

RV Inspection Report

Prepared for: [REDACTED]

10/10/24

RV Location:

Bankston Motorhomes, Gadsden, AL



2024 Georgetown 5 Series 31L5
VIN Number: [REDACTED]

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

Exterior Sidewall - Streetside

🔍 NOTICE / COMMENT

Cargo/Access Doors



Bay doors 3 and 4 scrape at the bottom. Recommend adjustment/alignment.

Water Systems

NOTICE / COMMENT

Water Heater Operation and Condition



1. The water heater does not operate on LP. Showing "Fault" when activated. Recommend evaluation/repair.
2. The water heater operates on electric by turning on the switch on the tank. However, there is usually also a switch inside the RV. An inside switch could not be located. It seems odd that the only way to turn on the water heater (on electric) is going outside and turning on the switch. Recommend locating an inside switch - if not found, then instruct the buyer on operation.

Onboard Water Filtration System



Lots of water spraying.

The water filter is leaking. Recommend repair.

Fresh Water Tank



The fresh water overfill hose is disconnected. Recommend repair.

Living/Dining Area

NOTICE / COMMENT

Walls



This piece of molding is detached from the wall. Location - in the living area, on the wall behind the shower. Recommend repair.

Bedroom

NOTICE / COMMENT

Closets, Cabinets, Dressers, Drawers



This nightstand (left side) is twisted to the right. Recommend evaluating to determine if it can be straightened.

Lights and Light Fixtures

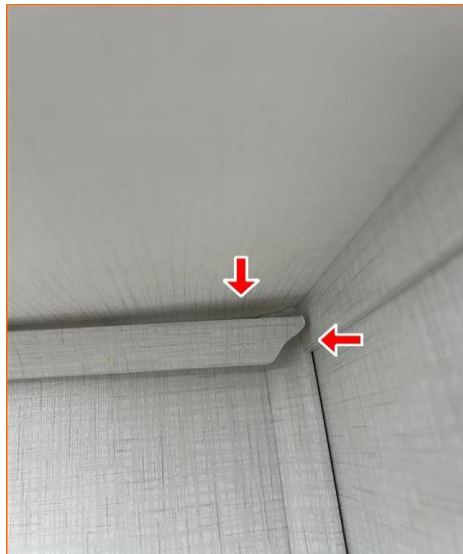


This switch is in the bedroom. The "Ceiling" button controls the bedroom lights, as it should. When all lights are on in the coach (by activating the master switch), the "Hall" button turns off not only the hall lights, but all lights. And they won't turn back on without activating the master again. Recommend repair.

Bathroom

NOTICE / COMMENT

Ceiling



A piece of trim is detached in the bathroom top corner. Recommend repair.

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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 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.

Type of Inspection:

Buyer: Pre-Purchase RV Inspection

Style of RV:

Class A - Gas Chassis

RV Status:

Vacant: RV Dealership

Client Is Present:

No

Weather:

Clear

1. Vehicle Information

Styles & Materials

Year & Brand & Model of RV:

RV Info:

Year & Brand & Model : 2024 Georgetown 5 Series 31L5

VIN Location:

Driver's Seat Area

Chassis Manufacturer Name:

Ford

Chassis Manufacture Date:

May

Year : 2023

RV Date of Manufacture:

September

Year : 2023

Gross Vehicle Weight Rating (GVWR):

From Data Plate

Specify in lbs : 22000

1.0 Vehicle Data

MANUFACTURED BY: FOREST RIVER, INC.
DESIGNATED SEATING CAPACITY 6X68kg=408 kg or 6X150lbs=900 lbs
GVWR: 9979 KG (22000 LB) DATE: 09/13/2023

AXLE	GAWR	TIRES	RIMS	COLD INFL. PRESS
FRONT	3629 KG (8000 LB)	235/80R22.5/G	22.5X7.5	621 KPA SINGLE DUAL (90 PSI) <input checked="" type="checkbox"/> <input type="checkbox"/>
INTERM				KPA SINGLE DUAL (PSI) <input type="checkbox"/> <input type="checkbox"/>
REAR	6804 KG (15000 LB)	235/80R22.5/G	22.5X7.5	621 KPA SINGLE DUAL (90 PSI) <input type="checkbox"/> <input checked="" type="checkbox"/>

VIN: 1F86F5DNXP0A07935 TYPE: MH/AC

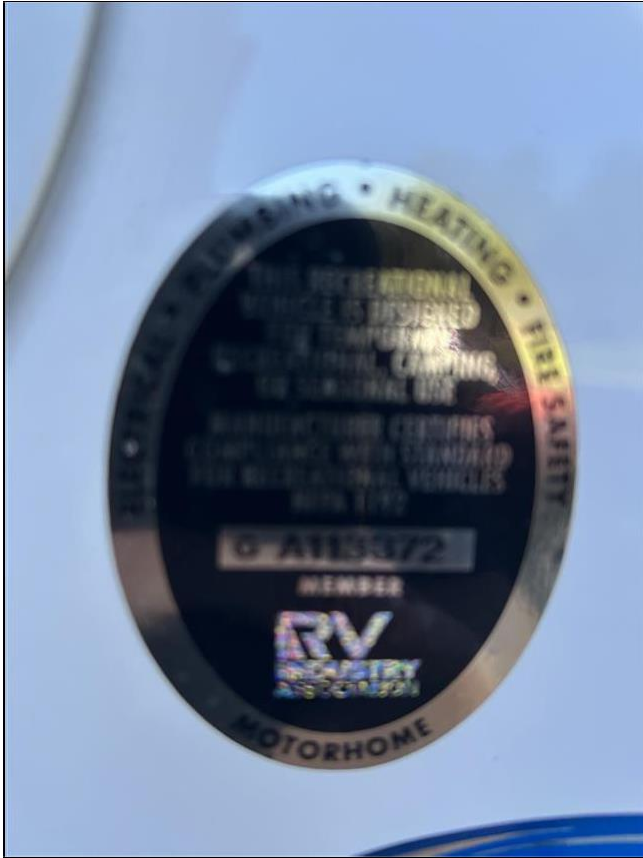
TIRE AND LOADING INFORMATION
Seating Capacity | Total:6 | Front:2 | Rear:4
The combined weight of occupants and cargo should never exceed 1813 kg or 3998 lbs.

