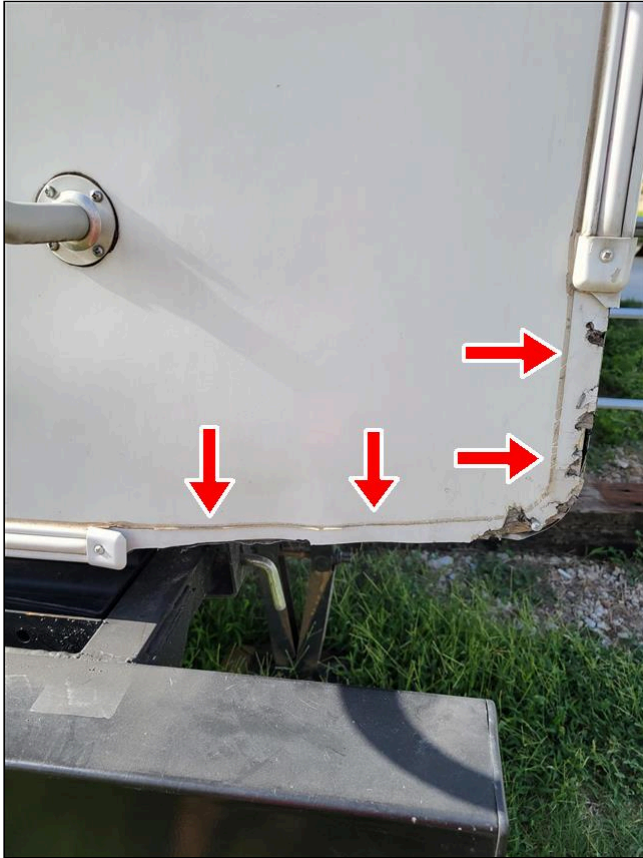
Cargo Doors:  
None

		A	F	P	NI	NP
3.0.D	Sidewall Condition		●			
3.1.D	Paint and/or Decals	●				
3.2.D	Windows		●			
3.3.D	Cargo/Access Doors					●

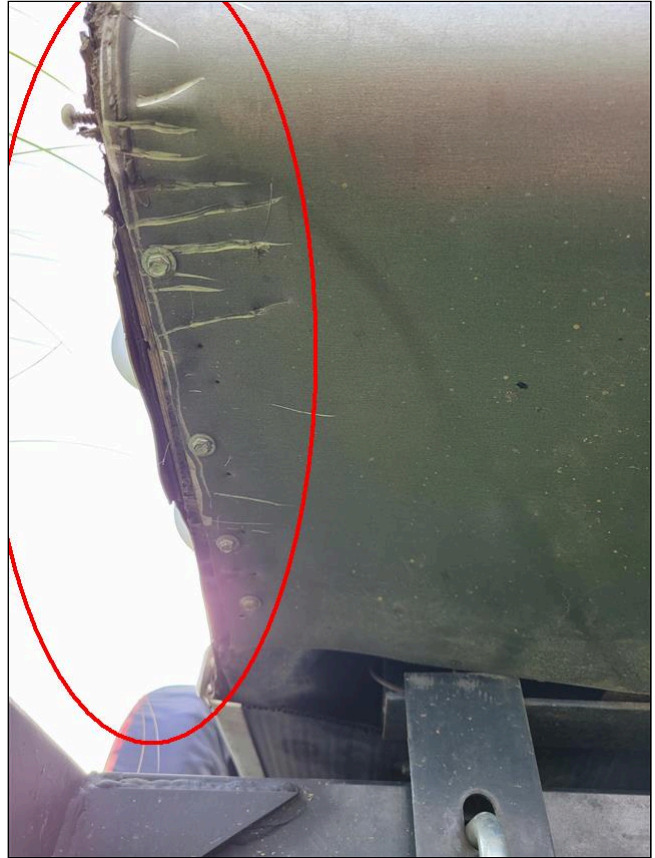
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present



**3.0.D** The inspector noted missing trim piece and damage to tin on the curbside lower corner of the rear cap. It is recommended this be repaired by a qualified RV Technician.

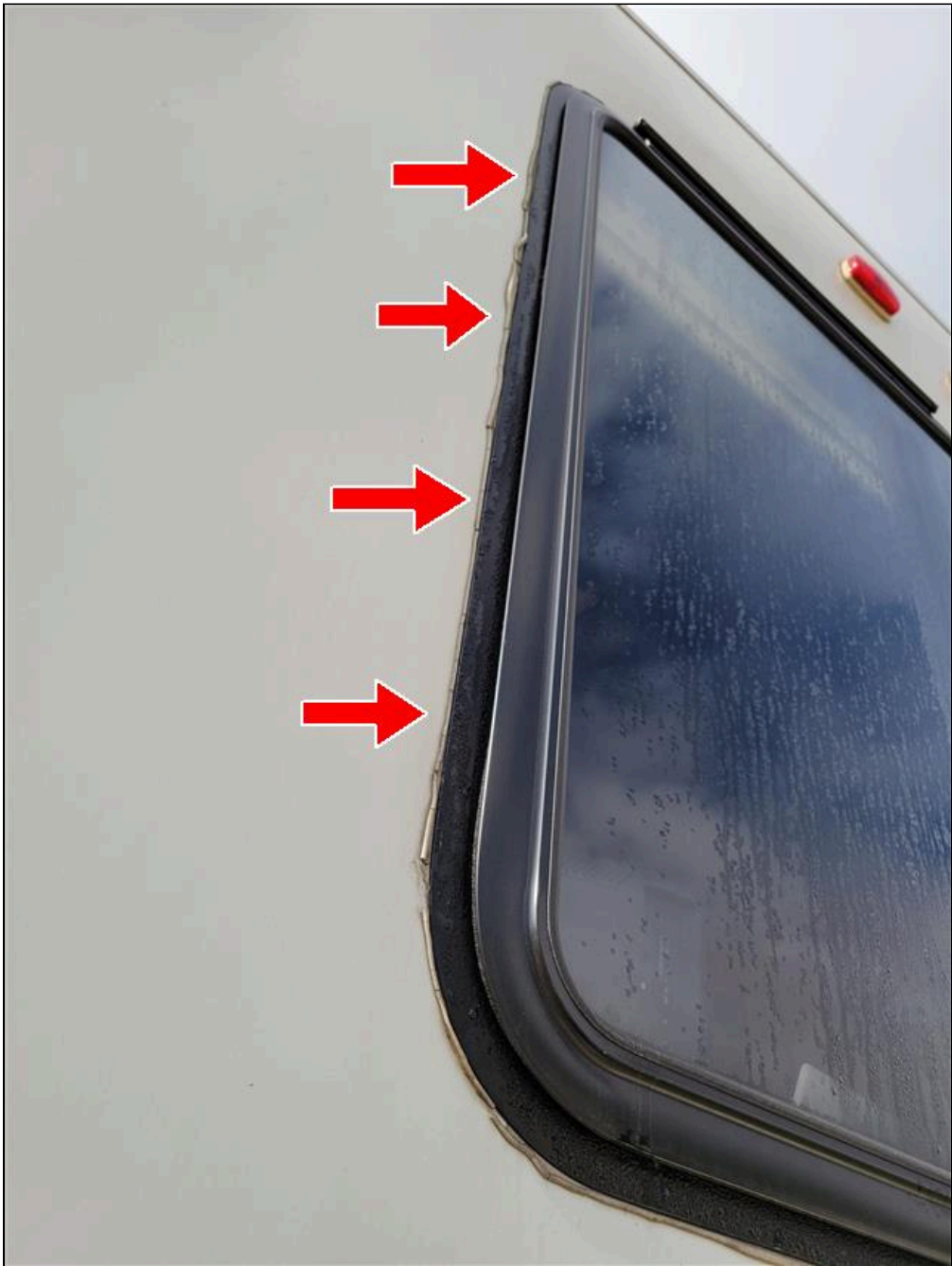


rear cap - lower curbside



rear cap - lower curbside corner

**+** **3.2.D** Inspector noted deterioration of the sealant around the entire window on the rear cap. This is an emergency escape window making this a life safety issue. It is recommended this be repaired by a qualified RV Technician.



rear cap - window

4. Entrance Doors

Styles & Materials

Type of Entrance Door: Fiberglass	Keyless Entry Door Lock System: No	Keyless Entry Door Lock Functional: No
Keyed Door Lock /	Keyed Door Lock / Deadbolt	Type of Step System:

**Deadbolt:**

Yes

**Functional:**

Yes

Manual

**Number of Steps:**

Three

**Grab Bar Type:**

D-Ring Handle

		A	F	P	NI	NP
<b>4.0</b>	<b>Door Condition</b>	•				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

## 5. Awnings

### Styles & Materials

**Awning Material:**

Vinyl

**Operational Type:**

Electric

		A	F	P	NI	NP
<b>5.0</b>	<b>Frame and Latching Mechanism</b>	•				
<b>5.1</b>	<b>Fabric Condition</b>	•				
<b>5.2</b>	<b>Awning Operation</b>	•				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

