

RV Inspection Report

Prepared for:

[REDACTED]

RV Location:

[REDACTED]



2024 Brinkley G3500

VIN:

[REDACTED]

WE RV SERVICES, LLC
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Summary of Issues Found: pages 2-6

Exterior Sidewall - Curbside

Joints and Trim



The head of a rivet is missing. Location - next to the front steps.

Cargo/Access Doors

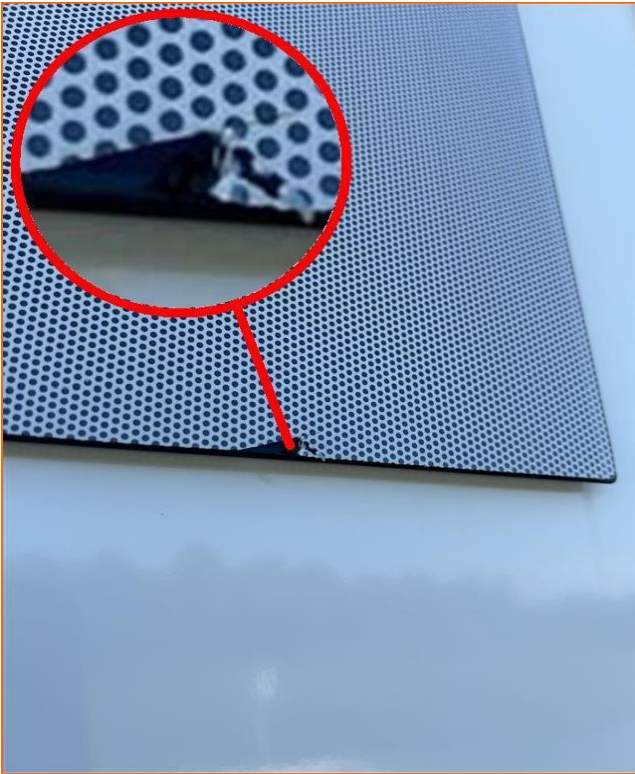


Power cord compartment.

The door strap is detached. Recommend repair.

Exterior Sidewall - Streetside

Windows



A small section of the window decal/film is peeling. Recommend repair to prevent further peeling.

Roof

Front Cap, Joints, Seals, and Gutters



Two spots on the front cap seal have gaps in the sealant. Recommend repair to prevent water intrusion.

Rear Cap, Joints, Seals, and Gutters



Two spots on the rear cap seal have gaps in the sealant. Recommend repair to prevent water intrusion.

Tire & Wheel Curbside - Front

Tire and Wheel General Condition

The valve stem cap is missing on this tire - curbside, front. Recommend replacement.

Living/Dining Area

Walls



There is a paint chip on the door frame going from the kitchen to the garage. Recommend touch-up.

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Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this RV home. Any recommendations by the inspector to repair suggests 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 NRVA 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.

Type of Inspection:

Buyer: Pre-Purchase RV Inspection

Style of RV:

5th Wheel Toy Hauler

RV Status:

Vacant: RV Dealership

1. Vehicle Information

Styles & Materials

Year and Brand and Model of RV:

2024 Brinkley Model G3500

VIN Location:

Streetside Front

Date of Manufacturer:

October

Gross Vehicle Weight Rating (GVWR):

Year : 2023

LBS : 22000

1.0 Vehicle Data

Manufacturer's VIN: [REDACTED]

RVIA Seal: [REDACTED]

2. Exterior Front

2.0 Overall Condition

Comments: Acceptable



2.1 Damage

Comments: Acceptable

2.2 Discoloration

Comments: Acceptable

2.3 Delamination

Comments: Acceptable

2.4 Paint and Decals

Comments: Acceptable

2.6 Joints and Trim

Comments: Acceptable

2.7 Cargo/Access Doors

Comments: Acceptable

2.8 Interior Compartment Condition

Comments: Acceptable

2.9 Locks/Handles Condition and Operation

Comments: Acceptable

2.10 Hinges and Cylinders

Comments: Acceptable

2.11 Compartment Lights Condition and Operation

Comments: Acceptable

3. Exterior Sidewall - Curbside

3.0 Overall Condition

Comments: Acceptable





3.1 Damage

Comments: Acceptable

3.2 Discoloration

Comments: Acceptable

3.3 Delamination

Comments: Acceptable

3.4 Stress Fractures

Comments: Acceptable

3.5 Paint and Decals

Comments: Acceptable

3.6 Windows

Comments: Acceptable

3.7 Joints and Trim

Comments: Acceptable



The head of a rivet is missing. Location - next to the front steps.

3.8 Cargo/Access Doors

Comments: Acceptable

3.9 Interior Compartment Condition

Comments: Acceptable

3.10 Locks / Handles Condition and Operation

Comments: Acceptable

3.11 Hinges and Cylinders

Comments: Acceptable

3.12 Compartment Lights Condition and Operation

Comments: Acceptable

3.15 Side Camera Condition

Comments: Acceptable



4. Exterior Sidewall - Streetside

4.0 Overall Condition

Comments: Acceptable



4.1 Damage

Comments: Acceptable

4.2 Discoloration

Comments: Acceptable

4.3 Delamination

Comments: Acceptable

4.4 Stress Fractures

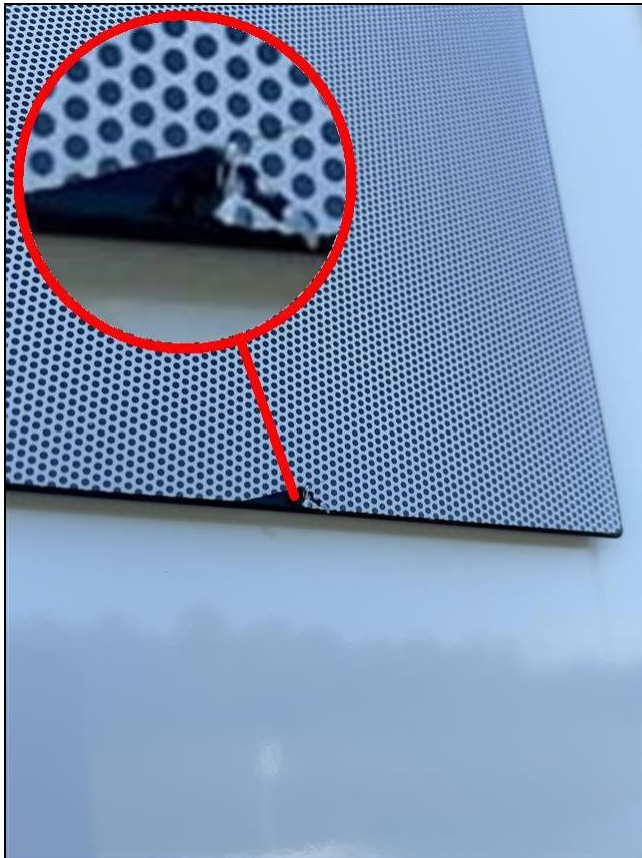
Comments: Acceptable

4.5 Paint and Decals

Comments: Acceptable

4.6 Windows

Comments: Acceptable



A small section of the window decal/film is peeling. Recommend repair to prevent further peeling.