TIRE	SIZE	COLD TIRE PRESSURE
FRONT	235/80R22.5/G	90 psi / 621 kpa
REAR	235/80R22.5/G	90 psi / 621 kpa
SPARE	235/80R22.5/G	90 psi / 621 kpa

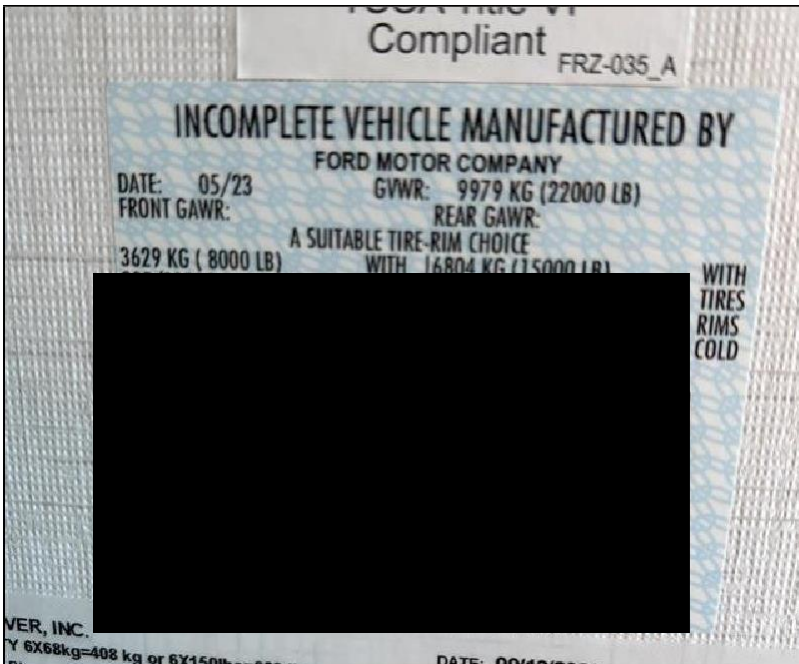
SEE OWNER'S MANUAL FOR ADDITIONAL INFORMATION

VIN [REDACTED]

Manufacturer's VIN Data Plate Photo



A113372
RVIA Seal Photo



Incomplete Chassis VIN Data Plate Photo

2. Exterior Front

2.0 Overall Condition

Comments: Acceptable



2.1 Damage, Discoloration, Delamination

Comments: Acceptable

2.2 Paint and Decals

Comments: Acceptable

3. Exterior Sidewall - Curbside

3.0 Overall Condition

Comments: Acceptable



3.1 Damage, Discoloration, Delamination

Comments: Acceptable

3.2 Paint and Decals

Comments: Acceptable

3.3 Windows, Seal, Gaskets

Comments: Acceptable

3.4 Joints and Trim

Comments: Acceptable

3.5 Cargo/Access Doors

Comments: Acceptable

3.6 Interior Compartment Condition

Comments: Acceptable

3.7 Locks / Handles Condition and Operation

Comments: Acceptable

3.8 Hinges and Cylinders

Comments: Acceptable

3.9 Compartment Lights Condition and Operation

Comments: Acceptable

3.10 Receptacles Polarity Voltage Testing

Comments: Acceptable

3.11 Receptacles GFCI Testing

Comments: Acceptable

3.12 Side Camera Condition

Comments: Acceptable



4. Exterior Sidewall - Streetside

4.0 Overall Condition

Comments: Acceptable



4.1 Damage, Discoloration, Delamination

Comments: Acceptable

4.2 Paint and Decals

Comments: Acceptable

4.3 Windows, Seal, Gaskets

Comments: Acceptable

4.4 Joints and Trim

Comments: Acceptable

4.5 Cargo/Access Doors

Comments: Fair



Bay doors 3 and 4 scrape at the bottom. Recommend adjustment/alignment.

4.6 Interior Compartment Condition

Comments: Acceptable

4.7 Locks / Handles Condition and Operation

Comments: Acceptable

4.8 Hinges and Cylinders

Comments: Acceptable

4.9 Compartment Lights Condition and Operation

Comments: Acceptable

4.10 Side Camera Condition

Comments: Acceptable



5. Exterior Rear

5.0 Overall Condition

Comments: Acceptable



5.1 Damage, Discoloration, Delamination

Comments: Acceptable

5.2 Paint and Decals

Comments: Acceptable

5.3 Hitch Receiver Condition

Comments: Acceptable



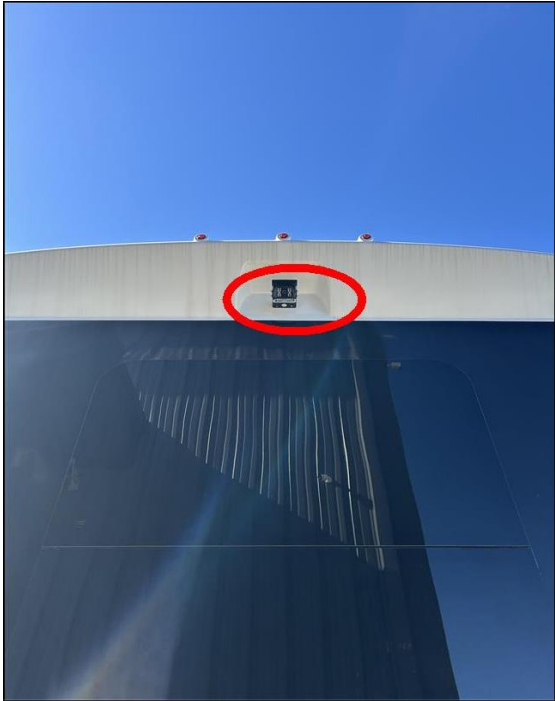
5.4 Wiring Connector(s)