## 6(A) . Streetside Rear Slideout

### Styles & Materials

**Slideout Roof Type:**

(TPO) Rubber

**Slideout Drive System:**

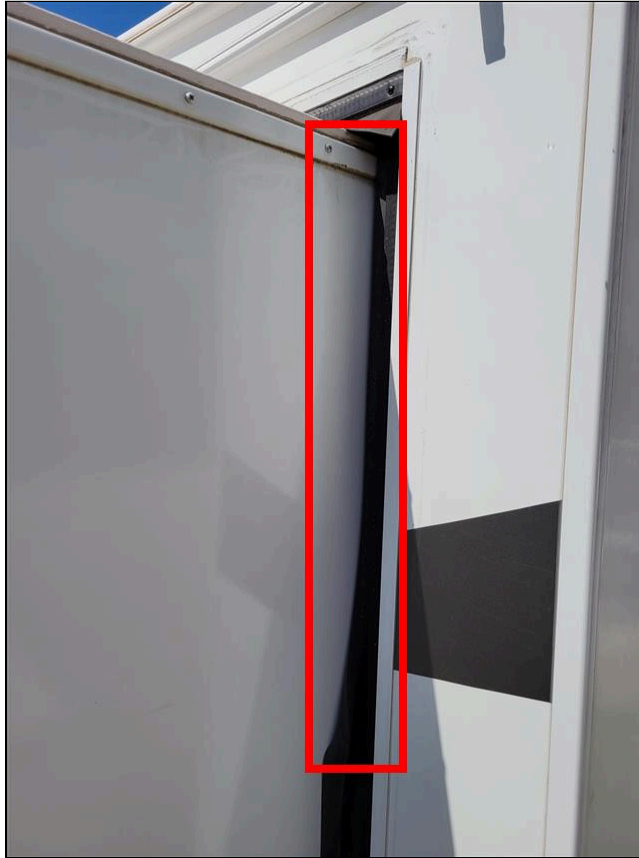
Electric Motor w/Gear and Rack System

		A	F	P	NI	NP
<b>6.0.A</b>	<b>Slideout Roof</b>	•				
<b>6.1.A</b>	<b>Slideout T-Molding Trim</b>	•				
<b>6.2.A</b>	<b>Seals, Sweeps and Gaskets</b>		•			
<b>6.3.A</b>	<b>Slide Rail Gear Rack System</b>	•				
<b>6.4.A</b>	<b>Wiring Harness under Slideout</b>	•				
<b>6.5.A</b>	<b>12-Volt DC Control and Switches</b>	•				
<b>6.6.A</b>	<b>Slideout Operation and Alignment</b>	•				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

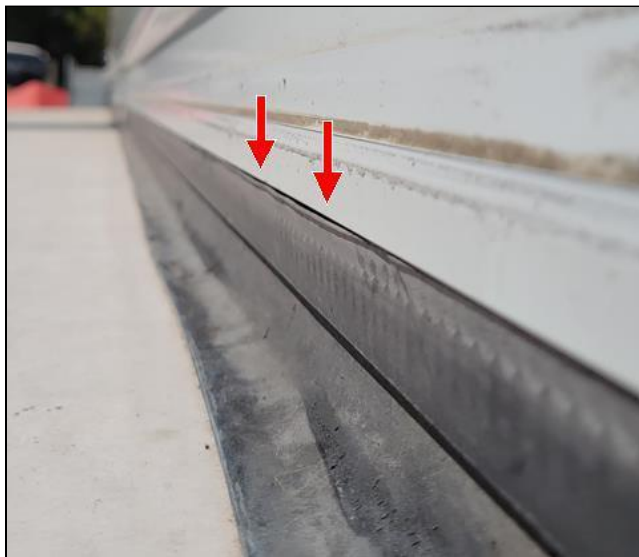
A F P NI NP

🔍 **6.2.A** (1) The inspector noted that the blade seal on the rear edge of the rear slideout did was not fully deployed. After moving the slideout in and out the seal properly deployed.



streetside -rear slideout rear edge

**6.2.A** (2) The inspector noted that the top bubble seal has two potential water intrusion points approximately 2 feet in from the rear edge of the rear slideout. It is recommended this be repaired by a qualified RV Technician.



rear slideout -top bubble seal



6(B) . Streetside Center Slideout

Styles & Materials

Slideout Roof Type:  
(TPO) Rubber

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

		A	F	P	NI	NP
6.0.B	Slideout Roof	●				
6.1.B	Slideout T-Molding Trim	●				
6.2.B	Seals, Sweeps and Gaskets		●			
6.3.B	Slide Rail Gear Rack System	●				
6.4.B	Wiring Harness under Slideout			●		
6.5.B	12-Volt DC Control and Switches	●				
6.6.B	Slideout Operation and Alignment	●				

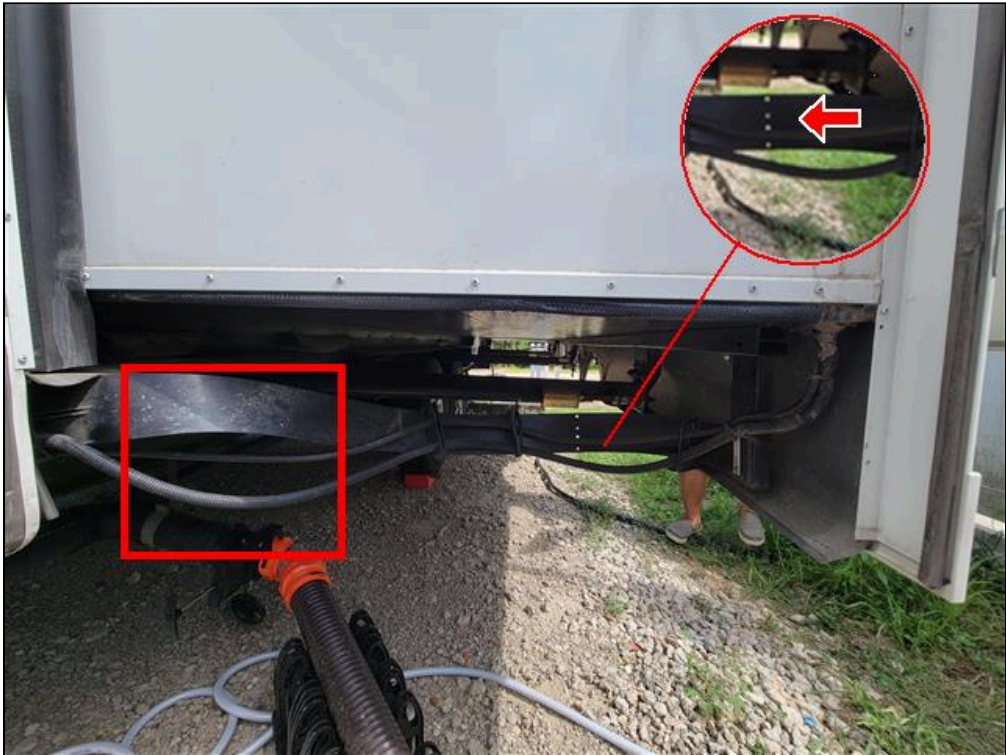
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

6.2.B The inspector noted separation on the top bubble seal from the streetside sidewall above the center slideout approximately 2 feet back from the front edge of the streetside center slideout. It is recommended this be repaired by a qualified RV Technician.



streetside center slideout - bubble seal top

**+** 6.4.B The inspector noted that the wiring harness underneath the front edge of the streetside center slideout is loose from it's connection at two points on the retraction track. If left, this could result frayed wiring causing a hot skin issue creating life safety concern. It is recommended this be repaired by a qualified RV Technician.



Streetside - center slideout wires

6(C) . Streetside Front Slideout

Styles & Materials

Slideout Roof Type:  
(TPO) Rubber

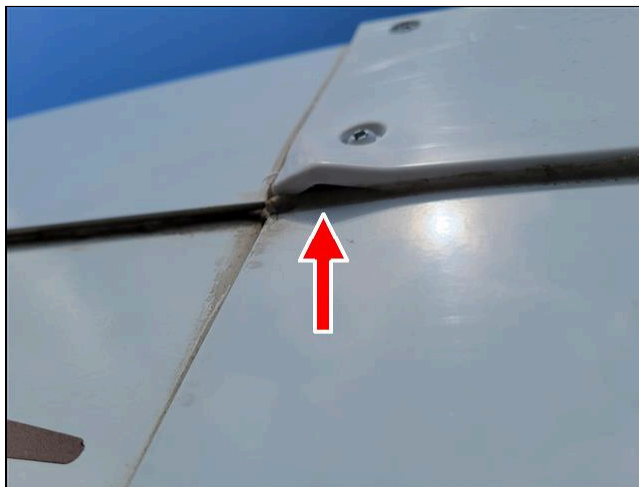
Slideout Drive System:  
Cable w/Electric Motor

		A	F	P	NI	NP
6.0.C	Slideout Roof	●				
6.1.C	Slideout T-Molding Trim		●			
6.2.C	Seals, Sweeps and Gaskets	●				
6.3.C	Slide Rail Gear Rack System	●				
6.4.C	Wiring Harness under Slideout					●
6.5.C	12-Volt DC Control and Switches	●				
6.6.C	Slideout Operation and Alignment		●			
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present		A	F	P	NI	NP

**6.1.C** The inspector noted damage to the upper rear t-molding corner on the front slideout. It is recommended this be repaired by a qualified RV Technician.



front slideout - t-molding



front slideout - t-molding



**6.6.C** The inspector noted that the blade seal on the front edge of the of the front slideout is not fully deployed in the lower corner as well as the upper corner of the rear edge of the front slideout, suggesting the slide out is out of alignment. It is recommended this be repaired by a qualified RV Technician.



front slideout - front blade seal



front slideout - rear blade seal

7(A) . Curbside - Front Wheel Assembly

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

Styles & Materials

<b>Tire Brand:</b> Other Other Brand : Carlisle	<b>Tire Size:</b> Other Other Size : ST235/80R16	<b>DOT Date:</b> Visually Verified Enter wwww : 0921
<b>Load Capacity:</b> Single Tire Rating Enter lbs or kg Weight Rating : 3520 lbs.	<b>Load Range:</b> E	<b>Maximum Air Pressure:</b> 80 PSI
<b>Current Air Pressure in Tire:</b> Tire Gauge Reading (psi) PSI : 60.3	<b>Valve Extensions Installed?:</b> No	<b>Tire Pressure Monitors Installed?:</b> No