4.7 Joints and Trim

Comments: Acceptable

4.8 Cargo/Access Doors

Comments: Acceptable



Power cord compartment.

The door strap is detached. Recommend repair.

4.9 Interior Compartment Condition

Comments: Acceptable

4.10 Locks / Handles Condition and Operation

Comments: Acceptable

4.11 Hinges and Cylinders

Comments: Acceptable

4.12 Compartment Lights Condition and Operation

Comments: Acceptable

4.13 Receptacles Polarity Voltage Testing

Comments: Acceptable

4.14 Receptacles GFCI Testing

Comments: Acceptable

4.15 Side Camera Condition

Comments: Acceptable



5. Exterior Rear

5.0 Condition

Comments: Acceptable



5.1 Damage ("Acceptable" indicates none)

Comments: Acceptable

5.2 Discoloration ("Acceptable" indicates none)

Comments: Acceptable

5.3 Delamination ("Acceptable" indicates none)

Comments: Acceptable

5.4 Paint and Decals

Comments: Acceptable

5.6 Joints and Trim

Comments: Acceptable

5.12 Rear Camera

Comments: Acceptable



5.13 Rear Bumper

Comments: Not Present

5.14 Hitch Receiver Condition

Comments: Not Present

5.15 Wiring Connector(s)

Comments: Not Present

6. Roof

Styles & Materials

Areas of Possible Water Intrusion:

No

Number of Solar Panels:

Four

6.0 Roof General Condition

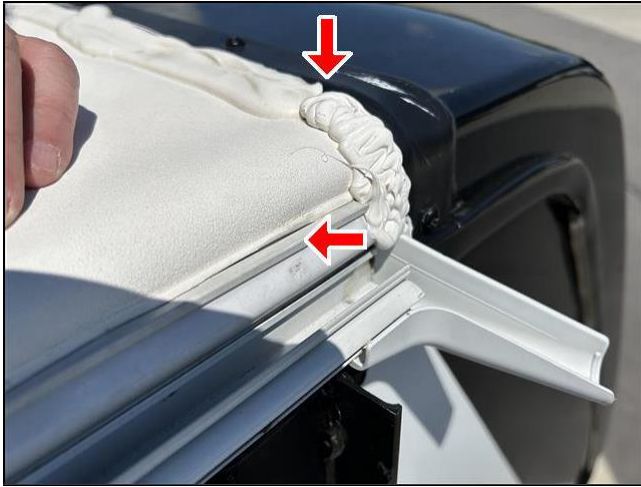
Comments: Acceptable



6.1 Front Cap, Joints, Seals, and Gutters

Comments: Fair





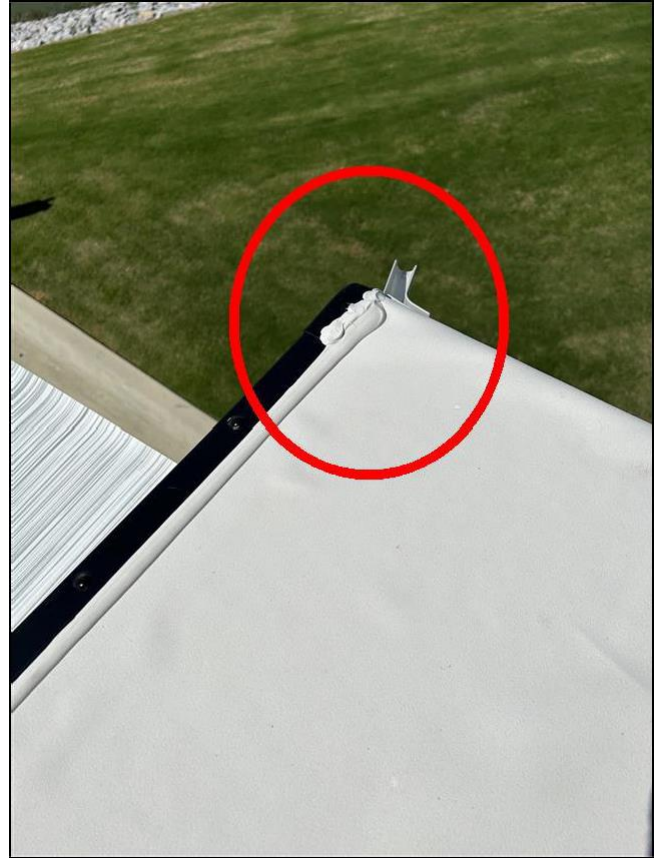
Two spots on the front cap seal have gaps in the sealant. Recommend repair to prevent water intrusion.

6.2 Trim Rail (Curbside)

Comments: Acceptable

6.3 Rear Cap, Joints, Seals, and Gutters

Comments: Fair



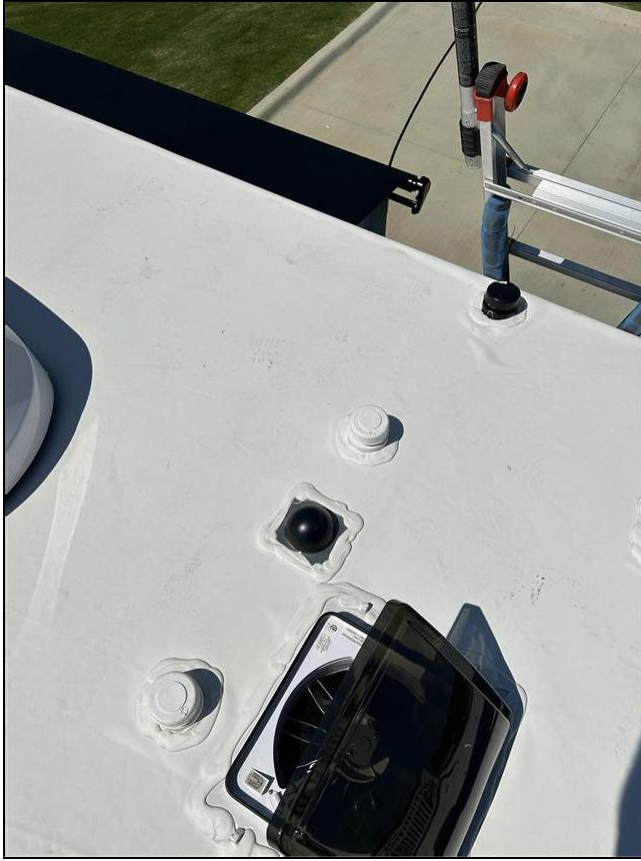
Two spots on the rear cap seal have gaps in the sealant. Recommend repair to prevent water intrusion.