Comments: Acceptable



5.5 Rear Camera Condition

Comments: Acceptable



6. Roof

Styles & Materials

Areas of Possible Water Intrusion:
No

Number of Solar Panels:
One

6.0 General Roof Condition

Comments: Acceptable



6.1 Front Cap, Joints and Seals

Comments: Acceptable



6.2 Trim Rail (Curbside)

Comments: Acceptable

6.3 Rear Cap, Joints and Seals

Comments: Acceptable

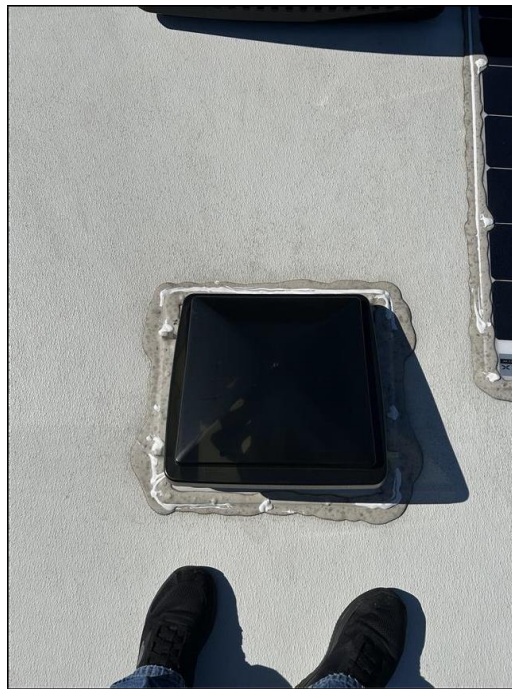


6.4 Trim Rail (Streetside)

Comments: Acceptable

6.5 Roof Vents and Covers (14x14)

Comments: Acceptable



6.6 Plumbing Vent Covers

Comments: Acceptable



6.7 Skylights

Comments: Acceptable



6.8 Air Conditioner #1 (Shroud)

Comments: Acceptable



6.9 Air Conditioner #1 (Exterior Coils)

Comments: Acceptable



6.10 Air Conditioner #2 (Shroud)

Comments: Acceptable



6.11 Air Conditioner #2 (Exterior Coils)

Comments: Acceptable



6.12 TV Antenna
Comments: Acceptable



6.13 Radio Antenna
Comments: Acceptable

6.14 Solar Panels
Comments: Acceptable



6.15 Ladder - Roof Access
Comments: Not Present

7. Entrance Door

Styles & Materials

Type of Lock:	Type of Step System:	Number of Steps:
Keyed	Electric	Three

7.0 Door - Operation and Condition

Comments: Acceptable



The door is sometimes difficult to open. Recommend lubricating the latch plates

7.1 Steps - Operation and Condition

Comments: Acceptable



7.2 Assist Handle - Condition

Comments: Acceptable

7.3 Screen - Operation and Condition

Comments: Acceptable



8. Main Awning

Styles & Materials

Operational Type:

Electric

Awning Length:

19 ft

8.0 Awning Operation

Comments: Acceptable



8.1 Frame, Roller Tube, and Arm Assembly

Comments: Acceptable

8.2 Fabric Condition

Comments: Acceptable

8.3 Awning Lighting

Comments: Acceptable



9(A) . Tire - Curbside 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

DOT Date:

Visually Verified

Tire Brand:

Michelin

Tire Size:

235/80R22.5

Load Range:

G

9.0.A Tire and Wheel general condition

Comments: Acceptable



Air pressure in this tire is 86
Recommended pressure is 90

9(B) . Tire - Curbside Drive Axle, Outside

Styles & Materials

DOT Date:

Unable to Visually Verify

Tire Brand:

Michelin

Tire Size:

235/80R22.5

Load Range:

G

9.0.B Tire and Wheel general condition

Comments: Acceptable

Air pressure in this tire is 87.8

Recommended pressure is 90

9(C) . Tire - Curbside Drive Axle, Inside

Styles & Materials

DOT Date:

Unable to Visually Verify

Tire Brand:

Michelin

Tire Size:

235/80R22.5

Load Range:

G

Valve Extensions Installed?:

Yes

9.0.C Tire and Wheel general condition

Comments: Acceptable

Air pressure in this tire is 87.9

Recommended pressure is 90

9(D) . Tire - Streetside Front

Styles & Materials

DOT Date:

Visually Verified
Enter wwy : 0923

Tire Brand:

Michelin

Tire Size:

235/80R22.5

Load Range:

G

9.0.D Tire and Wheel general condition

Comments: Acceptable

Air pressure in this tire is 92.5
Recommended pressure is 90

9(E) . Tire - Streetside Drive Axle, Outside

Styles & Materials

DOT Date:

Unable to Visually Verify

Tire Brand:

Michelin

Tire Size:

235/80R22.5

Load Range:

G

9.0.E Tire and Wheel general condition

Comments: Acceptable

Air pressure in this tire is 92.7
Recommended pressure is 90

9(F) . Tire - Streetside Drive Axle, Inside

Styles & Materials

DOT Date:

Unable to Visually Verify

Tire Brand:

Michelin

Tire Size:

235/80R22.5

Load Range:

G

Valve Extensions Installed?:

Yes

9.0.F Tire and Wheel general condition

Comments: Acceptable

Air pressure in this tire is 87.1
Recommended pressure is 90

10(A) . Curbside Rear Slideout

Styles & Materials

Type of Drive:

SlimRack System

10.0.A Slideout General Condition and Operation

Comments: Acceptable



10.1.A Slideout Frame and Trim

Comments: Acceptable



10.2.A Seals, Sweeps, T-molding, and Gaskets

Comments: Acceptable

10.3.A Slideout Drive System Condition

Comments: Acceptable

10.4 .A 12-Volt DC Control and Switches

Comments: Acceptable

10.5 .A Slideout Roof

Comments: Acceptable

10.6 .A Slideout Topper Operation

Comments: Acceptable

10.7 .A Slideout Topper Frame & Roller Tube

Comments: Acceptable

10.8 .A Slideout Topper Fabric

Comments: Acceptable

10(B) . Streetside Center Slideout

Styles & Materials

Type of Drive:

SlimRack System

10.0.B Slideout General Condition and Operation

Comments: Acceptable



10.1.B Slideout Frame and Trim

Comments: Acceptable



10.2.B Seals, Sweeps, T-molding, and Gaskets

Comments: Acceptable

10.3.B Slideout Drive System Condition

Comments: Acceptable

10.4 .B 12-Volt DC Control and Switches

Comments: Acceptable

10.5 .B Slideout Roof

Comments: Acceptable

10.6 .B Slideout Topper Operation

Comments: Acceptable

10.7 .B Slideout Topper Frame & Roller Tube

Comments: Acceptable

10.8 .B Slideout Topper Fabric

Comments: Acceptable

11. Chassis, 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

Chassis and Frame and Axle - Visible Signs of Excessive Rust?:

No

Chassis and Frame and Axle - Visible Signs of Bent or Damaged Components?:

No

Chassis and Frame and Axle - Visible Signs of Excess Oil Present?:

No

Chassis and Frame and Axle - Visible
Signs of Scraping or Drag Damage?:

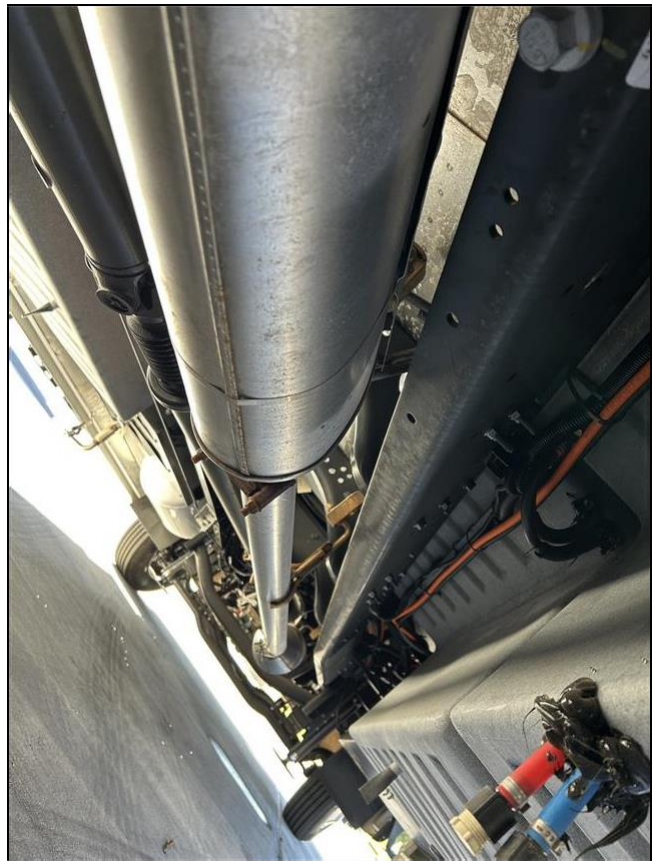
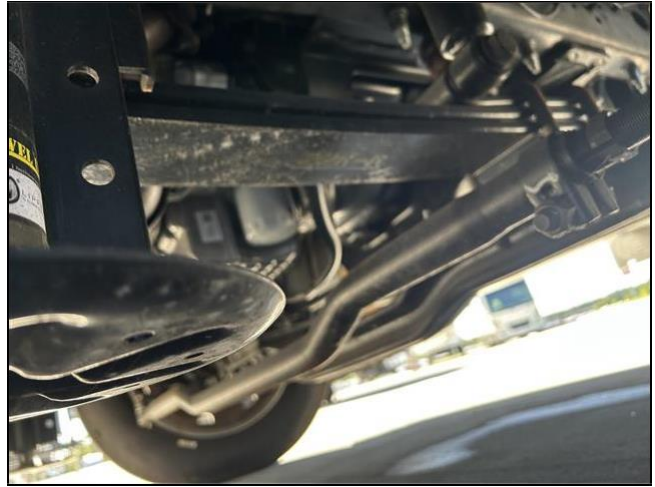
No

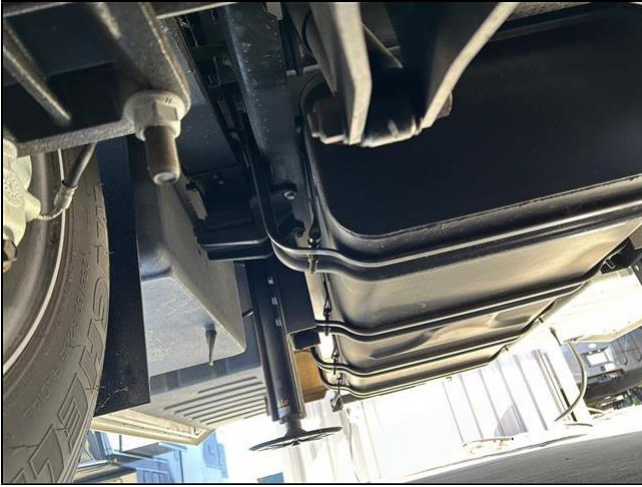
Chassis and Frame and Axle - Visible Signs
of Hydraulic Hose Leaks?:

No

11.0 Chassis and Frame Condition

Comments: Acceptable





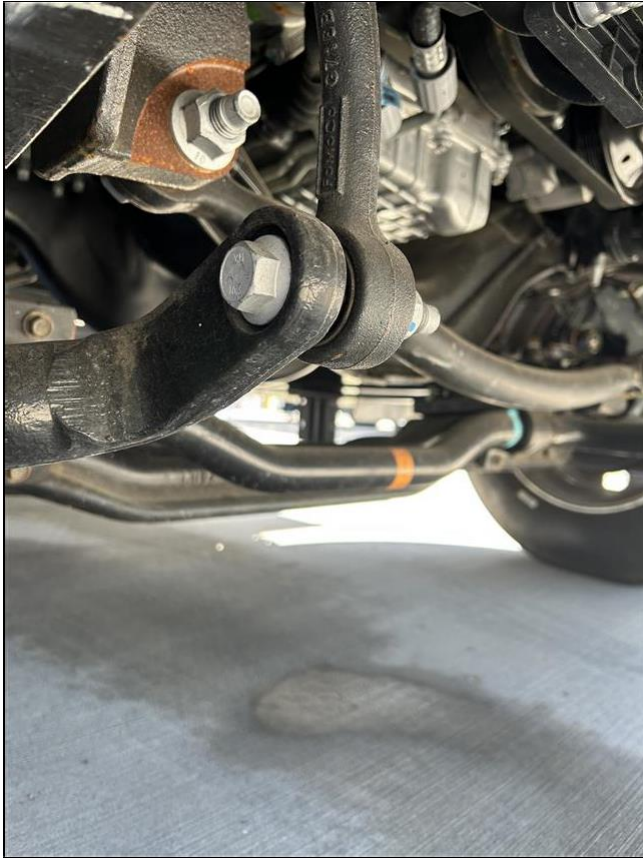
11.1 Axles, Hangers, Shackles, Leaf Springs

Comments: Acceptable





11.2 Steering Components
Comments: Acceptable



12. Engine, Radiator, Transmission

Note: Due to insurance restrictions, the motor home can NOT be driven by the inspector.

Styles & Materials

Engine Fuel Type / Location: Front Gas	Engine Brand: Ford	Engine Horsepower: HP Horsepower : 350
Engine Mileage: Miles Miles : 902	Exhaust Leaks: No	Oil Leaks: No
Transmission Fluid Leaks: No	Transmission Fluid Contaminated - Discolored: No	