		A	F	P	NI	NP
7.0.A	Tire Condition	●				
7.1.A	Tire Tread Condition	●				

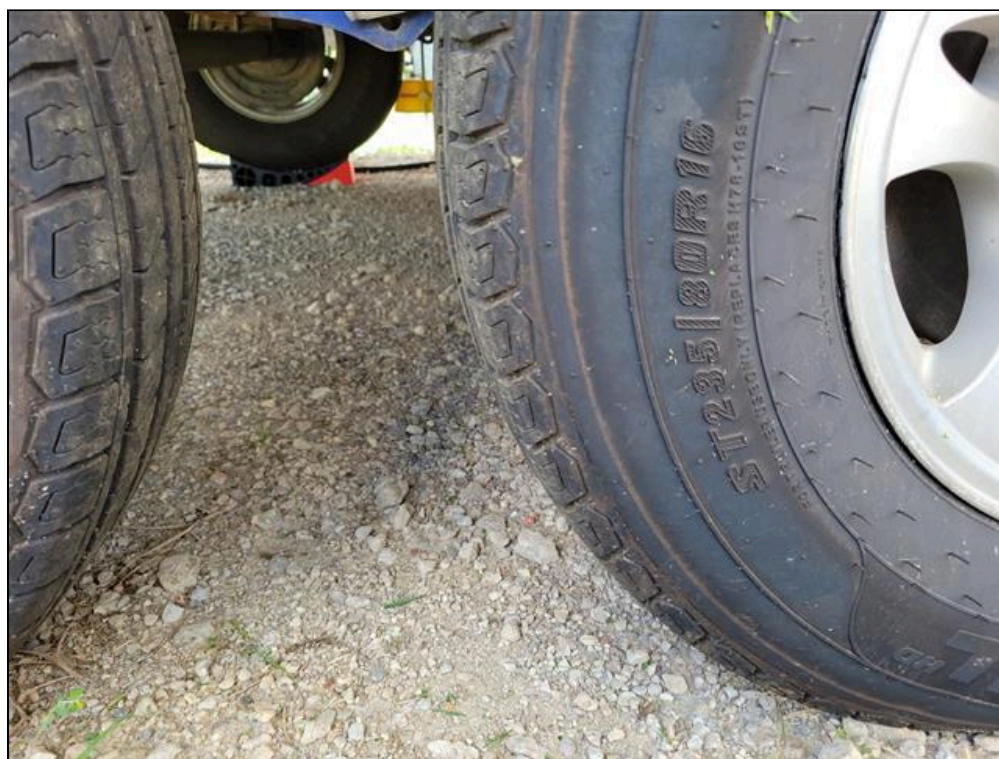
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present



**+** **7.0.A** The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.



tire brand



tire size



DOT date code





Tire max weight - single



tire presuure - curbside front

7(B) . Curbside - Rear Wheel Assembly

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

Styles & Materials

<b>Tire Brand:</b> Other Other Brand : Carlisle	<b>Tire Size:</b> Other Other Size : ST235/80R16	<b>DOT Date:</b> Visually Verified Enter wyyy : 0921
<b>Load Capacity:</b> Single Tire Rating Enter lbs or kg Weight Rating : 3520	<b>Load Range:</b> E	<b>Maximum Air Pressure:</b> 80 PSI

**Current Air Pressure in Tire:**Tire Gauge Reading (psi)  
PSI : 57.4**Valve Extensions Installed?:**

No

**Tire Pressure Monitors Installed?:**

No

		A	F	P	NI	NP
<b>7.0.B</b>	<b>Tire Condition</b>	•				
<b>7.1.B</b>	<b>Tire Tread Condition</b>	•				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

**+** **7.0.B** The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.



tire pressure - curbside rear

**7(C) . Streetside - Rear Wheel Assembly**

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

**Styles & Materials****Tire Brand:**Other  
Other Brand : Carlisle**Tire Size:**Other  
Other Size : ST235/80R16**DOT Date:**Visually Verified  
Enter wwyy : 0921**Load Capacity:**Single Tire Rating  
Enter lbs or kg Weight Rating : 3520**Load Range:**

E

**Maximum Air Pressure:**

80 PSI

**Current Air Pressure in Tire:**

Tire Gauge Reading (psi)

**Valve Extensions Installed?:**

No

**Tire Pressure Monitors Installed?:**

No



PSI : 55.3

		A	F	P	NI	NP
<b>7.0.C</b>	<b>Tire Condition</b>	•				
<b>7.1.C</b>	<b>Tire Tread Condition</b>	•				
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present		A	F	P	NI	NP

**+** **7.0.C** The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.



tire pressure - streetside rear

## 7(D) . Streetside - Front Wheel Assembly

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

## Styles & Materials

### Tire Brand:

Other  
Other Brand : Carlisle

### Tire Size:

Other  
Other Size : ST235/80R16

### DOT Date:

Visually Verified  
Enter wyyy : 0921

### Load Capacity:

Single Tire Rating  
Enter lbs or kg Weight Rating : 3520

### Load Range:

E

### Maximum Air Pressure:

80 PSI

### Current Air Pressure in Tire:

Tire Gauge Reading (psi)  
PSI : 59.5

### Valve Extensions Installed?:

No

### Tire Pressure Monitors Installed?:

No

		A	F	P	NI	NP
<b>7.0.D</b>	<b>Tire Condition</b>	•				
<b>7.1.D</b>	<b>Tire Tread Condition</b>	•				
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present		A	F	P	NI	NP

**7.0.D** The inspector noted new tires were installed but the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.



tire pressure - streetside front

7(E) . Spare Tire Assembly

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

Styles & Materials

<b>Tire Brand:</b> Other	<b>Tire Size:</b> Other	<b>DOT Date:</b> Visually Verified
-----------------------------	----------------------------	---------------------------------------

Other Brand : Power King

Load Capacity:  
Single Tire Rating  
Enter lbs or kg Weight Rating : 3520

Current Air Pressure in Tire:  
Tire Gauge Reading (psi)  
PSI : 69.9

Other Size : ST235/80R16

Load Range:  
E

Valve Extensions Installed?:  
No

Enter wwyy : 0212

Maximum Air Pressure:  
80 PSI

Tire Pressure Monitors Installed?:  
No

		A	F	P	NI	NP
7.0.E	Tire Condition			●		
7.1.E	Tire Tread Condition	●				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

**7.0.E** The inspector noted the spare tire installed on the rear bumper was past the 5 year date renewal by the DOT and the current air pressure in the tires is significantly low. This can result in a blow out of the tire while operating the vehicle. It is recommended this be fixed by a qualified tire expert before use of the vehicle.



spare tire - brand



spare tire - size





spare tire - DOT date



spare tire - air pressure

8. Running Gear

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

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

Styles & Materials

**Axle Type:**  
Leaf Spring with Shackles

**Number of Axles:**  
Two

**Front Axle Weight Rating:**  
Listed in lbs or kg  
Weight Rating : 5200 lbs

**Rear Axle Weight Rating:**  
Listed in lbs or kg  
Weight Rating : 5200 lbs

**Axle - Did Inspector Check for Visible Signs of Rust?:**  
Yes  
Was rust present (Yes or No)? : yes

**Axle - Did Inspector Check for Visible Signs of Bent or Damaged Components?:**  
Yes  
Was damage present? : no

**Axle - Did Inspector Check for Visible Signs of Oil Stains?:**  
Yes  
Was any present? : no

**Brake Type:**  
Electric

**U-Bolts and Nuts Have been Evaluated:**  
Yes

**Leaf Springs Have been Evaluated:**  
Yes

**Hangers Have been Evaluated:**  
Yes

**Shackles Have been Evaluated:**  
Yes  
Extra Info : slight wear nearing end of life

Frame - Did Inspector Check for Visible Signs of Rust?:  
Yes  
Was any present? : yes

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

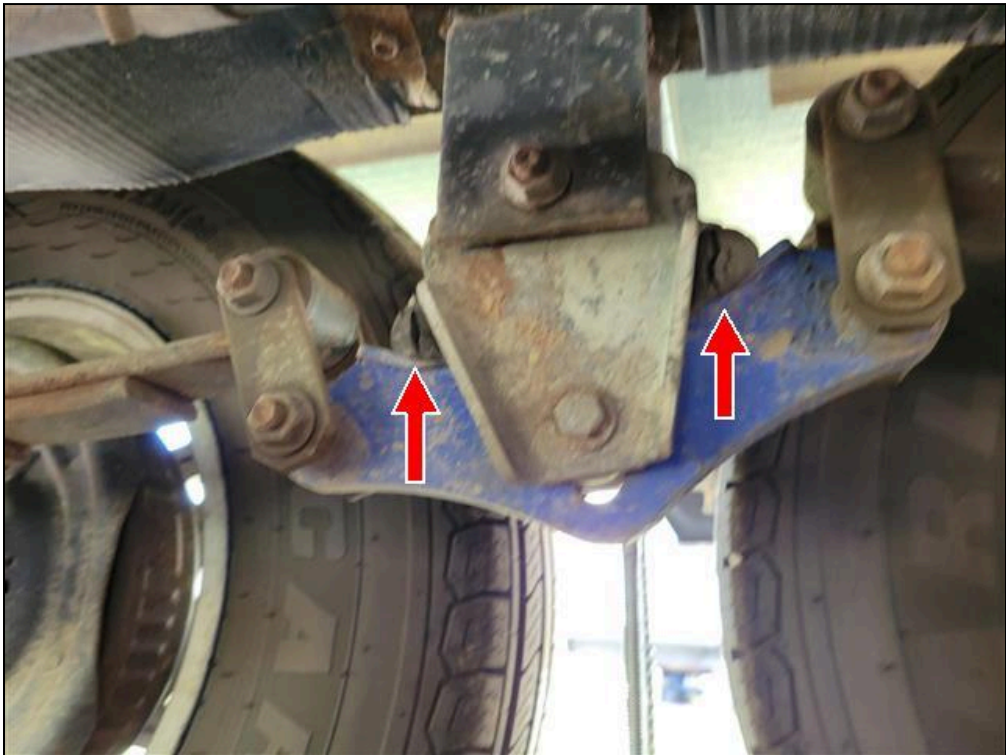
Frame - Did Inspector Check for any Visible Signs of Oil Stains?:  
Yes  
Was any present? : no

		A	F	P	NI	NP
8.0	Running Gear - Condition		●			
8.1	Frame - Condition	●				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

\$

8.0 (1) The inspector noted cracking in the rubber bushing of the streetside and curbside shackle hangers. It is recommended this be repaired by a qualified RV Technician.