6.4 Trim Rail (Streetside)

Comments: Acceptable

6.5 Roof Vents and Covers (14x14)

Comments: Acceptable



6.6 Plumbing Vent Covers

Comments: Acceptable



6.8 Skylights

Comments: Acceptable

6.9 Air Conditioner #1 (Shroud)

Comments: Acceptable



6.10 Air Conditioner #1 (Exterior Coils)

Comments: Acceptable



6.11 Air Conditioner #2 (Shroud)

Comments: Acceptable



6.12 Air Conditioner #2 (Exterior Coils)

Comments: Acceptable



6.13 Air Conditioner #3 (Shroud)

Comments: Acceptable



6.14 Air Conditioner #3 (Exterior Coils)

Comments: Acceptable



6.17 TV Antenna - Roof

Comments: Acceptable



6.20 Radio Antenna

Comments: Acceptable

6.21 Solar Panels

Comments: Acceptable



6.22 Ladder - Roof Access
Comments: Acceptable

7. Entrance Door

Styles & Materials

Type of Lock:
Keyed

Type of Step System:
Manual

Number of Steps:
Four

7.0 Door - Operation and Condition
Comments: Acceptable



7.1 Steps - Operation and Condition

Comments: Acceptable

7.2 Assist Handle - Condition

Comments: Acceptable

7.3 Screen - Operation and Condition

Comments: Acceptable

8. Entrance Door #2

Styles & Materials

Type of Lock:

Keyed

Type of Step System:

Manual

Number of Steps:

Four

8.0 Door - Operation and Condition

Comments: Acceptable



8.1 Steps - Operation and Condition

Comments: Acceptable

8.2 Assist Handle - Condition

Comments: Acceptable

8.3 Screen - Operation and Condition

Comments: Acceptable

9. Main Awning

Styles & Materials

Operational Type:

Electric

Awning Length:

15 ft

9.0 Awning Operation

Comments: Acceptable



9.1 Roller Tube, Frame, and Arm Assembly

Comments: Acceptable

9.2 Fabric Condition

Comments: Acceptable

9.3 Awning Lighting

Comments: Acceptable

10. Other Awnings

Styles & Materials

Operational Type:

Electric

10.0 Awning Operation

Comments: Acceptable



There are four awnings: Rear/Patio, Garage, Slideout, Main.

10.1 Roller Tube, Frame, and Arm Assembly

Comments: Acceptable

10.2 Fabric Condition

Comments: Acceptable

10.3 Awning Lighting

Comments: Acceptable

11(A) . Tire & Wheel Streetside - Front

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:	Tire Size:	DOT Date:
Cooper	215/75R17.5	Visually Verified
		Enter wwy : 0623
Load Range:	Tire Pressure Monitors Installed?:	
H	Yes	

11.11.A Tire and Wheel General Condition

Comments: Acceptable

Air pressure in this tire is 126.8

Recommended pressure is 123

11(B) . Tire & Wheel Streetside - Center

Styles & Materials

Tire Brand: Cooper	Tire Size: 215/75R17.5	DOT Date: Visually Verified Enter wwy : 0923
Load Range: H	Tire Pressure Monitors Installed?: Yes	

11.11.BTire and Wheel General Condition

Comments: Acceptable
Air pressure in this tire is 126.3
Recommended pressure is 123

11(C) . Tire & Wheel Streetside - Rear

Styles & Materials

Tire Brand: Cooper	Tire Size: 215/75R17.5	DOT Date: Visually Verified Enter wwy : 1023
Load Range: H	Tire Pressure Monitors Installed?: Yes	

11.11.CTire and Wheel General Condition

Comments: Acceptable
Air pressure in this tire is 127.7
Recommended pressure is 123

11(D) . Tire & Wheel Curbside - Front

Styles & Materials

Tire Brand: Cooper	Tire Size: 215/75R17.5	DOT Date: Visually Verified Enter wwy : 1023
Load Range: H	Tire Pressure Monitors Installed?: Yes	

11.11.DTire and Wheel General Condition

Comments: Acceptable

 The valve stem cap is missing on this tire - curbside, front. Recommend replacement.

Air pressure in this tire is 136
Recommended pressure is 123

11(E) . Tire & Wheel Curbside - Center

Styles & Materials

Tire Brand: Cooper	Tire Size: 215/75R17.5	DOT Date: Visually Verified Enter wwy : 1123
Load Range: H	Tire Pressure Monitors Installed?: Yes	

11.11.ETire and Wheel General Condition

Comments: Acceptable
Air pressure in this tire is 136
Recommended pressure is 123

11(F) . Tire & Wheel Curbside - Rear

Styles & Materials

Tire Brand: Cooper	Tire Size: 215/75R17.5	DOT Date: Visually Verified Enter wwy : 1123
Load Range: H	Tire Pressure Monitors Installed?: Yes	

11.11.FTire and Wheel General Condition

Comments: Acceptable
Air pressure in this tire is 136
Recommended pressure is 123

11(G) . Spare Tire & Wheel

Styles & Materials

Tire Brand: Westlake	Tire Size: 215/75R17.5	DOT Date: Visually Verified Enter wwy : 0623
Load Range: H	Tire Pressure Monitors Installed?: No	

11.11.GTire and Wheel General Condition

Comments: Acceptable



Air pressure in this tire is 117.6
Recommended pressure is 123

12. Chassis, Frame, Undercarriage

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

Styles & Materials

Number of Axles:

Three

**Chassis Frame Axle - Signs of
Excessive Rust?:**

No

**Chassis Frame Axle - Sign of Bent or Damaged
Components?:**

No

**Chassis Frame Axle - Signs of
Leaking Fluids?:**

No

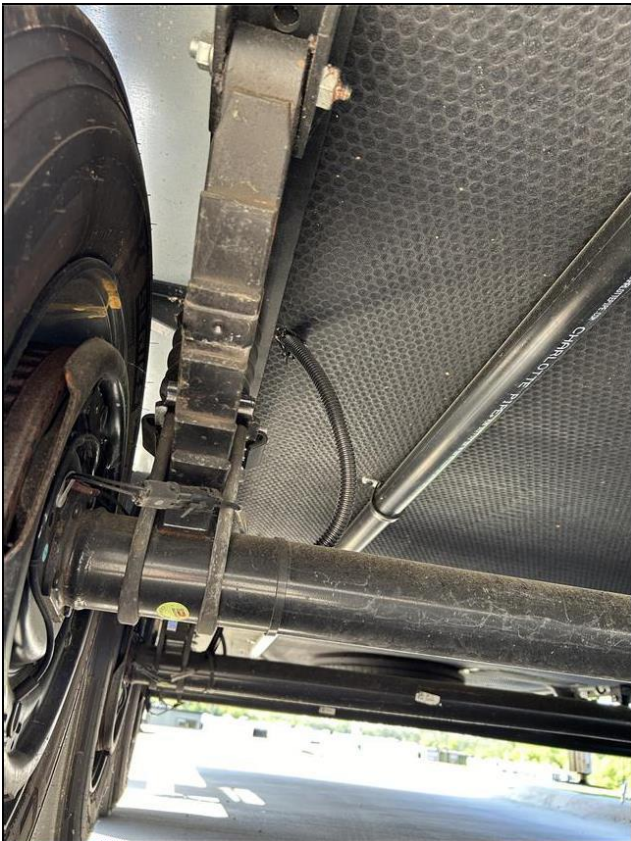
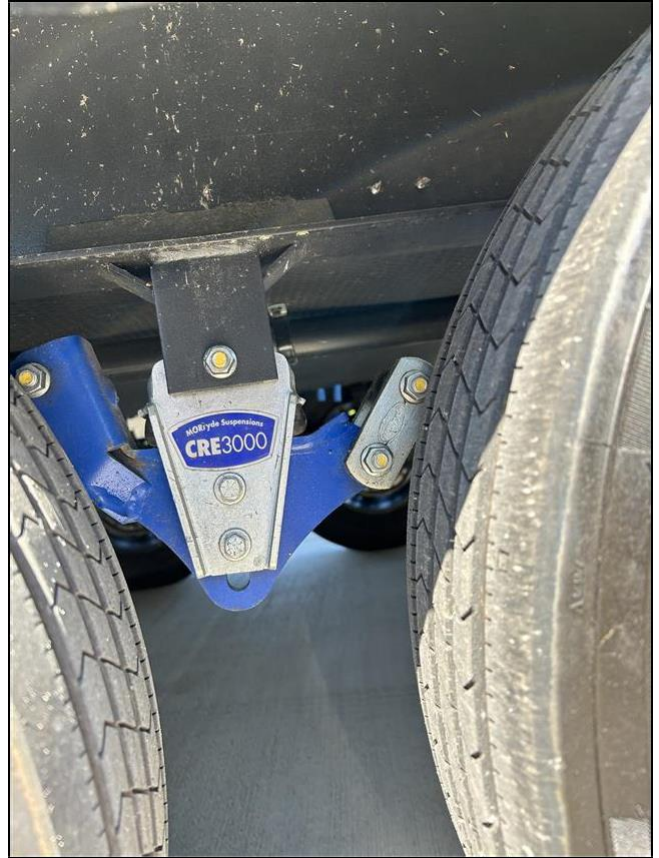
12.0 Chassis and Frame Condition

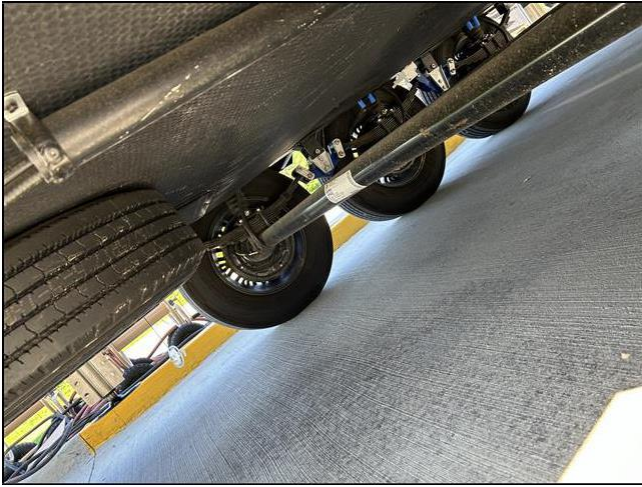
Comments: Acceptable



12.2 Axles, Hangers, Shackles, Leaf Springs

Comments: Acceptable





12.3 Coroplast / Underbelly

Comments: Acceptable



13(A) . Streetside Front Slideout

Styles & Materials

Type of Drive:

SlimRack

13.0.A Slideout General Condition

Comments: Acceptable

13.2.A Slideout T-Molding Trim

Comments: Acceptable

13.3.A Seals, Sweeps, and Gaskets

Comments: Acceptable

13.4.A Slideout Drive System Condition

Comments: Acceptable

13.6.A 12-Volt DC Control and Switches

Comments: Acceptable

13.7.A Slideout Operation and Alignment

Comments: Acceptable

13(B) . Streetside Center Slideout

Styles & Materials

Type of Drive:

Gear & Rack

13.0.B Slideout General Condition

Comments: Acceptable

13.2.B Slideout T-Molding Trim

Comments: Acceptable

13.3.B Seals, Sweeps, and Gaskets

Comments: Acceptable

13.4 .B Slideout Drive System Condition

Comments: Acceptable

13.5 .B Wiring Harness under Slideout

Comments: Acceptable

13.6 .B 12-Volt DC Control and Switches

Comments: Acceptable

13.7 .B Slideout Operation and Alignment

Comments: Acceptable

13(C) . Curbside Center Slideout

Styles & Materials

Type of Drive:

Gear & Rack

13.0.C Slideout General Condition

Comments: Acceptable

13.2.C Slideout T-Molding Trim

Comments: Acceptable

13.3.C Seals, Sweeps, and Gaskets

Comments: Acceptable

13.4 .C Slideout Drive System Condition

Comments: Acceptable

13.5 .C Wiring Harness under Slideout

Comments: Acceptable

13.6 .C 12-Volt DC Control and Switches

Comments: Acceptable

13.7 .C Slideout Operation and Alignment

Comments: Acceptable

14. Stabilizing and Leveling System

Styles & Materials

Front Landing Gear Type:

Hydraulic

Rear Leveling Jacks Type:

Hydraulic

Visible Signs of Leaks or Damage:

No

Jacks Extend and Retract:

Yes

14.0 Leveling System Control Panel

Comments: Acceptable



14.1 Leveling System Operation and Condition

Comments: Acceptable

14.2 Front Landing Gear Condition

Comments: Acceptable

14.3 Rear Leveling Jacks Condition

Comments: Acceptable

14.4 Pin Box Condition

Comments: Acceptable

15. 12-Volt DC Chassis Lights

15.0 Front Clearance Lights Operational (Tested Using 7-Pin Trailer Tester)

Comments: Acceptable

15.1 Streetside Marker Lights Operational (Tested Using 7-Pin Trailer Tester)

Comments: Acceptable

15.2 Curbside Marker Lights Operational (Tested Using 7-Pin Trailer Tester)

Comments: Acceptable

15.3 Rear Clearance Lights Operational (Tested Using 7-Pin Trailer Tester)

Comments: Acceptable

15.4 Tail Lights Operational (Tested Using 7-Pin Mobile Trailer Tester)

Comments: Acceptable

15.5 Right Turn Signal Operational (Tested Using 7-Pin Mobile Trailer Tester)

Comments: Acceptable

15.6 Left Turn Signal Operational (Tested Using 7-Pin Mobile Trailer Tester)

Comments: Acceptable

15.7 Brake Lights Operational (Tested Using 7-Pin Mobile Trailer Tester)

Comments: Acceptable

15.8 Tag, License Plate Lights (Tested Using 7-Pin Mobile Trailer Tester)

Comments: Acceptable

15.9 Back-up Lights Operational (Tested Using 7-Pin Mobile Trailer Tester)

Comments: Acceptable

15.10 Flood, Utility, Security Lights

Comments: Acceptable

15.13 Waste Dump Light

Comments: Acceptable

15.14 Break Away Switch Tested

Comments: Acceptable



18.92 amps when activated

The inspector tested the **Break Away** switch by pulling the break away cable and checked DC amperage at the **Break Away** switch, which indicates power is going to the brakes. 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.

