Inspection Points for Motor Homes rvsd 5/2016

We at **Gneiss Goods, LLC** appreciate your business and look forward to providing you with the professional RV inspection you deserve. 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, with fresh water and electricity being absolutely necessary.

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 75 to 100 photos describing the items that have been identified during the detailed **Motor Home Inspection**.

Roof

- ☐ Inspect and rate the overall roof condition
- ☐ Identify the roof material type and the sealants that have been applied to the roof
- ☐ Evaluate the condition of the various sealant and joints around the roofing components
- ☐ Rate the condition of the roof vents, air conditioners, antenna and other components that are mounted on the roof
- ☐ Identify areas of concern

Sidewall and End Caps

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

Slideout Rooms

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

Awnings and Slideout Toppers

- ☐ Inspect and identify the operational type (manual vs. electric) of the awnings, slideout toppers and window awnings
- ☐ Operate and rate condition of the awning frames and latching mechanisms
- ☐ Evaluate and rate the condition of fabric material of the awnings
- ☐ Measure and document the fabric size of the awnings

Chassis Turn Signal and Running Lights (12 volt DC)

- ☐ Inspect the condition of the 7 pin connector receptacle
- ☐ Activate and evaluate the operation of the DOT lights
- ☐ Visually inspect the chassis battery compartment, the electrical connections and batteries

120 Volt AC Electrical System (house type power)

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

Generator- Engine – *if installed*

- ☐ Identify and note the model, serial number and run hours of the generator
- ☐ Check oil level
- ☐ Start and operate the onboard generator
- ☐ Put generator under a load to verify operation (typically operating 1 air conditioner will create the correct amount of load)

Inverter – *if installed*

- ☐ Identify and note the model and serial number of the inverter, if visible
- ☐ Visually inspect the wiring and electrical connections and fuses/circuit breakers
- ☐ Place electrical load on the inverter to verify proper operation

Coach Battery System – (12 volt DC deep cycle Battery Electrical System)

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

Fresh Water System

- ☐ Verify the fresh water connections for the city water hookup are operational
- ☐ Test and verify proper filling of the fresh water tank
- ☐ Verify the onboard fresh water tank and pressure pump system will operate and maintain pressure
- ☐ Operationally test all fresh water fixtures inside and outside of the RV
- ☐ Visually inspect the water filtration system *(if installed)* for leaks and filter placement

Waste Water Systems – (Gray and Black Water)

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

- ☐ Verify the drain cap is in place and will hold waste water

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

LP Gas System - *if equipped*
- ☐ Visually inspect all hoses and pressure regulators for damage and age deterioration
- ☐ Verify the plastic cover has been installed over the regulator

ASME tank - *if equipped*
- ☐ Conduct a visual inspection of tank for rust or physical damage if tank is accessible
- ☐ List the location of the tank
- ☐ Document the manufacture date of the ASME tank if accessible
- ☐ List the gallon capacity of the tank

Refrigerator
- ☐ Identify the brand, model and type of refrigerator
- ☐ Note the location of the vent panels used by refrigerator
- ☐ Operate on all heat sources - 120 volt AC, LP gas and for 3 way refrigerators, 12 volt DC
- ☐ Collect serial and model number and verify with manufacturer if recall notice has been issued and completed for this unit
- ☐ Visually verify if baffle system on back of refrigerator area is correct and directing heat away from gas coils
- ☐ 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
- ☐ Check condition of door frame, shelving, crisper drawers, door shelves and interior light
- ☐ Evaluate and rate the door gasket seals of freezer and refrigerator box areas

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

Furnace – *if equipped*

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

Cooktop/ Stove

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

Air Conditioner(s)

- ☐ Identify and list the type of cooling unit/heat pump
- ☐ Perform cooling efficiency test (Delta T) on each unit
- ☐ Visually inspect the plenum box and ductwork sealing
- ☐ Inspect the air filter, cooling and the heat exhaust coils for debris and cleanliness

Washer/ Dryer

- ☐ Visually inspect and verify a wash and rinse cycle of the washer and dryer
- ☐ Visually inspect for leaks or damaged hoses
- ☐ Evaluate and rate the exterior condition of the dryer exhaust vent

Microwave/Convection Oven

- ☐ Identify and list the brand, model, type and output wattage of the unit
- ☐ Verify the rack and turn tables are installed
- ☐ Operate unit for 60 seconds utilizing cup of water and then list water temperature