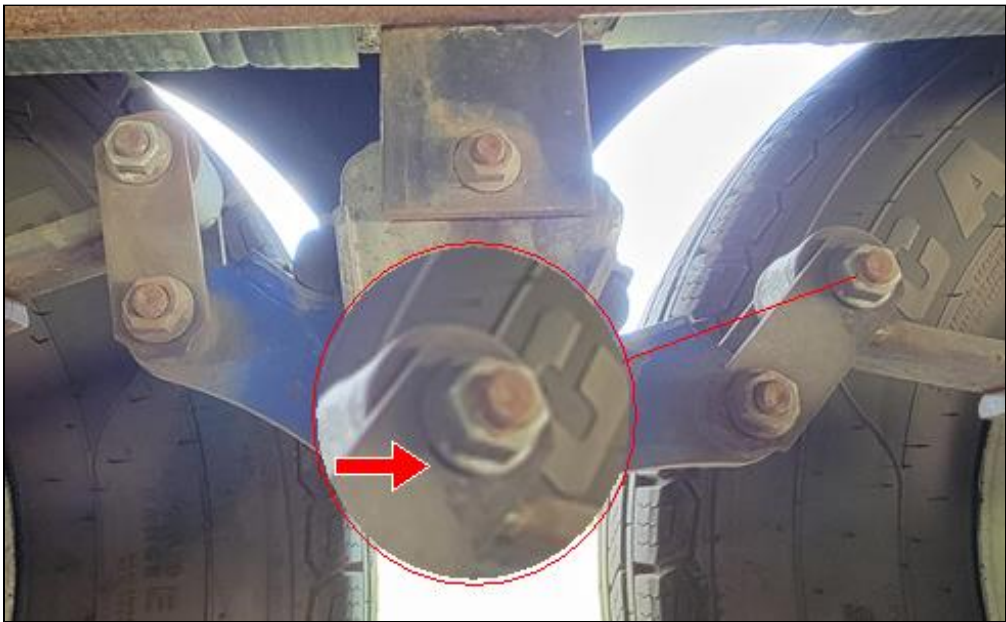


streetside - shackle & hanger



curbside - shackle and hanger

**8.0** (2) The inspector noted wear on the shackle bolts sleeves sighting off-center positioning of the shackle bolt on the curbside shackle. While in transit, this breaking, could result in life-safety issue. It is recommended this be repaired by a qualified RV Technician.



Curbside shackle

9. Hitch and Stabilizing System

Styles & Materials

5th Wheel - Front Landing Gear:

5th Wheel - Rear Stabilizing System:

5th Wheel - Pin Box: King Pin

Electric

Manual

Inspect for Visible Signs of  
Damage:

Yes

Ensure Jacks Extend and  
Retract Fully:

Yes

Inspect for Leaks or Mechanical  
Issues:

Yes

		A	F	P	NI	NP
9.0	5th Wheel Landing Gear Condition	•				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

## 10. 12-Volt DC Chassis Lights

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

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

		Y	N	NI	NP
10.0	7-Pin Cord	•			
10.1	Break Away Switch	•			
10.2	Front Clearance Lights	•			
10.3	Rear Clearance Lights	•			
10.4	Streetside - Marker Lights	•			
10.5	Curbside - Marker Lights	•			
10.6	Left Turn and Brake Light	•			
10.7	Right Turn and Brake Light	•			
10.8	Backup Lights				•
10.9	Flood Lights	•			
10.10	Utility Lights	•			
10.11	Hitch Lights	•			
10.12	Compartment Lights	•			
10.13	Porch Lights	•			
10.14	Security Lights				•
10.15	Waste Dump Lights				•

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

Y N NI NP



10.2 The inspector noted a non-functioning amber clearance light at the upper curbside of the front of the vehicle. It is recommended this be repaired by a qualified RV Technician.



Clearance light - curbside front

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

Styles & Materials

<b>Power Source:</b> 50 Amp / 240 Volts AC	<b>Power Cord Condition:</b> Acceptable	<b>Inside Electrical Panel Box Condition:</b> Acceptable
<b>12 Volt DC Fuse Panel Box Condition:</b> Acceptable	<b>Fuses Condition:</b> All Operational	<b>Fuse Connections Condition:</b> Good Connection
<b>Wires and Terminals Tight:</b> Solid Connection	<b>GFCI Testing - Circuit Breaker Panel Box:</b> Pass	<b>GFCI Testing - Bathroom:</b> Pass
<b>GFCI Testing - Kitchen:</b> Pass	<b>Power Converter - AC On:</b> Operational Test DC Voltage with Shore Power On : 13.5	<b>Power Converter - AC Off:</b> Operational Test DC Voltage with Shore Power Off : 12.8
<b>Power Converter - Verified:</b> Acceptable	<b>12 Volt DC House Battery - Location:</b> Front Basement Location of Battery Stack : streetside - front basement	<b>12 Volt DC House Battery - Box Condition:</b> Poor
<b>12 Volt DC House Battery - Cables and Terminals Condition:</b> Acceptable	<b>12 Volt DC House Battery - Vented and Secure:</b> No Extra Info : base is secure / cover not secure to base	<b>12-Volt DC House Battery - Water Level in Batteries:</b> Acceptable

		Y	N	NI	NP
11.0	Hot Skin Test - Was any Frame and Running Gear Voltage Recorded		●		
11.1	Hot Skin Test - Was any Exterior Wall Surface Voltage Recorded		●		
11.2	Hot Skin Test - Was any Door Handles and Frames Voltage Recorded		●		
11.3	Hot Skin Test - Was any Window Frames and Trim Voltage Recorded		●		
11.4	Hot Skin Test - Was any Other Voltage Recorded		●		
11.5	Power Cord Inspected	●			
11.6	Electrical Panel Box - Signs of Repair or Service		●		
11.7	Electrical Panel Box - Circuit Breakers in Place	●			
11.8	Electrical Panel Box - Wiring with Signs of Discoloration from Heat		●		
11.9	Electrical Panel Box - Wiring Secure	●			
11.10	Electrical Panel Box - All White, Black and Ground Wires Kept Separate	●			
11.11	Fuse Panel Box Inspected	●			
11.12	Polarity / Voltage Test - All Exterior Receptacles	●			
11.13	Polarity / Voltage Test - Receptacles in Storage Bay Areas	●			
11.14	Polarity / Voltage Test - Bedroom Receptacles	●			
11.15	Polarity / Voltage Test - Receptacle Behind Refrigerator	●			
11.16	Polarity / Voltage Test - Kitchen Receptacles	●			
11.17	Polarity / Voltage Test - Living Room Receptacles	●			
11.18	Polarity / Voltage Test - Dining Area Receptacles	●			
11.19	Polarity / Voltage Test - Bath and Toilet Area Receptacles	●			
11.20	Polarity / Voltage Test - Receptacles Behind all Electronics and Appliances	●			
11.21	Voltage Test - USB Ports / 12-Volt Plugs				●
11.22	GFCI Trip Testing - Bathroom Receptacles	●			
11.23	GFCI Trip Testing - Kitchen Receptacles	●			
11.24	GFCI Trip Testing - Storage Bay Receptacles	●			
11.25	GFCI Trip Testing - All Exterior Receptacles	●			
11.26	GFCI Trip Testing - All Receptacles Behind Electronics and Appliances	●			
11.27	Power Converter - Did DC Voltage Drop at Least 1/2 Volt	●			
11.28	12-Volt DC House Battery(s) - Matched for Size and Age	●			
11.29	12-Volt DC House Battery(s) - Positive and Negative Cables Matched for Load	●			
11.30	12-Volt DC House Battery(s) - Have They Been Maintained?		●		
11.31	12-Volt DC House Battery(s) - Operational	●			
11.32	12 Volt DC House Battery - Water Level in Batteries	●			

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

Y N NI NP



🔍 11.0 Pin box: hot skin test



pin box - hot skin test

🔍 11.2 door handle: hot skin test



door handle - hot skin test

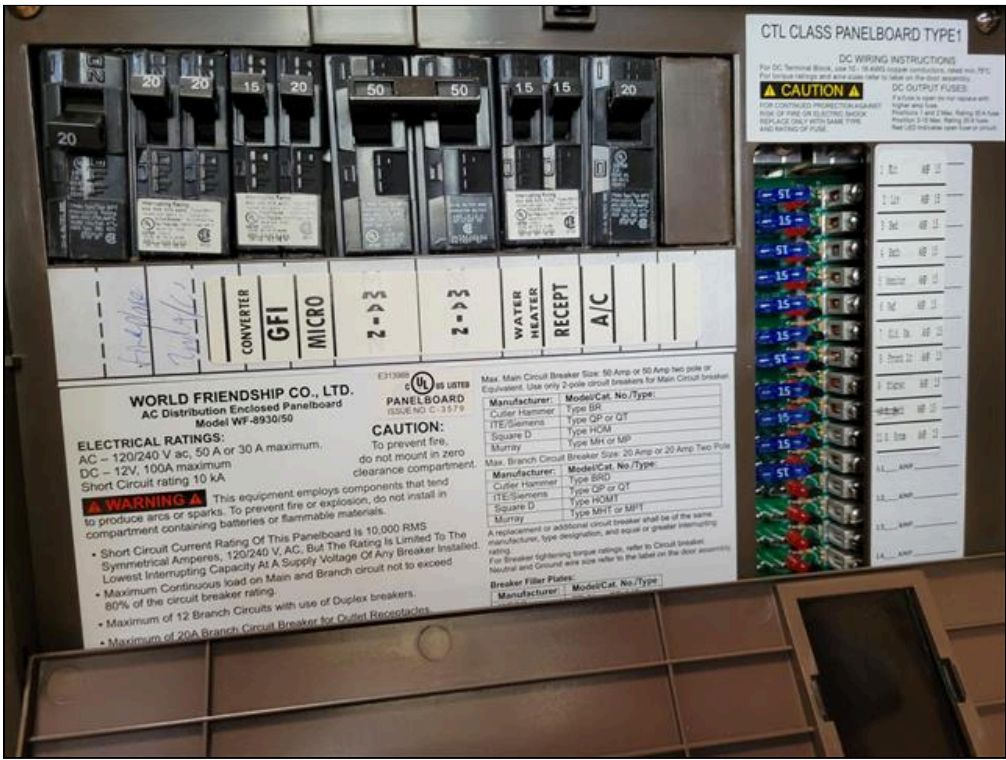
11.4 Ladder: hot skin test



ladder - hot skin test



11.11 Electrical and fuse panel



power panel

**11.30** The inspector noted that the top of the battery box is not secure to the base of the battery box in the front basement on the streetside. This does not provide proper ventilation for hydrogen and oxygen (explosive and toxic) gases to escape the cabin which can then make their way into the living quarters/ bedroom. It is recommended this be repaired by a qualified RV Technician.



battery box not secured

12. 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.