16. 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

Water Heater Brand:

FlexTemp

Water Heater Type:

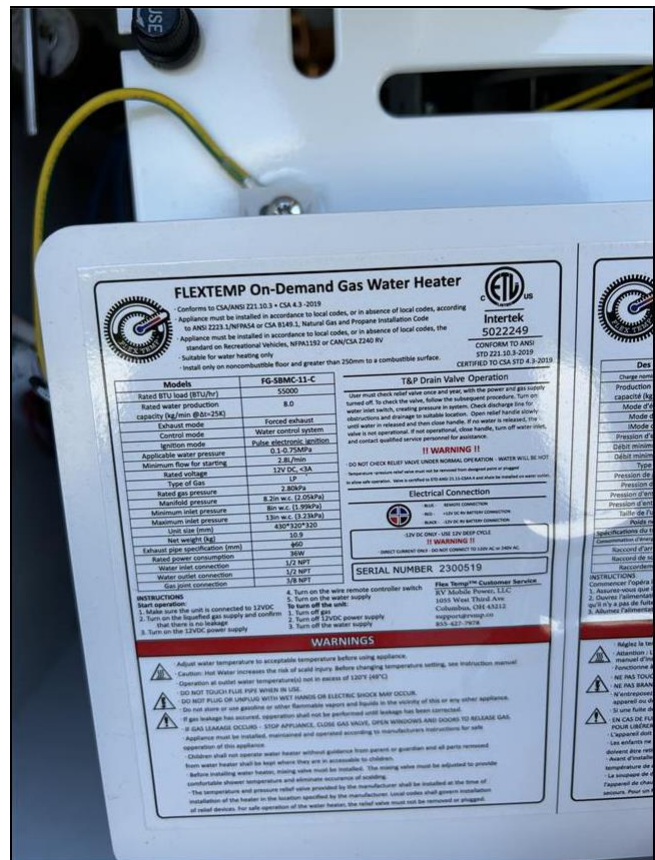
Tank Less

Water Heater Heat Source:

Gas

16.0 Water Heater Operation and Condition

Comments: Acceptable

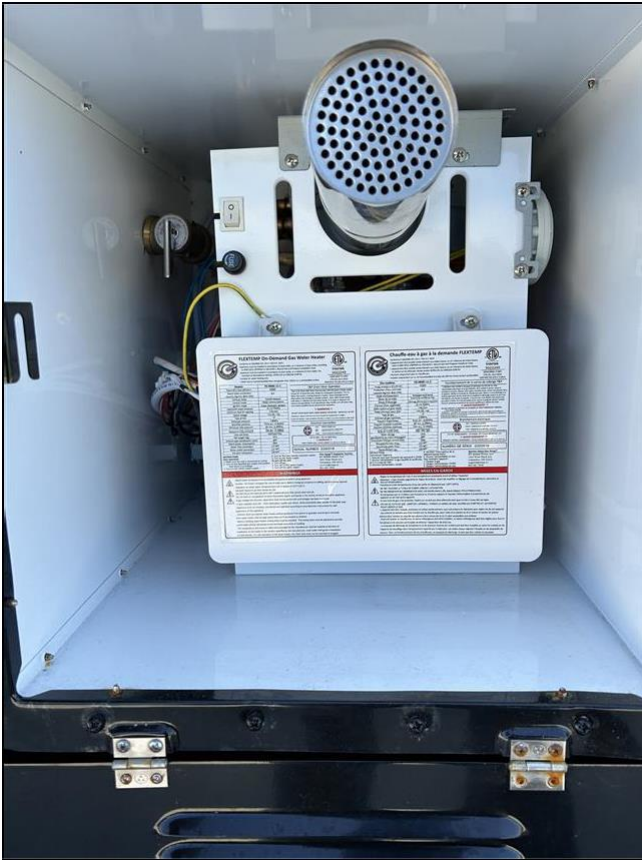




Under Bathroom Sink

16.1 Water Heater - Condition of Burner Assembly Area

Comments: Acceptable



16.4 Water Heater Pressure Relief Valve

Comments: Acceptable

16.7 Wet Bay Connections

Comments: Acceptable



16.8 Water Pump Creates and Holds Pressure

Comments: Acceptable

16.9 Outside Shower - Condition and Operation

Comments: Acceptable

Outside showers located on both sides.

16.10 Onboard Water Filtration System

Comments: Acceptable

16.11 Fresh Water Fill

Comments: Acceptable

16.12 Fresh Water Tank

Comments: Acceptable

16.13 Black Tank Flush Labeled and Condition

Comments: Acceptable

16.14 Black Water Tank and Valve #1

Comments: Acceptable



Electric valves were tested by pressing switches and dumping into a bucket and disposing of the waste water.

16.15 Black Water Tank and Valve #2

Comments: Acceptable

16.16 Gray Water Tank and Valve #1

Comments: Acceptable

16.19 Drain/Discharge Line and Cap

Comments: Acceptable

17. Electrical Systems

Styles & Materials

Power Source:

50 Amp

Generator - Brand:

Flex Power

12-Volt House Batteries - Location:

Front Basement

17.1 Power Cord - Condition

Comments: Acceptable

17.2 Electrical Panel Box - Condition

Comments: Acceptable



17.3 Electrical Panel Box - Circuit Breakers in Place

Comments: Acceptable



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

Comments: Acceptable

17.5 Electrical Panel Box - Wiring and Terminals Secure

Comments: Acceptable

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

Comments: Acceptable

17.7 12 Volt DC Fuse Panel and Fuses

Comments: Acceptable



17.8 Monitor Panel for Battery, Tanks, Water

Comments: Acceptable



17.9 Control Systems Panel

Comments: Acceptable

17.10 Generator - Operation and Condition

Comments: Acceptable



17.12 Generator - Oil Level

Comments: Acceptable

17.14 Generator - Transfer Switch

Comments: Acceptable

17.15



17.16 Converter / Charger Operation and Condition



Comments: Acceptable

Inspector verified the converter is operational by checking battery output while plugged into shore power, and then checking again while unplugged from shore power.

DC voltage with shore power (generator) on: 14.3

DC voltage with shore power off: 13.3

A drop indicates the converter is working, but a drop of more than 1 volt indicates the batteries may be weakening.

17.17 Inverter Operation and Condition

Comments: Acceptable

Inverter operation was verified by checking some of the "inverter outlets" for power.

17.18 Solar System - Condition and Operation

Comments: Acceptable



The solar panels, monitors, and chargers have been observed. However, due to the lack of consistency of standards in the solar industry and solar installations, the inspector is only verifying the system is operational.