12.0 Engine Running Condition

Comments: Acceptable

12.1 Engine Compartment Hinges and Latches

Comments: Acceptable



12.2 Engine Compartment Cleanliness

Comments: Acceptable

12.3 Engine Oil level on Dipstick

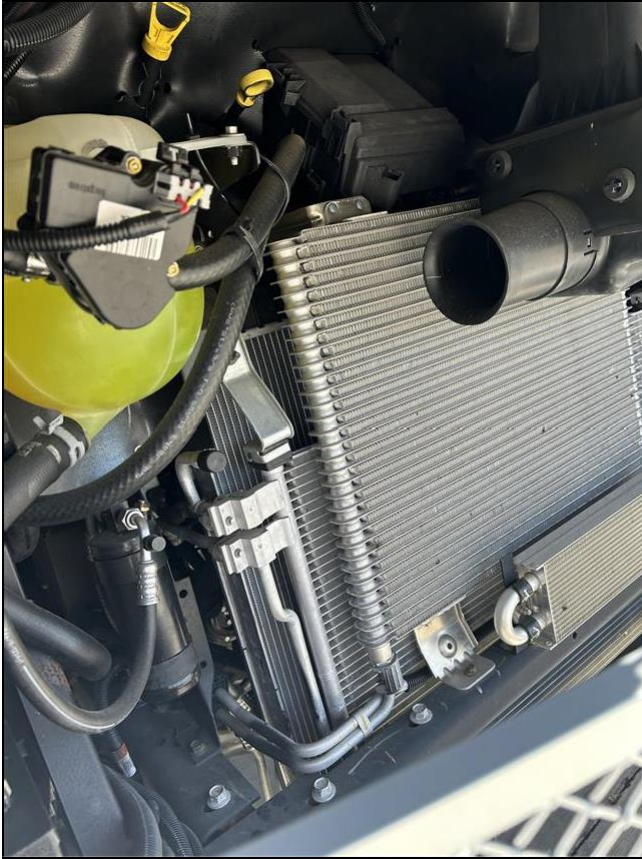
Comments: Acceptable

12.4 Engine Transmission Fluid level on Dipstick

Comments: Acceptable

12.5 Radiator Condition

Comments: Acceptable



12.6 Chassis Battery

Comments: Acceptable



13. Cockpit / Navigation Area

13.0 Windshield Condition

Comments: Acceptable

13.1 Wiper Condition and Operation

Comments: Acceptable

13.2 Mirrors Condition and Operation

Comments: Acceptable

13.3 Interior Windshield Shades/Curtains Operation

Comments: Acceptable

13.4 Interior Side Window Shades/Curtains Operation

Comments: Acceptable

13.5 Rear View Camera Operation

Comments: Acceptable

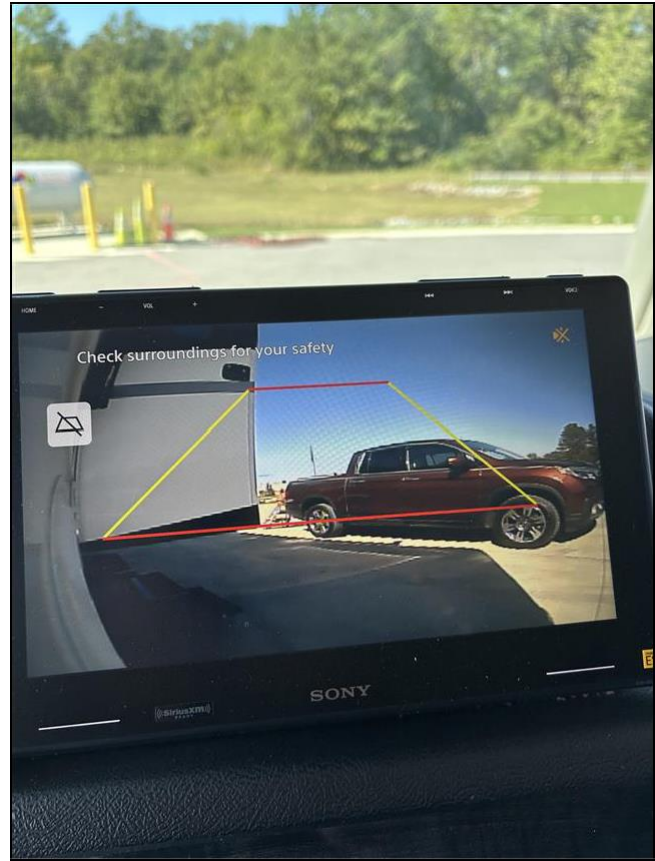


13.6 Side View Camera(s) Operation

Comments: Acceptable



View when left blinker is activated



View when right blinker is activated

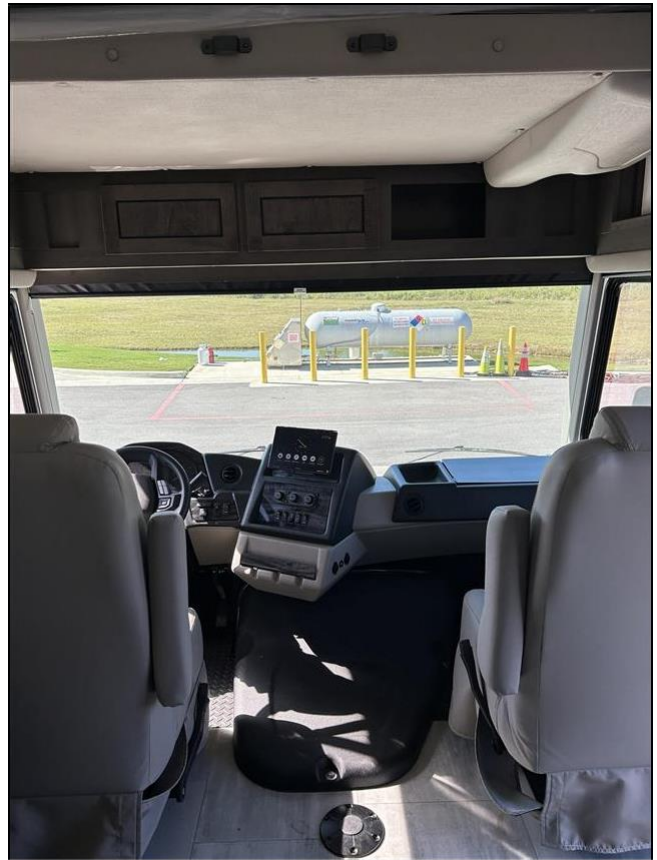
13.7 Seats - Condition and Operation

Comments: Acceptable



13.8 Dash - General Condition

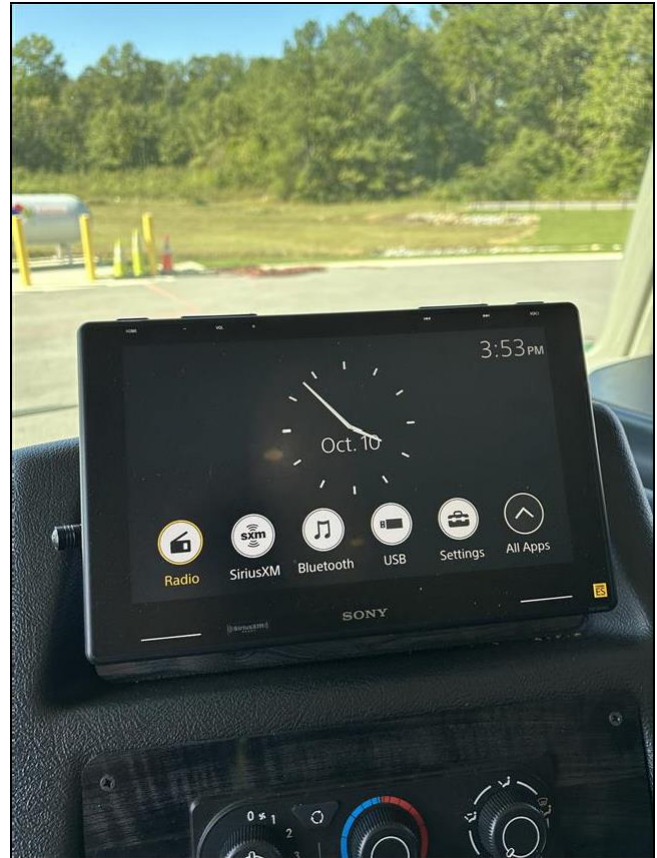
Comments: Acceptable



13.9 Dash Controls, Switches, Gauges

Comments: Acceptable





13.10 Dash Air Conditioner operation

Comments: Acceptable



Dash air temp on max = 49.6

13.11 Radio Condition and Operation

Comments: Acceptable



13.12 Steering Wheel Condition and Operation

Comments: Acceptable



13.13 Pedals Condition and Operation

Comments: Acceptable



14. Leveling System, Components

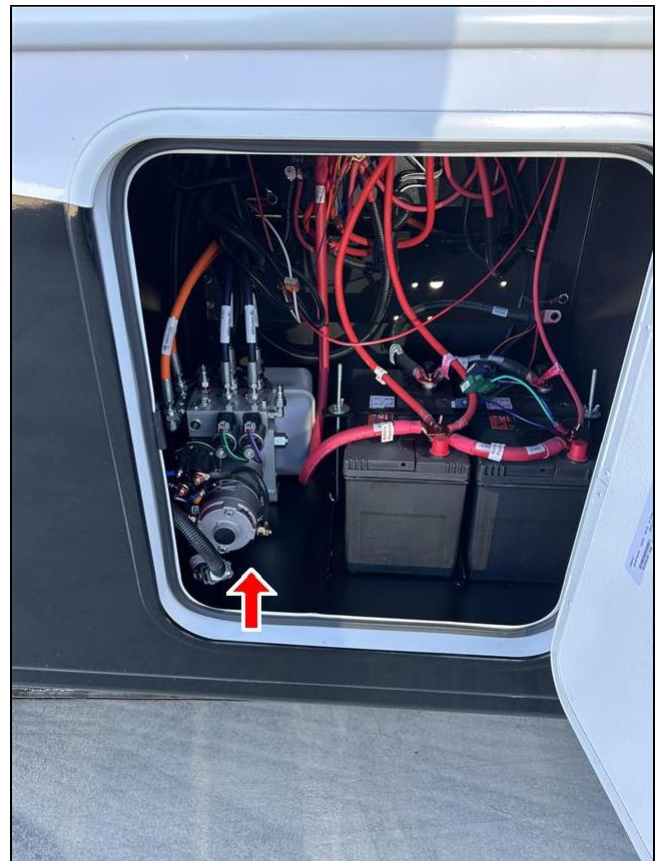
Styles & Materials

Leveling System Type:	Visible Signs of Damage or Leaks:	Jacks Extend and Retract:
Hydraulic	No	Yes

14.0 Leveling System Operation and Condition

Comments: Acceptable





Hydraulics

15. 12-Volt DC Chassis Lights

15.0 Headlights

Comments: Acceptable

15.1 Fog Lights

Comments: Acceptable

15.2 Front Clearance Lights

Comments: Acceptable

15.3 Streetside - Marker Lights

Comments: Acceptable

15.4 Curbside - Marker Lights

Comments: Acceptable

15.5 Rear Clearance Lights

Comments: Acceptable

15.6 Taillights

Comments: Acceptable

15.7 Brake Lights

Comments: Acceptable

15.8 Left Turn Signal

Comments: Acceptable

15.9 Right Turn Signal

Comments: Acceptable