Styles & Materials

**City Water - Food Grade Hose Available for Test:**

Yes

**City Water - System Holds Pressure:**

Yes

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

Yes

**Black Water Tank #1 - Tank or Valve or Line Leaks:**

No

**Gray Water Tank #1 - Valve Operates:**

Yes

**Gray Water Tank #2 / Galley - Valve Operates:**

Yes

**Gray Water Tank - Drain Cap in Place:**

Yes

**NOTE: The Following Readings Should be AFTER Emptying Tanks if Possible:**

Results of the Test

**Gray Water Tank #1 Reading:**

Empty

Digital or Percentage Reading : percentage

**City Water - Pressure Regulator Available:**

Yes

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

Yes

**Black Water Tank #1 - Valve Operates:**

Yes

**Black Water Tank #1 - Drain Cap in Place:**

Yes

**Gray Water Tank #1 - Valve Type:**

Manual Pull T-Handle

**Gray Water Tank #2 - Valve Type:**

Manual Pull T-Handle

**Gray Water Tank - Drain Cap Holds Gray Water Back:**

Yes

**Fresh Water Tank Reading:**

Owner asked to not empty or fill the tank

1/3

Digital or Percentage Reading : percentage

**Gray Water Tank #2 / Galley Reading:**

1/3

Digital or Percentage Reading : percentage

**City Water - Connections Operate:**

Yes

**On-Board Water System - Pressure System Works:**

Yes

**Black Water Tank #1 - Valve Type:**

Manual Pull T-Handle

**Black Water Tank #1 - Drain Cap Holds Waste Water Back:**

Yes

**Gray Water Tank #1 - Tank or Valve or Line Leaks:**

No

**Gray Water Tank #2 / Galley - Tank or Valve or Line Leaks:**

No

**Battery Monitor Reading:**

Full

**Black Water Tank #1 Reading:**

2/3

Digital or Percentage Reading : percentage

		A	F	P	NI	NP
12.0	Operation and Condition of Outside Shower	•				
12.1	Onboard Water Filtration System					•
12.2	City Water Connection Condition	•				
12.3	On-Board Water System: Tank, Water Pump and Fixtures for Tank Fill Condition	•				
12.4	Waste Water Sewer / Hose Fittings	•				
12.5	Black Water Tank #1	•				
12.6	Gray Water Tank #1	•				
12.7	Gray Water Tank #2 / Galley	•				
12.8	Battery / Waste / Water Monitor Panel Condition		•			

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

🔍 **12.1** The inspector noted that the owner has a water filtration system hooked up but it is not an on-board system.



**12.8** The inspector noted that the black and galley water level monitor system did not go to zero after the system was emptied. The black tank monitored at 3/4 full remaining and the galley tank monitored at 1/2 full remaining. The inspector noted that the fresh water system was not fully drained during the testing. It is recommended this be repaired by a qualified RV Technician.



fresh water tank monitor

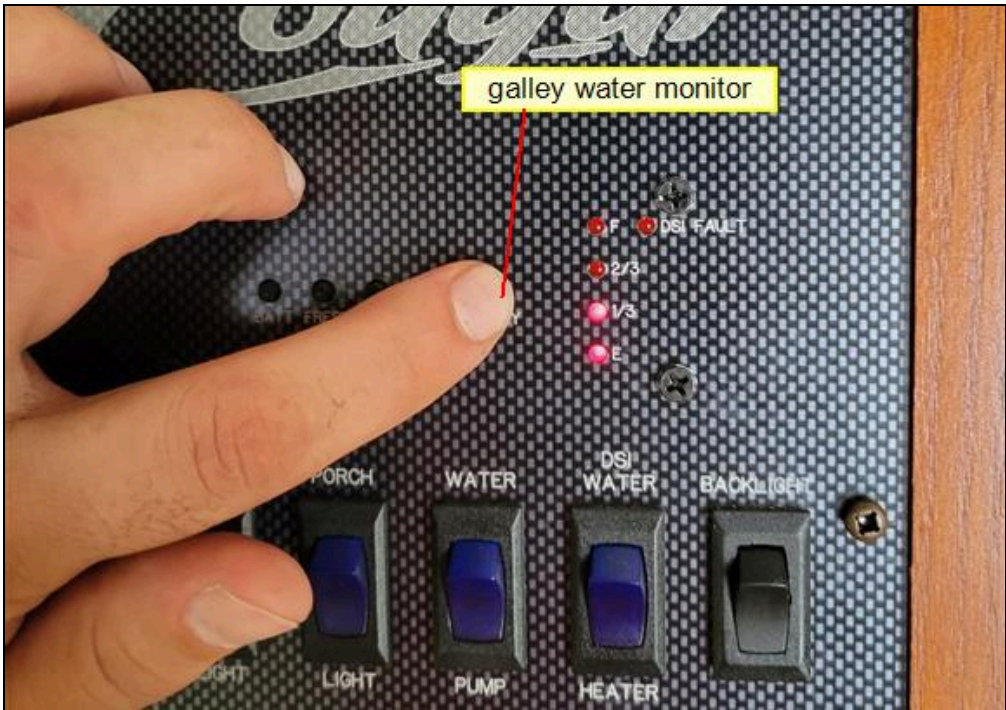




black tank monitor



grey water monitor



galley tank monitor

13. Propane Tank, Lines and Connections

- NOTE:** LP Detectors have an estimated service life of 5 years after which time it is recommended they be replaced.
- NOTE:** CO Detectors have an estimated service life of 5 to 7 years after which time it is recommended they be replaced.
- NOTE:** Smoke Detectors have an estimated service life of 5 or 10 years after which time it is recommended they be replaced.

Styles & Materials

<b>DOT Tank Location:</b> Where is the tank(s) located? DOT Tank Location : streetside and curbside	<b>DOT - Cylinder Arrangement:</b> Dual Split System	<b>DOT #1 - Cylinder Size:</b> 30 LBS
<b>DOT #1 - Date of Manufacture:</b> 2014 Month / Other : 11	<b>DOT Tank #1 - Rust or Damage Condition:</b> Acceptable	<b>DOT #2 - Cylinder Size:</b> 30 LBS
<b>DOT #2 - Date of Manufacture:</b> 2014 Month / Other : 11	<b>DOT Tank #2 - Rust or Damage Condition:</b> Acceptable	<b>DOT - PSI Regulator on Split Tank Systems Over 60 Inches:</b> Yes
<b>DOT - Regulator Type:</b> Dual Input - Auto Change Over	<b>DOT - Regulator Vents Downward:</b> Yes	<b>DOT - Hoses and Regulators:</b> Acceptable
<b>LP Leak / Drop Test:</b> Pass	<b>LP Leak / Drop Test - Did Pressure Drop During Leak Test:</b> No	<b>LP Leak / Drop Test - Begin Time:</b> Begin Time Enter Start Time : 3:43

## LP Leak / Drop Test -

### Completed Time:

Stop Time

Enter Stop Time : 3:48

## LP Detector Test Result:

Fail

Not Tested

## LP Detector Model / Serial

### Number:

Safe-T-Alert

Other / Model / Serial # : M# 20-441-P / S#

## LP Detector Date:

Older than 5 Years

(Replacement Recommended)

Date : 02-03-2012

## LP Detector Test Method:

Not Tested

## LP Detector Alarm During Test:

Not Tested

## Carbon Monoxide Detector Test Result:

Fail

Not Tested

## Carbon Monoxide Detector Model / Serial Number:

Atwood

Other / Model / Serial # : M# KN-COB-B / S# 900-0143

## Carbon Monoxide Detector Date:

Older than 7 Years (Replacement Recommended)

Date : 07/30/2011

## Carbon Monoxide Detector Alarm During Test:

Not Tested

## Smoke Detector Test Result:

Fail

Not Tested

## Smoke Detector Model / Serial Number:

First Alert

Other / Model / Serial # : M# FG250RV

## Smoke Detector Date:

Older than 10 Years

(Replacement Recommended)

Date : 11/25/2011

## Smoke Detector Alarm During Test:

Not Tested

## Fire Extinguisher - Size:

Travel Trailer or 5th Wheel without

Generator 5 B:C

## Fire Extinguisher - Secure in Bracket:

Yes

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

Yes

## Fire Extinguisher - Gauge Indicates Charged State:

Yes

		A	F	P	NI	NP
13.0	DOT Cylinder(s)	•				
13.1	LP Leak System Test	•				
13.2	LP Detector			•		
13.3	Carbon Monoxide Detector			•		
13.4	Smoke Detector			•		
13.5	Fire Extinguisher			•		