17.19 House (Coach) Batteries - Condition

Comments: Acceptable



17.20 Batteries Box, Cables, Terminals

Comments: Acceptable

17.21 Batteries Matched for Size and Age

Comments: Acceptable

18. Propane and Safety Systems

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

Styles & Materials

DOT Tank #1 - Cylinder Size:

30 LBS

DOT Tank #1 - Date of Manufacture:

2023

DOT Tank #2 - Cylinder Size:

30 LBS

DOT Tank #2 - Date of Manufacture:

2023

**DOT - PSI Regulator on Split Tank
Systems Over 60 Inches:**

Yes

DOT - Regulator Type:

Dual Input - Auto Change Over

Smoke Detector Date:

Replacement recommended if older than

5 years

Date : 2023

Fire Extinguisher - Secure in Bracket:

Yes

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

Yes

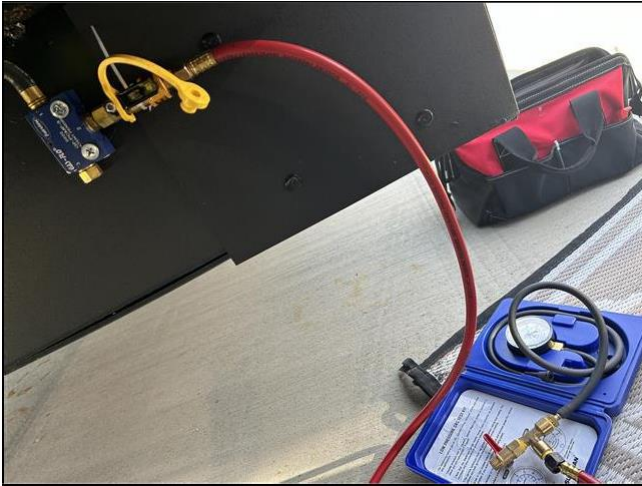
Fire Extinguisher - Gauge Indicates

Acceptable Charged State:

Yes

18.0 LP System Timed Leak Test

Comments: Acceptable



Begin Test



18.1 DOT Cylinder #1 General Condition, Rust or Damage

Comments: Acceptable

18.2 DOT Cylinder #2 General Condition, Rust or Damage

Comments: Acceptable

18.5 DOT - Hoses and Regulators

Comments: Acceptable

18.6 LP Quick Connect (Grill Port)

Comments: Acceptable

18.7 Smoke Detector Tested

Comments: Acceptable

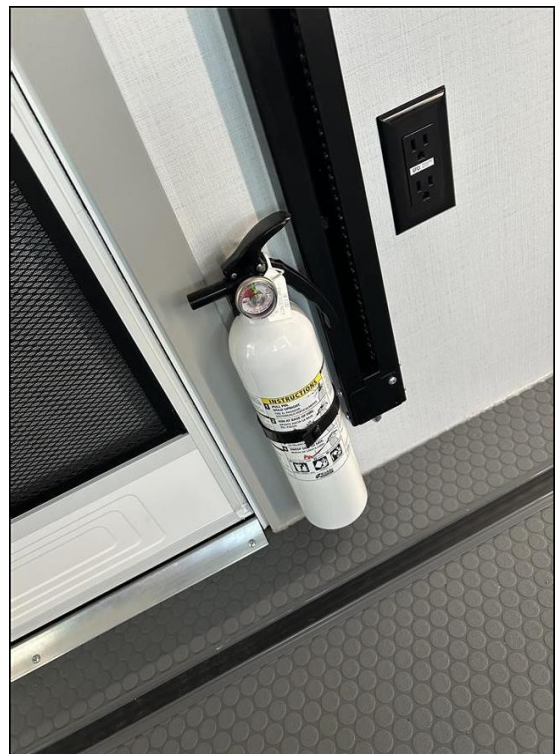
18.10 LP & Carbon Monoxide Combo Detector Tested

Comments: Acceptable



18.11 Fire Extinguisher

Comments: Acceptable



19. 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

Kitchen Sink - Style:: Single Bowl	Refrigerator Brand: GENERAL ELECTRIC	Refrigerator Type: Residential
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Refrigerator Cooling Source(s):

120 Volts AC

Refrigerator Current Temperature:

Degrees F

Temp : 32

Freezer Current**Temperature:**

Degrees F

Cooktop - Brand:

GE Profile

Cooktop - All Burners Operate:

Yes

Cooktop Type:

Gas

Cooktop - Burner Ignition Source:

Piezo Ignition - Turn Knob to Create a Spark

Oven - Brand:

GE Profile

Oven - Burner Operates:

Yes

Oven - Burner Ignition Source:

Piezo Ignition - Turn Knob to Create a Spark

Microwave - Brand:

GENERAL ELECTRIC

Microwave - Type:

Microwave / Convection

Microwave - Racks and Turntable Installed:

Yes

Microwave - Convection Mode - Fan Blower Comes On:

Yes

19.0 Kitchen Cabinets, Counters, and Pantries

Comments: Acceptable





19.1 Kitchen Sink - Operation and Condition

Comments: Acceptable

19.2 Refrigerator - Operation and Condition

Comments: Acceptable



19.3 Refrigerator - Control Panel

Comments: Acceptable

19.4 Refrigerator - Doors, Latch, Seals, Panels

Comments: Acceptable

19.5 Refrigerator - Shelves, Racks, Trays, Drawers

Comments: Acceptable

19.6 Refrigerator - Inside Light

Comments: Acceptable

19.7 Refrigerator - Backside Cooling Coils / Proper Venting

Comments: Acceptable

19.8 Freezer - Control Panel

Comments: Acceptable

19.9 Freezer - Doors, Latch, Seals, Panels

Comments: Acceptable

19.10 Freezer - Shelves, Racks, Trays, Drawers

Comments: Acceptable

19.11 Freezer - Inside Light

Comments: Acceptable

19.12 Freezer - Ice Maker

Comments: Acceptable

19.13 Cooktop - Condition

Comments: Acceptable



19.14 Cooktop - Burner Grate/Cover Condition

Comments: Acceptable

19.15 Cooktop - Condition of Knobs / Controls

Comments: Acceptable

19.16 Cooktop - Color of Burner Flame is Blue

Comments: Acceptable



19.17 Cooktop Exhaust Vent, Light, Fan

Comments: Acceptable

19.18 Oven - Condition

Comments: Acceptable

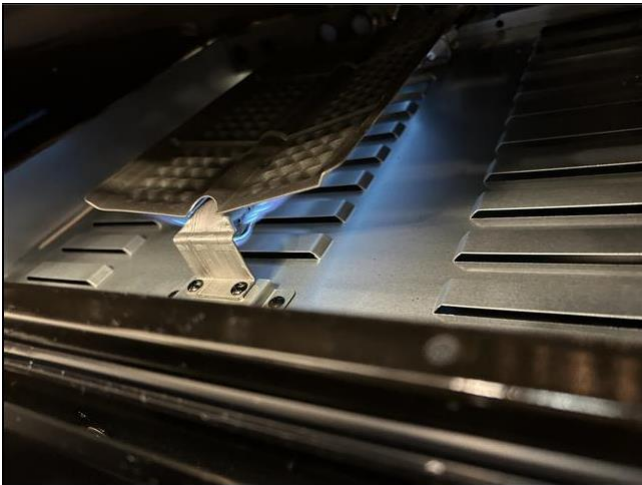


19.19 Oven - Racks Condition

Comments: Acceptable

19.20 Oven - Color of Burner Flame is Blue

Comments: Acceptable



19.21 Microwave - Operation and Condition

Comments: Acceptable



19.25 Receptacles GFCI Testing

Comments: Acceptable

20. Living/Dining Area

20.2 Chairs / Recliners

Comments: Acceptable



20.3 Sofas

Comments: Acceptable



20.4 Ceiling

Comments: Acceptable

20.5 Ceiling Vents and Skylights

Comments: Acceptable

20.7 Lights and Fixtures

Comments: Acceptable

20.8 Walls

Comments: Acceptable



There is a paint chip on the door frame going from the kitchen to the garage. Recommend touch-up.