15.10 Tag, License Plate Lights

Comments: Acceptable

15.11 Backup Lights

Comments: Acceptable

15.12 Waste Dump Lights

Comments: Acceptable

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:

Suburban

Water Heater Type:

Tank

Water Heater Heat Source:

Gas and Electric

Bypass Valves in Correct Position:

Yes

16.0 Water Heater Operation and Condition

Comments: Poor



Location of switch on the tank.

1. The water heater does not operate on LP. Showing "Fault" when activated. Recommend evaluation/repair.
2. The water heater operates on electric by turning on the switch on the tank. However, there is usually also a switch inside the RV. An inside switch could not be located. It seems odd that the only way to turn on the water heater (on electric) is going outside and turning on the switch. Recommend locating an inside switch - if not found, then instruct the buyer on operation.

16.1 Water Heater Door and Frame

Comments: Acceptable

16.2 Water Heater - Condition of Burner Assembly Area

Comments: Acceptable



16.3 Water Heater - Rubber Grommet Around Gas Line Sealed

Comments: Acceptable

16.4 Water Heater Pressure Relief Valve

Comments: Acceptable

16.5 Anode Rod (required on Suburban)

Comments: Acceptable

16.6 Water Heater Dauber Screen

Comments: Acceptable



Dauber screens are recommended, especially in the south.

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



16.10 Onboard Water Filtration System

Comments: Poor



Lots of water spraying.

The water filter is leaking. Recommend repair.

16.11 Fresh Water Fill
Comments: Acceptable

16.12 Fresh Water Tank
Comments: Fair



The fresh water overfill hose is disconnected. Recommend repair.

16.13 Black Tank Flush Labeled and Condition
Comments: Acceptable



16.14 Black Water Valve #1 condition and operation

Comments: Acceptable



16.15 Gray Water Valve #1 condition and operation

Comments: Acceptable



16.16 Drain/Discharge Line and Cap

Comments: Acceptable

17. Electrical Systems

Styles & Materials

Power Source:

50 Amp

Generator - Brand:

Yamaha

Generator - Hours of Operation:

From Interior Control Panel
Hours : 2.1

Generator Voltage Output:

Voltage Measured Under Load
Voltage Reading in AC Volts : 120

Generator Frequency Output:

Frequency Measured Under Load
Frequency Reading in Hertz : 60

12-Volt House Batteries - Location:

Side Basement

17.0 Power Cord - Condition

Comments: Acceptable

17.1 Electrical Panel Box - Condition

Comments: Acceptable



17.2 Electrical Panel Box - Circuit Breakers in Place

Comments: Acceptable

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

Comments: Acceptable



17.4 Electrical Panel Box - Wiring and Terminals Secure

Comments: Acceptable

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

Comments: Acceptable

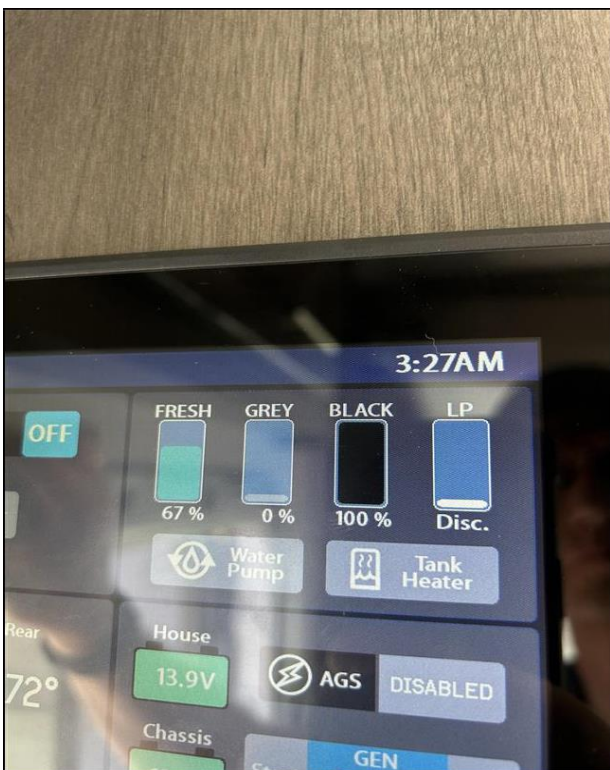
17.6 12 Volt DC Fuse Panel and Fuses

Comments: Acceptable



17.7 Monitor Panel for Battery, Tanks, Water

Comments: Acceptable



17.8 Control Systems Panel

Comments: Acceptable

17.9 Generator - Operation and Condition

Comments: Acceptable

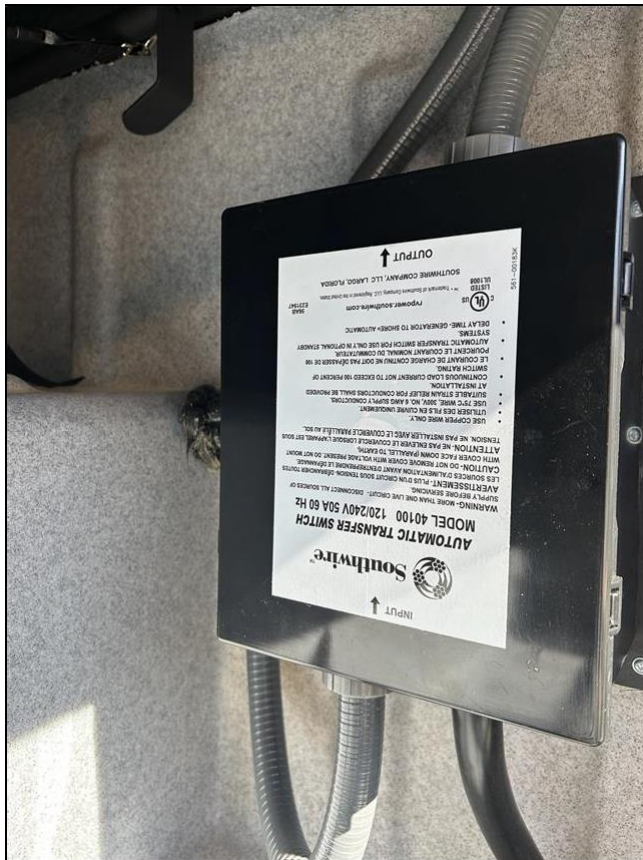


17.10 Generator - Oil Level

Comments: Acceptable

17.11 Transfer Switch

Comments: Acceptable



17.12 Converter/Charger - Operation and Condition

Comments: Acceptable



The converter was verified as operational by checking battery output while plugged into shore power, and then checking again while unplugged from shore power.

DC voltage with shore power (or generator) on: 13.7

DC voltage with shore power (or generator) off: 12.9

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

17.13 Batteries - General Condition

Comments: Acceptable



17.14 Solar System - Operation and Condition

Comments: Acceptable



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

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

ASME Tank Size:

Tank Size in Gallons

Number of Gallons : 24.5

ASME - LP Shutoff Valve Installed:

Yes

ASME - Extend-A-Stay Valve Installed:

No

ASME - Signs of Rust or

Damage:

No

Fire Extinguisher - Secure in

Bracket:

Yes

Fire Extinguisher - Mounted within 24 Inches of Entrance

Door:

Yes

18.0 LP System Timed Leak Test

Comments: Acceptable



Begin Test



End Test

LP leak test is performed by attaching manometer to a LP access point - an outside grill port or under the stove top. LP tank is then turned off and pressure is bled down to 8 w.c. and timed for five minutes to verify there is no drop in pressure.

If an access point is not present or not accessible, the test cannot be conducted. The inspector is not allowed to "break into" the LP system.

18.1 ASME Tank

Comments: Acceptable



18.2 ASME Hoses and Regulator

Comments: Acceptable

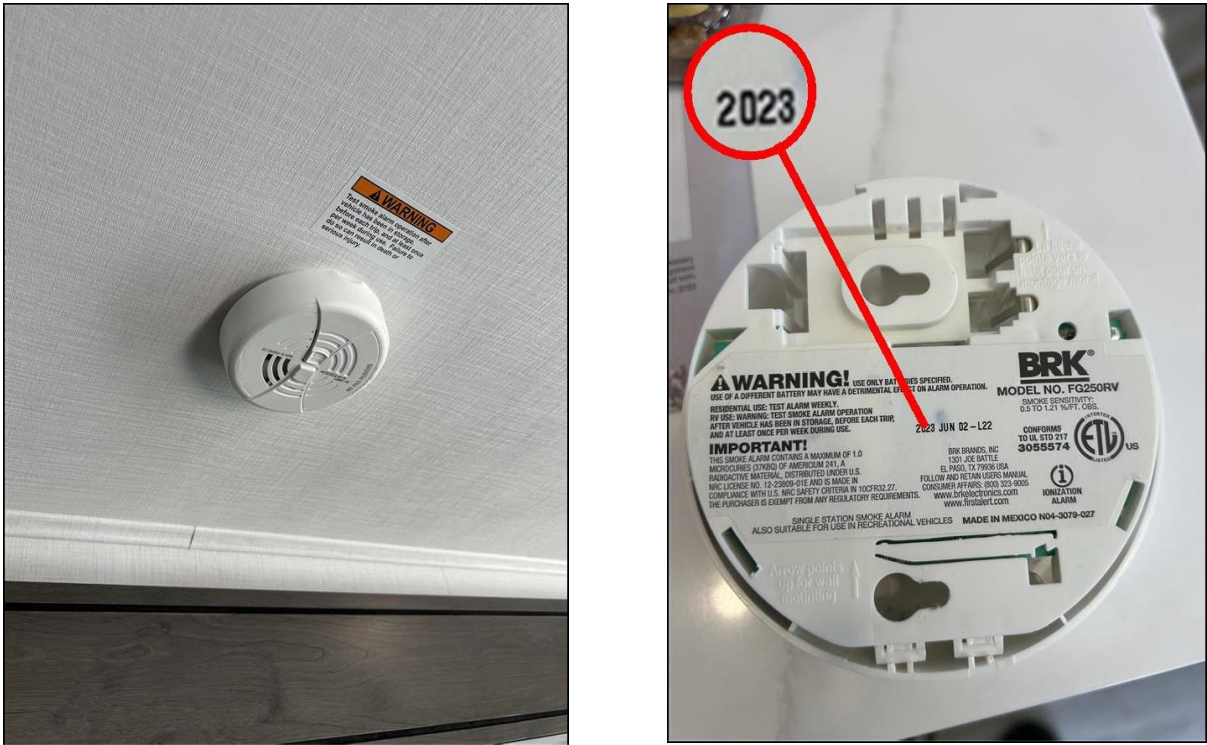
18.3 LP Quick Connect (grill port)