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP



13.0 DOT tank manufacture date:



DOT manufacture date

13.1 LP drop test

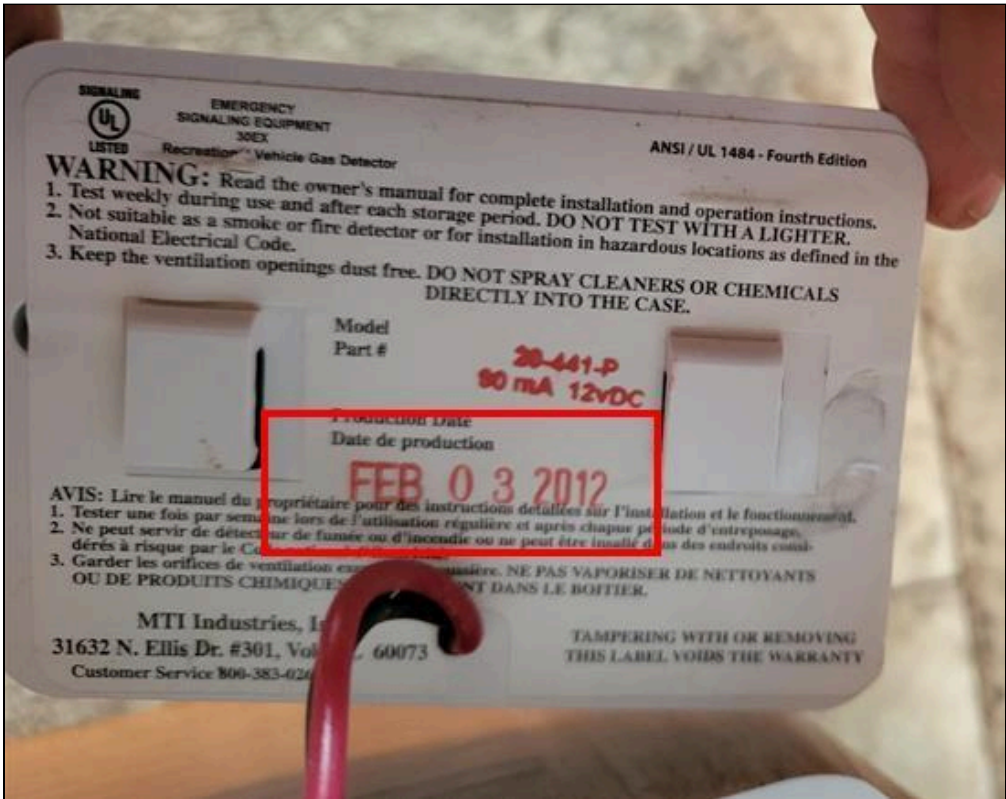


LP drop test - start



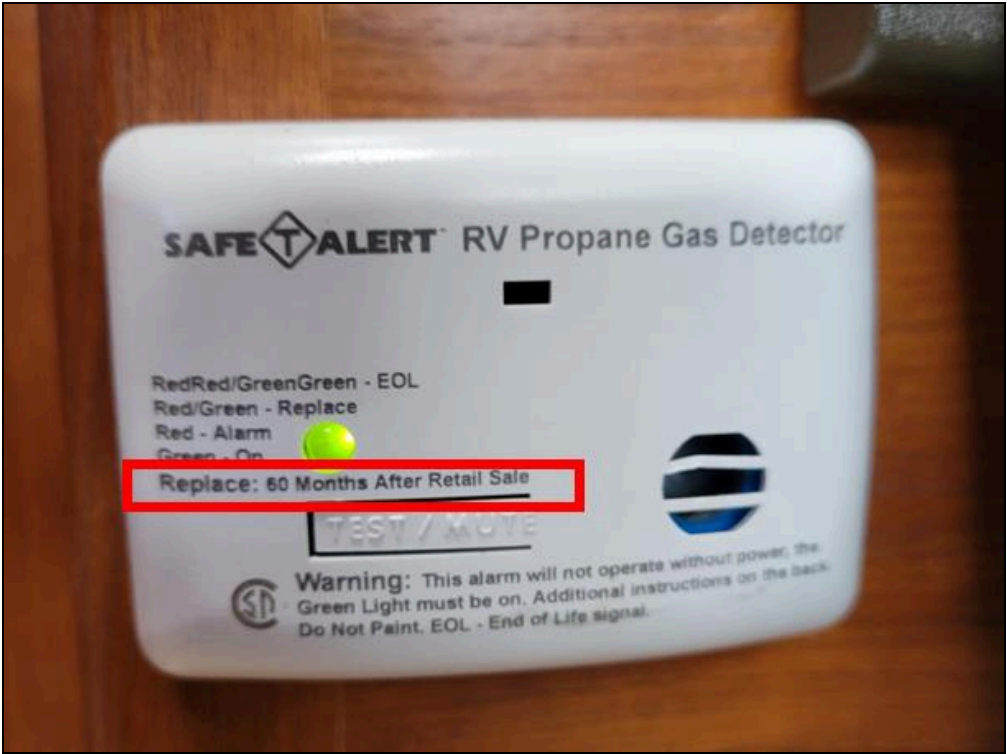
LP drop test - end

**13.2** The inspector noted that the LP detector in the galley area near the power panel has an expiration date greater than the 60 month recommended replacement per NFPA 1192-31 for manufacturers requirements. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.



propane detector

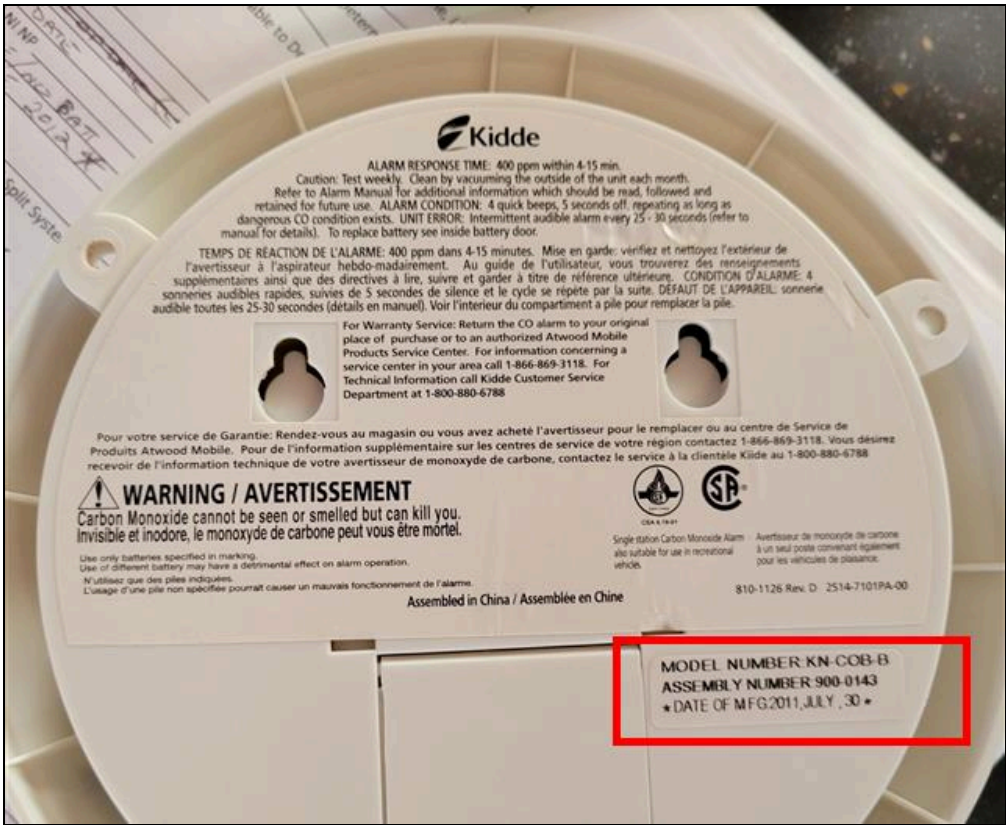




**13.3** The inspector noted that the CO detector in the bedroom on the wall near the hall entry door has an expiration date greater than the 7 years recommended replacement per NFPA 1192-31 for manufacturers requirements as well as not having any batteries installed. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.



CO detector



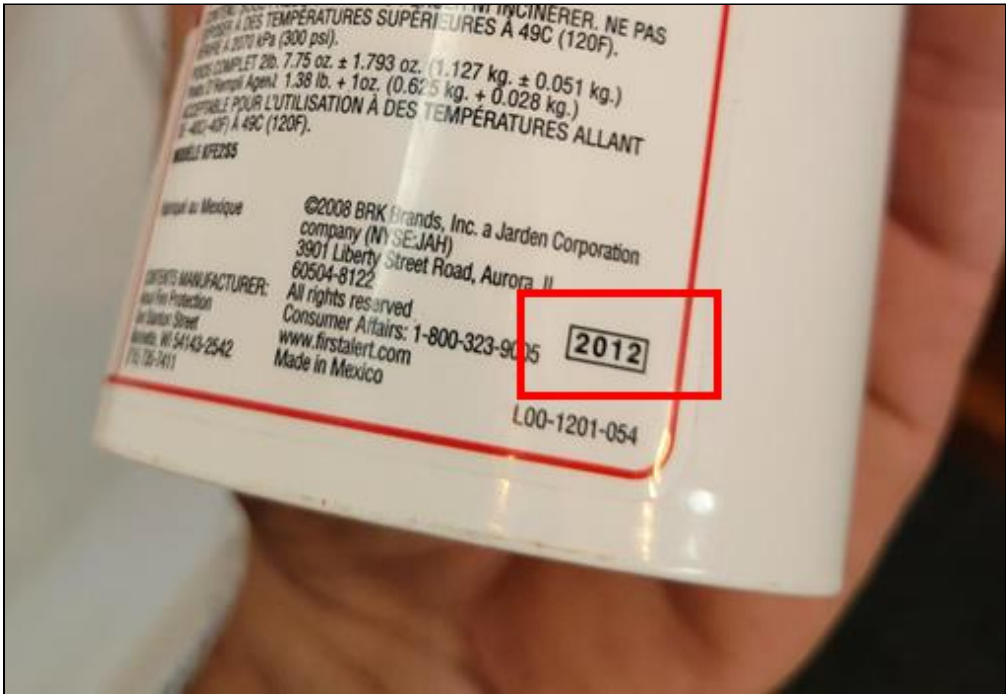
CO detector manufacture date

**13.4** The inspector noted that the smoke detector on the hall area ceiling, near the bathroom door, has an expiration date greater than the 60 month recommended replacement per NFPA 1192-31 for manufacturers requirements. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.



smoke detector manufacture date

**13.5** The inspector noted that the fire extinguisher by the door has an expiration date greater than the 60 month recommended replacement per NFPA 1192-31 for manufacturers requirements. It is recommended this be repaired by a qualified RV Technician before the vehicle is occupied.