Dishwasher - *if installed*

- ☐ Identify and list the brand and model of unit
- ☐ Verify operation of unit and inspect for leaks and non- functioning rotating racks and wash bars

In House Vacuum System – *if installed*

- ☐ Identify and list the brand and model of unit
- ☐ Verify the operation and visually inspect the various components of the hose assembly, access doors and dirt bag

Electric Fireplace – *if installed*

- ☐ Identify and list the brand and model of unit
- ☐ Operate and verify the various heat settings, fan speed levels and the back lighting

Cooktop Exhaust Fan

- ☐ Operate and verify condition of the exhaust function and fan speeds
- ☐ Visually inspect the filter and lighting

- ☐ Evaluate and rate the exterior condition of the exhaust vent

Ceiling Mounted Fans and Ceiling Exhaust Vents
- ☐ Visually inspect the condition of the blades and motor
- ☐ Operate and verify condition of the blade direction and fan speeds
- ☐ Verify lighting if equipped

Interior Conditions and Appearance
- ☐ Visually inspect all ceilings, walls, interior doors and flooring for signs of water intrusion, surface damage and/or staining
- ☐ Operate all windows and doors noting any deficiencies or missing components
- ☐ Evaluate the window coverings
- ☐ Operate all interior, exterior and décor lighting - 12 volt and 120 volt

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

Furniture
- ☐ Visually inspect the condition of the dinette table/booth, chairs, recliners and sofa
- ☐ Inspect and note furniture fabric tears, discoloration and signs of excessive wear
- ☐ Visually inspect and note signs of mattress damage or staining

Entertainment System
- ☐ Visually inspect and operate all TV and stereo equipment
- ☐ Verify DVD/disc players and radios are operational
- ☐ Verify local channels antenna and 12 volt DC power signal booster is operational
- ☐ Raise and lower roof mounted antenna if equipped
- ☐ Verify remotes are operational

Shower/Tub Enclosure
- ☐ Visually inspect the glass panels, curtains and soap dish areas
- ☐ Evaluate and rate the seals around the frame work and doors for water leaks
- ☐ Operate the door and latch system to verify its operation
- ☐ Inspect and evaluate the stains and chemical/mineral build up

Motor Home - *Please note the following items: Due to insurance restrictions the Motor Home can NOT be driven by the Inspector.* Also, t*he lack of clearance under the motor home and safety issues the Inspector will conduct the following visual inspections from the outer perimeter of the motor home.*

Chassis and Undercarriage
- ☐ Visually inspect for rust, damage and excessive oil on the underside of the motor home

Steering
- ☐ Visually inspect for bent or damaged components and hydraulic leaks

Leveling System

- ☐ Identify and note the brand and type of system
- ☐ Verify the system operates properly by extending and retracting leveling system
- ☐ Note visual indications of hydraulic leaks or mechanic issues

Engine **strongly recommend performing oil analysis to determine internal combustion engine component condition.*

- ☐ Make and model of the engine
- ☐ Verify oil level on the dipstick
- ☐ Indications of engine issues or any noises while running
- ☐ Are there noticeable oil or exhaust leaks
- ☐ Note the oil pressure reading on the dash gauges

Radiator **strongly recommend performing coolant analysis to determine the condition of the coolant fluid and the internal cooling system.*

- ☐ Location of the radiator and cooling fans
- ☐ Visually inspect the coolant reservoir, radiator and hoses

Transmission

- ☐ Type of transmission
- ☐ Fluid level on dipstick
- ☐ Indications of contaminated transmission fluid

Running Gear (Motor Home)

- ☐ Type and number of axles
- ☐ Weight ratings for each axle set
- ☐ Inspect the frame, axles, springs, rims and other components for rust, oil stains and visible damage
- ☐ Document the information on the tires as to their age and weight capacities
- ☐ Check tire pressure
- ☐ Inspect and rate tire tread condition
- ☐ Note any valve extensions and pressure monitors

Hitch System/Hook Up

- ☐ Inspect and identify the type of system used to tow vehicles
- ☐ Evaluate and list modifications to hitch system

Weight Labels and Data Plates

- ☐ Identify and document the Vehicle Identification Number (VIN)
- ☐ Locate and document Vehicle Frame Number
- ☐ Document the license plate info
- ☐ List the inspection sticker information – if applicable
- ☐ List the RVIA inspection seal number
- ☐ List the Gross Vehicle Weight Rating
- ☐ List date of manufacture