20.9 Closets and Pantries

Comments: Acceptable

20.10 Flooring

Comments: Acceptable

20.11 Windows, Screens

Comments: Acceptable

20.12 Window Blinds/Coverings

Comments: Acceptable

20.13 Receptacles Polarity Voltage Testing

Comments: Acceptable

20.14 Receptacles GFCI Testing

Comments: Acceptable

20.15 USB Ports

Comments: Acceptable

20.16 Electric Fireplace - Operation and Condition

Comments: Acceptable



21. Bedroom

21.0 Door

Comments: Acceptable

21.1 Closets, Cabinets, Dressers, Drawers

Comments: Acceptable



21.2 Bed

Comments: Acceptable



21.3 Storage Under Bed

Comments: Acceptable



21.4 Ceiling

Comments: Acceptable

21.5 Walls

Comments: Acceptable

21.6 Flooring

Comments: Acceptable

21.8 Lights and Light Fixtures

Comments: Acceptable

21.10 Windows and Screens

Comments: Acceptable

21.11 Window Blinds/Coverings

Comments: Acceptable

21.12 Receptacles Polarity Voltage Testing

Comments: Acceptable

21.13 USB Ports

Comments: Acceptable

23. Bathroom

Styles & Materials

Bathroom Sink - Style::

Single Bowl

Shower Style:

Shower Stall

23.0 Door

Comments: Acceptable

23.1 Vents and Skylights

Comments: Acceptable

23.2 Lights and Fixtures

Comments: Acceptable

23.3 Cabinets and Counters

Comments: Acceptable

23.6 Bathroom Sink

Comments: Acceptable



23.7 Toilet - Operation and Condition

Comments: Acceptable

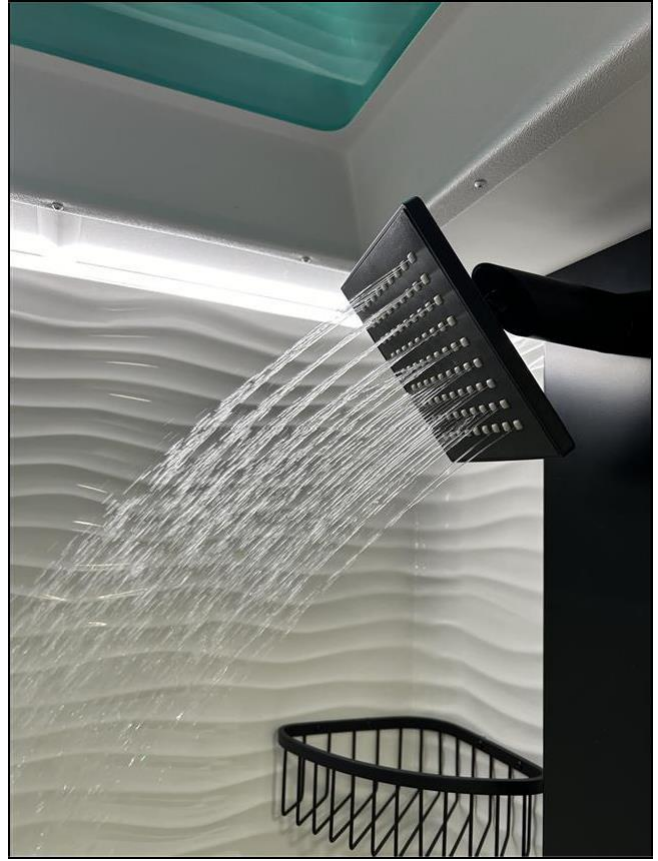


23.8 Toilet Flapper Seal Holds Water

Comments: Acceptable

23.9 Shower / Tub - Operation and Condition

Comments: Acceptable



23.10 Shower / Tub - Door, Frame, Seals Condition

Comments: Acceptable



23.11 Receptacles Polarity Voltage Testing

Comments: Acceptable

23.12 Receptacles GFCI Testing

Comments: Acceptable

24. Bathroom #2

Styles & Materials

Bathroom Sink - Style::

Single Bowl

24.0 Door

Comments: Acceptable

24.1 Vents and Skylights

Comments: Acceptable

24.2 Lights and Fixtures

Comments: Acceptable

24.3 Cabinets and Counters

Comments: Acceptable

24.4 Windows and Screens

Comments: Acceptable

24.5 Window Blinds/Coverings

Comments: Acceptable

24.6 Bathroom Sink

Comments: Acceptable

24.7 Toilet - Operation and Condition

Comments: Acceptable

24.8 Toilet Flapper Seal Holds Water

Comments: Acceptable

24.11 Receptacles Polarity Voltage Testing

Comments: Acceptable

24.12 Receptacles GFCI Testing

Comments: Acceptable

25. Washer / Dryer

25.2 Washer / Dryer Prep

Comments: Acceptable



28. Furnace

28.0 Furnace Operation and Condition

Comments: Acceptable

28.1 Furnace Discharge Vents

Comments: Acceptable

28.2 Furnace Air Intake / Exhaust Area Condition

Comments: Acceptable



It is recommended that dauber screens be installed, especially if living in the South.

28.3 Furnace Warm Air Discharge

Comments: Acceptable

28.4 Furnace Dauber Screens installed

Comments: Acceptable

29(A) . Front Air Conditioner

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 - Options:

AC only

29.0.A Air Conditioner Condition

Comments: Acceptable



Intake air temperature: 76.8
Output air temperature: 55.2
Delta-T = 21.6

29.1.A Air Conditioner - Filter Condition

Comments: Acceptable

29.2.A Plenum - Divided and Sealed

Comments: Acceptable

29(B) . Center Air Conditioner

Styles & Materials

Air Conditioner - Options:

AC and Heat Pump

29.0.B Air Conditioner Condition

Comments: Acceptable



Intake air temperature: 80.2
Output air temperature: 53.4
Delta-T = 26.8

29.1.B Air Conditioner - Filter Condition

Comments: Acceptable

29.2.B Plenum - Divided and Sealed

Comments: Acceptable

29(C) . Rear Air Conditioner

Styles & Materials

Air Conditioner - Options:

AC only

29.0.C Air Conditioner Condition

Comments: Acceptable



Intake air temperature: 80.7
Output air temperature: 54.8
Delta-T = 25.9

29.1.C Air Conditioner - Filter Condition

Comments: Acceptable

29.2.C Plenum - Divided and Sealed

Comments: Acceptable

30(A) . TV

Styles & Materials

Unit Brand:

Phillips

Remotes Operational:

Yes

Location:

Living Room

30.0.A Operation and Condition

Comments: Acceptable



30(B) . TV #2

Styles & Materials

Unit Brand:

Phillips

Remotes Operational:

Yes

Location:

Bedroom

30.0.B Operation and Condition

Comments: Acceptable



30(C) . TV #3

Styles & Materials

Unit Brand:

Phillips

Remotes Operational:

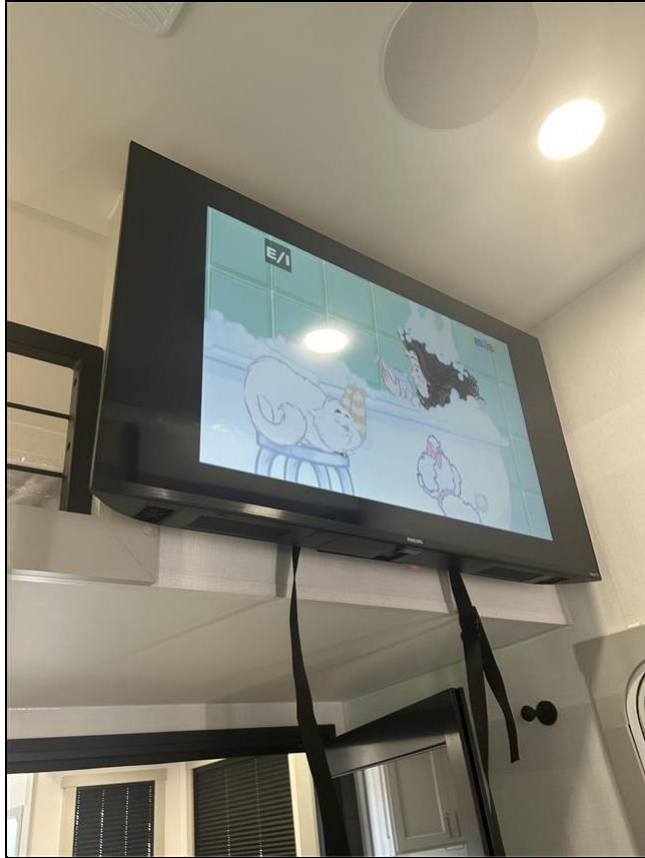
Yes

Location:

Garage

30.0.C Operation and Condition

Comments: Acceptable



30(D) . Radio / Stereo

Styles & Materials

Unit Brand:

Rockford Fosgate

Remotes Operational:

Yes

Location:

Exterior
Living Room
Storage Bay

30.0.D Operation and Condition

Comments: Acceptable

Three radio locations: Living Room, Garage, Pass-through Storage.

32. Exterior Kitchen - Refrigerator

Styles & Materials

Refrigerator Brand:

Ever-Chill

Refrigerator Cooling Source(s):

120 Volts AC

Refrigerator Type:

Residential

Refrigerator - Current Temperature:

Degrees F

Degrees : 2

32.0 Refrigerator General Condition

Comments: Acceptable

34. Cargo Door / Ramp (Rear End Cap)

Styles & Materials

Cargo Door Closes Flush:

Yes

Water Damage / Delamination:

No

34.0 Condition of Cargo Door / Ramp

Comments: Acceptable

34.1 Cargo Door / Ramp Operation

Comments: Acceptable

34.2 Condition of Door Seals

Comments: Acceptable

34.3 Condition of Hinges / Latches

Comments: Acceptable

34.4 Condition of Tension Springs / Cables

Comments: Acceptable

34.5 Condition of Interior Door / Ramp

Comments: Acceptable

35. Patio

Styles & Materials

Cargo Door Closes Flush:

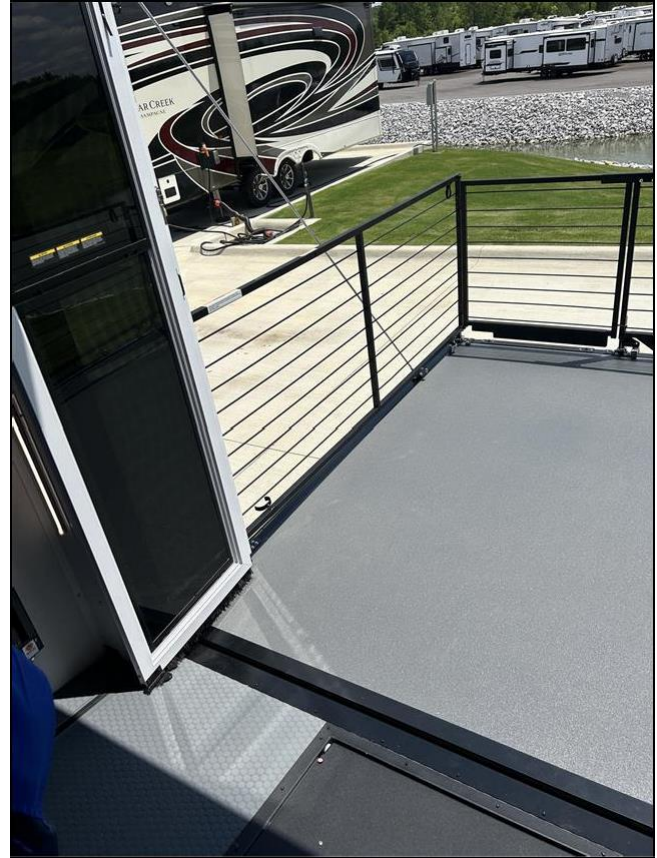
Yes

Water Damage / Delamination:

No

35.0 Condition of the Patio

Comments: Acceptable



35.1 Patio Operation

Comments: Acceptable

35.2 Condition of Seals

Comments: Acceptable

35.3 Condition of Hinges / Latches

Comments: Acceptable

35.4 Condition of Tension Springs / Cables

Comments: Acceptable

35.5 Condition of Flooring / Decking

Comments: Acceptable

35.6 Condition of Rails / Steps

Comments: Acceptable

35.7 Condition Of Interior Door / Ramp

Comments: Acceptable

35.8 Condition of Exterior Screen

Comments: Acceptable

35.9 Awning Over Patio Area

Comments: Acceptable

36. Garage Interior

Styles & Materials

Bed Lift Type:	Number of Beds:	Seating Converts into Beds:
Electric	One	Yes
Number of Tables:		
One		

36.0 Garage Interior - General Condition

Comments: Acceptable

36.2 Condition of Gas Filling Station

Comments: Acceptable

36.5 Condition of Bed / Beds

Comments: Acceptable



36.6 Condition of Seating Options

Comments: Acceptable



36.7 Condition of Removable Table / Tables

Comments: Acceptable

37. Patio Doors

37.0 Condition of Patio Doors

Comments: Acceptable



37.3 Condition of the Patio Screen Door

Comments: Acceptable

37.4 Condition of Glass Doors

Comments: Acceptable



39. Loft / Storage Area

39.0 Condition of Loft / Storage Area

Comments: Acceptable

39.1 Condition of Floor Material

Comments: Acceptable

39.2 Condition of Railing

Comments: Acceptable

39.3 Condition of Ladder

Comments: Acceptable

39.5 Loft Bed

Comments: Acceptable