Fire extinguisher manufacture date

14. Appliances: Kitchen

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

Styles & Materials

<b>Refrigerator Brand:</b> DOMETIC Model # and Serial # : M# DM2852RBFX / S# 20591315	<b>Refrigerator Cooling Source(s):</b> 120 Volts AC Propane	<b>Refrigerator: Operates on all Available Sources:</b> Yes
<b>Refrigerator Type:</b> RV Helium / Hydrogen Absorption	<b>Refrigerator - Control Panel Location:</b> Above Door	<b>Refrigerator - Door Latch Secure:</b> Yes
<b>Refrigerator - Freezer Current Temperature:</b> Degrees F Degrees : 25	<b>Refrigerator - Odor Detectable in Freezer:</b> No	<b>Refrigerator - Current Refrigerator Temperature:</b> Degrees F Degrees : 36
<b>Refrigerator - Has Unit been Running 12 + Hours:</b> Yes	<b>Refrigerator - Odor Detectable in Refrigerator:</b> No	<b>Refrigerator - Does Inside Light Work:</b> Yes
<b>Refrigerator - Thermostat Sensor Control Mounted on Fins:</b> Yes	<b>Refrigerator - RV Absorption Refrigerator Thermister:</b> Adjustable	<b>Refrigerator - Location of Vent Panels:</b> Two in the Sidewall



**Refrigerator - Recall Installed  
(Back of Refrigerator):**

Yes

**Cooktop - Brand:**

Atwood

Model # / Serial # / Specify Other : M#  
R-V2135BBP / S# 5222702088762**Cooktop - All Burners  
Operate:**

Yes

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

Yes

**Cooktop - Burner Ignition Source:**

Manual

**Cooktop - All Burners  
Light:**

Yes

**Cooktop - Cover Matches  
Countertop Material:**

Yes

**Oven - Brand:**

Atwood

**Oven - Burner Ignition  
Source:**

Manual

**Oven - Burner Lights:**

Yes

**Microwave - Brand:**

Other

Model # / Serial # / Specify Other : M#  
P90D23AL-G1 / S#B1111FSCNG1-417**Microwave - Type:**

Microwave Only

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

Not Present

**Microwave - Temperature of  
Water after 60 Seconds:**

Degrees F

Degrees : 136

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

Yes

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

No

**Cooktop Exhaust Vent - Venting:**

Vents to Exterior

		A	F	P	NI	NP
14.0	Refrigerator - Control Board	●				
14.1	Refrigerator - Front Side Door Panels	●				
14.2	Refrigerator - Front Side Door Seals	●				
14.3	Refrigerator - Front Side Door Frame	●				
14.4	Refrigerator - Inside Freezer Walls	●				
14.5	Refrigerator - Ice Maker	●				
14.6	Refrigerator - Freezer Shelves / Door Racks	●				
14.7	Refrigerator - Inside Walls	●				
14.8	Refrigerator - Shelves / Door Racks	●				
14.9	Refrigerator - Crisper Trays and Drawers	●				
14.10	Refrigerator - Backside Cooling Coils / Proper Venting			●		
14.11	Cooktop - Condition	●				
14.12	Cooktop - Burner Grate / Cover Condition	●				
14.13	Cooktop - Condition of Knobs / Controls	●				
14.14	Cooktop - Color of Burner Flame	●				
14.15	Oven - Condition	●				
14.16	Oven - Racks Condition	●				
14.17	Oven - Color of Burner Flame	●				
14.18	Microwave - Condition	●				
14.19	Cooktop Exhaust Vent - Filter and Lighting Condition	●				
14.20	Cooktop Exhaust Vent - Fan Speeds and Vent Condition	●				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP



14.10 The inspector noted improper baffling and insulation on the backside of the refrigerator that will affect proper cooling cycle and performance of the refrigerator. It is recommended this be repaired by a qualified RV Technician.



Refrigerator - backside venting

15. Appliances: Other

Styles & Materials

<b>Water Heater - Brand:</b> Suburban Model # / Serial # / Specify Other : M# SW6 DE / S# 120409240	<b>Water Heater - Type:</b> Tank Type	<b>Water Heater - Heat Source(s):</b> Gas and Electric
<b>Water Heater - Operates on all Sources:</b> Yes	<b>Water Heater - Type of Ignition:</b> DSI and Electric	<b>Water Heater - Leaks at Pressure Relief Valve:</b> No
<b>Water Heater - Proper Drain Plug Installed:</b> Yes	<b>Water Heater - Bypass Valves in Correct Position:</b> Yes	<b>Water Heater - Dauber Screens Installed:</b> Yes Extra Info : duaber screen for certain manufacturers can void their warranty
<b>Furnace - Brand:</b> Suburban Model # / Serial # : not visible	<b>Furnace - Operates:</b> Yes	<b>Furnace - Floor Vents or Outside Exhaust Vents Blocked or Covered:</b> No
<b>Furnace - Warm Air Discharge Out of Vents - Proper Return Air Flow:</b> Yes	<b>Furnace - Dauber Screens Installed:</b> Yes	

		A	F	P	NI	NP
<b>15.0</b>	<b>Water Heater - Condition of Burner Assembly Area</b>	•				
<b>15.1</b>	<b>Water Heater - Rubber Grommet Around Gas Line Sealed</b>	•				
<b>15.2</b>	<b>Furnace #1 Air Intake / Exhaust Area Condition</b>	•				
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present		A	F	P	NI	NP

## 16. Appliances: Air Conditioners

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

### Styles & Materials

**Air Conditioner - Brand:**

Dometic

**Air Conditioner - Thermostatic Controls:**

Dual with Furnace

**Air Conditioner - Options:**

AC Only

**Air Conditioner - Delta-T:**

Degrees F

Degrees : 26

		A	F	P	NI	NP
<b>16.0</b>	<b>Air Conditioner Condition</b>	•				
<b>16.1</b>	<b>Air Conditioner - Filter Condition</b>	•				
<b>16.2</b>	<b>Air Conditioner - Exhaust Condition</b>	•				
A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present		A	F	P	NI	NP

## 17. Interior

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

### Styles & Materials

**Ceiling - Condition:**

Acceptable

**Ceiling Vents and Skylights - Condition:**

Acceptable

**Ceiling Vents and Skylights - Trim Ring Around Vents and Skylights:**

Fair

**Lights and Light Fixtures - Condition:**

Acceptable

**Walls - Condition:**

Acceptable

**Walls - Interior Doors Condition:**

Acceptable

**Closets and Pantries - Condition:**

Acceptable

**Windows - Condition:**

Acceptable

**Flooring - Condition:**

Acceptable

**Kitchen Sink - Condition:**

Acceptable

**Kitchen Sink - Style:**

Double Bowl

**Kitchen Sink - Type:**

Plastic

**Shower / Tub - Condition:**

Acceptable

**Shower / Tub - Style:**

Shower Stall

**Shower / Tub - Door and Frame and Seals Condition:**

Acceptable

**Bathroom Sink - Condition:**

Acceptable

**Bathroom Sink - Style:**

Single Bowl

**Bathroom Sink - Type:**

Plastic

		Y	N	NI	NP
17.0	Ceiling Inspected	•			
17.1	Ceiling - Panels Loose		•		
17.2	Ceiling - Water Damaged Ceiling Panels		•		
17.3	Ceiling - Discoloration or Stains		•		
17.4	Ceiling - Trim Work Missing or Damaged		•		
17.5	Ceiling Vents and Skylights - Thermostatic Controls and Switches Work				•
17.6	Ceiling Vents - All 12-Volt DC Fans Operate	•			
17.7	Ceiling Vents - All 120-Volt AC Fans Operate				•
17.8	Ceiling Vents and Skylights - Stains Around Roof Vents and Skylights		•		
17.9	Lights and Light Fixtures - Do all 12-Volt DC Lights Function		•		
17.10	Lights and Light Fixtures - Do all 120-Volt AC Lights Function				•
17.11	Lights and Light Fixtures - Wall Mounted Light Fixtures				•
17.12	Lights and Light Fixtures - Rope Lights				•
17.13	Lights and Light Fixtures - Spot Lights				•
17.14	Lights and Light Fixtures - Floor Lights				•
17.15	Lights and Light Fixtures - Entry Lights inside RV				•
17.16	Lights and Light Fixtures - Missing or Broken Lenses		•		
17.17	Lights and Light Fixtures - Missing Shades or Broken Covers		•		
17.18	Walls Inspected	•			
17.19	Walls - Panels Loose		•		
17.20	Walls - Water Damaged Wall Panels		•		
17.21	Walls - Panels Discolored or Stained	•			
17.22	Walls - Soft Spots on Walls		•		
17.23	Walls - Trim Work on Walls		•		
17.24	Walls - Damage Repairs Performed		•		
17.25	Walls - Holes or Wall Repairs		•		
17.26	Closets / Pantries Inspected	•			
17.27	Closets and Pantries - Door Damage / Scratches		•		
17.28	Closets and Pantries - Wood Rot or Broken		•		
17.29	Closets and Pantries - Drawer Damage / Scratches		•		
17.30	Windows - All Windows Operational	•			
17.31	Windows - Window Coverings	•			
17.32	Windows - Emergency Exit Windows Installed	•			
17.33	Windows - Emergency Exit Windows Operational	•			
17.34	Flooring - Sheet Vinyl	•			
17.35	Flooring - Carpet	•			
17.36	Flooring - Ceramic Tile				•
17.37	Flooring - Tile - Other				•
17.38	Flooring - Plank				•
17.39	Flooring - Floor Panels Loose		•		
17.40	Flooring - Floor Covering Discolored or Stained		•		
17.41	Flooring - Water Damage		•		
17.42	Flooring - Carpet Worn	•			

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

Y N NI NP

		Y	N	NI	NP
17.43	Flooring - Sheet Vinyl Stained		•		
17.44	Flooring - Soft Spots in Floor		•		
17.45	Flooring - Previous Repairs Performed	•			
17.46	Operation and Condition of Kitchen Faucet	•			
17.47	Kitchen Sink - Faucet Working	•			
17.48	Kitchen Sink - Faucet Leaks at Stem		•		
17.49	Kitchen Sink - Water Damage Under Sink		•		
17.50	Kitchen Sink - P-Trap Holds Water	•			
17.51	Kitchen Sink - Sink(s) Holds Water		•		
17.52	Kitchen Sink - Hot and Cold Water Available	•			
17.53	Operation and Condition of Toilet	•			
17.54	Toilet - Water Leaks		•		
17.55	Toilet - Indication of Previous Damage or Repair		•		
17.56	Toilet - Bowl Holds Water	•			
17.57	Toilet - Mounting Problems		•		
17.58	Operation and Condition of Shower	•			
17.59	Shower / Tub - Stains, Chemical Buildup in Stall / Tub		•		
17.60	Shower / Tub - Water Damage or Leaks		•		
17.61	Shower / Tub - Glass Doors		•		
17.62	Shower / Tub - Soap Dish in Place	•			
17.63	Shower / Tub - Door Latch Functioning	•			
17.64	Shower / Tub - Towel Racks in Place				•
17.65	Shower / Tub - Curtain with Rod				•
17.66	Operation and Condition of Bathroom Faucet	•			
17.67	Bathroom Sink - Faucet Working	•			
17.68	Bathroom Sink - Faucet Leaks at Stem		•		
17.69	Bathroom Sink - Water Damage Under Sink		•		
17.70	Bathroom Sink - P-Trap Holds Water	•			
17.71	Bathroom Sink - Sink(s) Holds Water	•			
17.72	Bathroom Sink - Hot and Cold Water Available	•			

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

Y N NI NP

**17.6** The inspector noted several broken "lock-in" tabs for the screens of all four of the ceiling vents. The inspector also noted a vertical crack in the housing trim of the bathroom vent. It is recommended this be repaired by a qualified RV Technician.



Bathroom ceiling vent

**17.9** The inspector noted that the light above the dining room table does not light up when switched on. It is recommended this be repaired by a qualified RV Technician.

**17.21** The inspector noted that the seam of wall panel coating is coming loose above the door on the inside of the bunkhouse. It is recommended this be repaired by a qualified RV Technician.



Wall coating - bunkhouse

**17.45** The inspector noted that per the owner stated comments, the previous owner had removed the carpet that was installed on the main floor area of the bunkhouse.



## 18. Furniture

### Styles & Materials

**Sofa - Condition:**  
Acceptable

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

**Beds - Condition:**  
Acceptable

**Cabinets / Dressers - Condition:**  
Acceptable

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

**Cabinets / Closet Hardware - Condition:**  
Acceptable

		Y	N	NI	NP
<b>18.0</b>	<b>Sofa(s) Inspected</b>	•			
<b>18.1</b>	<b>Sofa - Fabric Tears or Separation</b>		•		
<b>18.2</b>	<b>Sofa - Fabric Discolored or Stains</b>		•		
<b>18.3</b>	<b>Sofa - Signs of Excess Wear</b>	•			
<b>18.4</b>	<b>Sofa - Water Damage</b>		•		
<b>18.5</b>	<b>Dinette / Table / Chairs Inspected</b>	•			
<b>18.6</b>	<b>Dinette / Table / Chairs - Fabric Tears or Separation</b>		•		
<b>18.7</b>	<b>Dinette / Table / Chairs - Fabric Discolored or Stains</b>		•		
<b>18.8</b>	<b>Dinette / Table / Chairs - Signs of Excess Wear</b>		•		
<b>18.9</b>	<b>Dinette / Table / Chairs - Water Damage</b>		•		
<b>18.10</b>	<b>Dinette / Table / Chairs - Previous Repairs Performed</b>		•		
<b>18.11</b>	<b>Beds Inspected</b>	•			
<b>18.12</b>	<b>Beds - Fabric Tears or Separation</b>		•		
<b>18.13</b>	<b>Beds - Fabric Discolored or Stains</b>		•		
<b>18.14</b>	<b>Beds - Signs of Excess Wear</b>		•		
<b>18.15</b>	<b>Beds - Pillow Top Mattress</b>		•		
<b>18.16</b>	<b>Beds - Bed Covers</b>	•			
<b>18.17</b>	<b>Beds - Covers Match Decor</b>	•			
<b>18.18</b>	<b>Cabinets / Dressers Inspected</b>	•			
<b>18.19</b>	<b>Cabinets / Dressers - Door Damage or Scratches</b>		•		
<b>18.20</b>	<b>Cabinets / Dressers - Counter Top Damage or Scratches</b>	•			
<b>18.21</b>	<b>Cabinets / Dressers - Wood Rot or Broken</b>		•		
<b>18.22</b>	<b>Cabinets / Dressers - Drawer Damage or Scratches</b>		•		
<b>18.23</b>	<b>Cabinet Doors / Drawers - Pull-Out Operation Acceptable</b>	•			
<b>18.24</b>	<b>Cabinet Doors / Drawers - Previous Repairs Performed</b>		•		

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

Y N NI NP

 **18.20** The inspector noted light scratches on the kitchen countertops.

## 19(A) . TV - Front Bedroom

### Styles & Materials

**Unit Brand:**Other  
Model # / Other Specify : JVC**Antenna Power Booster Operates:**

No

**TV Picks Up Local Channels:**

No

**Remotes Operational:**

Yes

		Y	N	NI	NP
<b>19.0.A</b>	<b>Unit Works Properly</b>	●			
<b>19.1.A</b>	<b>Unit Cleaned and Maintained</b>	●			
<b>19.2.A</b>	<b>Unit Properly Mounted and Secured</b>	●			
		Y	N	NI	NP

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

🔍 **19.0.A** Bedroom TV: DVD on

bedroom TV - DVD on

**19(B) . TV - Living Room****Styles & Materials****Unit Brand:**

Legend

**Antenna Power Booster Operates:**

No

**TV Picks Up Local Channels:**

No

**Remotes Operational:**

Yes

		Y	N	NI	NP
<b>19.0.B</b>	<b>Unit Works Properly</b>	●			
<b>19.1.B</b>	<b>Unit Cleaned and Maintained</b>	●			
<b>19.2.B</b>	<b>Unit Properly Mounted and Secured</b>	●			
		Y	N	NI	NP

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

🔍 **19.0.B** Inspector noted that the unit is not equipped with a TV antenna. The owner has opted for use of digital media platform (router and Amazon Firestick) located behind the TV.

## 19(C) . TV - Bunkhouse

### Styles & Materials

**Unit Brand:**

Legend

**Antenna Power Booster Operates:**

No

**TV Picks Up Local Channels:**

No

**Remotes Operational:**

Yes

		Y	N	NI	NP
<b>19.0.C</b>	<b>Unit Works Properly</b>	●			
<b>19.1.C</b>	<b>Unit Cleaned and Maintained</b>	●			
<b>19.2.C</b>	<b>Unit Properly Mounted and Secured</b>	●			
		Y	N	NI	NP

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

## 19(D) . DVD Player

### Styles & Materials

**Unit Brand:**

Other

Model # / Other Specify : Rockford Fosgate

**Remotes Operational:**

Yes

		Y	N	NI	NP
<b>19.0.D</b>	<b>Unit Works Properly</b>	●			
<b>19.1.D</b>	<b>Unit Cleaned and Maintained</b>	●			
<b>19.2.D</b>	<b>Unit Properly Mounted and Secured</b>	●			
		Y	N	NI	NP

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

## 19(E) . Radio / Stereo

### Styles & Materials

**Unit Brand:**

Other

Model # / Other Specify : Rockford Fosgate

**Antenna Power Booster Operates:**

Yes

**TV Picks Up Local Channels:**

Yes

**Remotes Operational:**

Yes

		Y	N	NI	NP
<b>19.0.E</b>	<b>Unit Works Properly</b>	●			
<b>19.1.E</b>	<b>Unit Cleaned and Maintained</b>	●			
<b>19.2.E</b>	<b>Unit Properly Mounted and Secured</b>	●			
		Y	N	NI	NP

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

## 20. Exterior Kitchen - Refrigerator

### Styles & Materials

**Refrigerator Brand:**  
AMANA

**Refrigerator Cooling Source(s):**  
120 Volts AC

**Refrigerator: Operates on all Available Sources:**  
Yes

**Refrigerator Type:**  
Residential

**Refrigerator - Control Panel Location:**  
Inside Door

**Refrigerator - Door Latch Secure:**  
Yes

**Refrigerator - Freezer Current Temperature:**  
Degrees F  
Degrees : 28

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

**Refrigerator - Current Refrigerator Temperature:**  
Degrees F  
Degrees : 38

**Refrigerator - Has Unit been Running 12 + Hours:**  
Yes

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

**Refrigerator - Does Inside Light Work:**  
Not Present

		A	F	P	NI	NP
20.0	Refrigerator - Control Board	●				
20.1	Refrigerator - Front Side Door Panels	●				
20.2	Refrigerator - Front Side Door Seals	●				
20.3	Refrigerator - Front Side Door Frame	●				
20.4	Refrigerator - Inside Freezer Walls	●				
20.5	Refrigerator - Ice Maker					●
20.6	Refrigerator - Freezer Shelves / Door Racks	●				
20.7	Refrigerator - Inside Walls	●				
20.8	Refrigerator - Shelves / Door Racks	●				
20.9	Refrigerator - Crisper Trays and Drawers					●
20.10	Refrigerator - Backside Cooling Coils / Proper Venting					●

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

## 21. Exterior Kitchen - Cooktop

### Styles & Materials

**Cooktop - Brand:**  
Atwood

**Cooktop - All Burners Operate:**  
Yes

**Cooktop - Rubber Grommets for Stovetop Grate:**  
Not Present

**Cooktop - Burner Ignition Source:**  
Manual

**Cooktop - All Burners Light:**  
Yes

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

		A	F	P	NI	NP
21.0	Cooktop - Condition	●				
21.1	Cooktop - Condition of Knobs / Controls	●				
21.2	Cooktop - Burner Grate Condition	●				
21.3	Cooktop - Color of Burner Flame	●				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP

## 22. Exterior Kitchen - Sink

### Styles & Materials

**Sink - Condition:**  
Acceptable

**Sink - Style:**  
Single Bowl

**Sink - Type:**  
Plastic

		Y	N	NI	NP
22.0	Sink - Faucet Working	●			
22.1	Sink - Faucet Leaks at Stem		●		
22.2	Sink - Water Damage Under Sink		●		
22.3	Sink - P-Trap Holds Water	●			
22.4	Sink - Sink(s) Holds Water	●			
22.5	Sink - Hot and Cold Water Available	●			

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

Y N NI NP

## 23. Exterior Kitchen - Cabinets

### Styles & Materials

**Cabinets / Drawers - Condition:**  
Acceptable

**Cabinets / Drawers - Types of Hinges:**  
Exposed

**Cabinets / Drawer Hardware - Condition:**  
Acceptable

		Y	N	NI	NP
23.0	Cabinets / Drawers Inspected	●			
23.1	Cabinets / Drawers - Door Damage or Scratches		●		
23.2	Cabinets / Drawers - Counter Top Damage or Scratches		●		
23.3	Cabinets / Drawers - Wood Rot or Broken		●		
23.4	Cabinets / Drawers - Damage or Scratches		●		
23.5	Cabinet Doors / Drawers - Pull-Out Operation Acceptable?	●			
23.6	Cabinet Doors / Drawers - Previous Repairs Performed		●		

Y= Yes, N= No, NI= Not Inspected, NP= Not Present

Y N NI NP

## 24. Exterior Kitchen - Door

### Styles & Materials

**Compartment Door:**  
Doors with Keyed Slam Latch

**Any Damage or Discoloration or Delamination:**  
No

		A	F	P	NI	NP
24.0	Compartment Door Operation	●				
24.1	Compartment Door - Seals and Closes Flush to Frame	●				

A= Acceptable, F= Fair, P= Poor, NI= Not Inspected, NP= Not Present

A F P NI NP