Comments: Acceptable



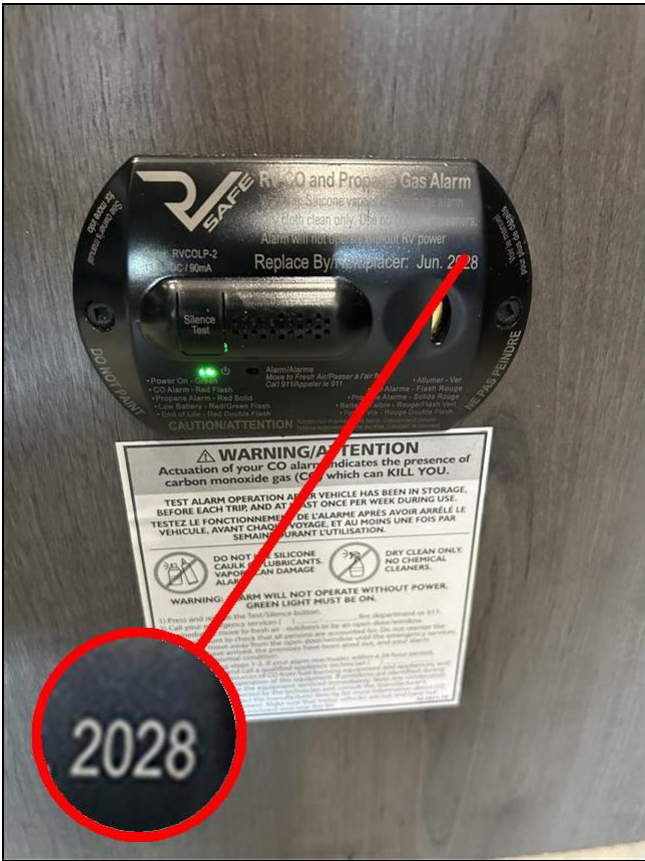
18.4 Smoke Detector Tested

Comments: Acceptable



18.5 Combination LP & Carbon Monoxide Detector Tested

Comments: Acceptable



"Replace by" date

18.6 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:: Double Bowl	Refrigerator Brand: GENERAL ELECTRIC	Refrigerator - Has Unit been Running 12 + Hours: No
Refrigerator Type: Residential	Refrigerator - Door Latch Secure: Yes	Refrigerator Current Temperature: Degrees F Temp : 32
Freezer Current Temperature: Degrees F Temp : -8	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 Only	Microwave - Temperature of Water after 60 Seconds: Degrees F Temp : 145	Microwave - Racks and Turntable Installed: 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 Freezer - Control Panel

Comments: Acceptable

19.8 Freezer - Doors, Latch, Seals, Panels

Comments: Acceptable

19.9 Freezer - Shelves, Racks, Trays, Drawers

Comments: Acceptable

19.10 Freezer - Inside Light

Comments: Acceptable

19.11 Freezer - Ice Maker

Comments: Acceptable

19.12 Cooktop - Condition

Comments: Acceptable



19.13 Cooktop - Burner Grate/Cover Condition

Comments: Acceptable

19.14 Cooktop - Condition of Knobs / Controls

Comments: Acceptable

19.15 Cooktop - Color of Burner Flame is Blue

Comments: Acceptable

19.16 Cooktop Exhaust Vent, Light, Fan

Comments: Acceptable

19.17 Oven - Condition

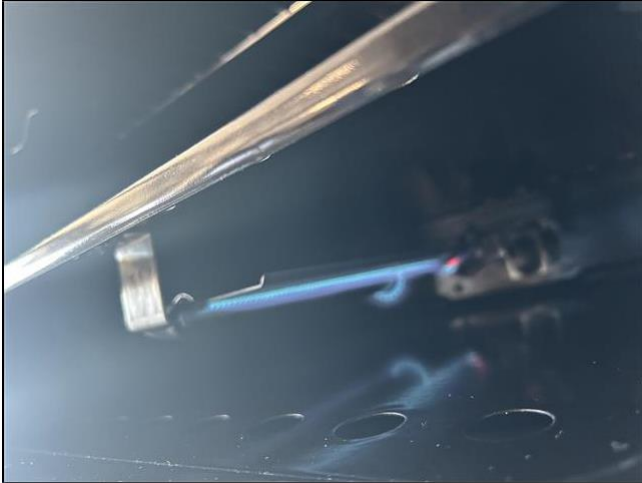
Comments: Acceptable

19.18 Oven - Racks Condition

Comments: Acceptable

19.19 Oven - Color of Burner Flame is Blue

Comments: Acceptable



19.20 Microwave - Operation and Condition

Comments: Acceptable



19.21 Receptacles Polarity Voltage Testing

Comments: Acceptable

19.22 Receptacles GFCI Testing

Comments: Acceptable

20. Living/Dining Area

20.0 Dinette - Booth Seats / Chairs

Comments: Acceptable

20.1 Dinette - Table

Comments: Acceptable



20.2 Sofas

Comments: Acceptable





20.3 Ceiling

Comments: Acceptable

20.4 Vents and Skylights

Comments: Acceptable

20.5 Ceiling Fan(s)

Comments: Not Present

20.6 Lights and Fixtures

Comments: Acceptable

20.7 Walls

Comments: Fair



This piece of molding is detached from the wall. Location - in the living area, on the wall behind the shower.
Recommend repair.

20.8 Closets and Pantries

Comments: Acceptable

20.9 Flooring

Comments: Acceptable

20.10 Windows, Screens

Comments: Acceptable

20.11 Window Blinds/Coverings

Comments: Acceptable

20.12 Electric Fireplace - Operation and Condition

Comments: Acceptable



20.13 In-House Vacuum System - Operation and Condition

Comments: Not Present

20.14 Receptacles Polarity Voltage Testing

Comments: Acceptable

20.15 Receptacles GFCI Testing

Comments: Acceptable

20.16 USB Ports

Comments: Acceptable

21. Bedroom

21.0 Door

Comments: Acceptable

21.1 Closets, Cabinets, Dressers, Drawers

Comments: Fair



This night stand (left side) is twisted to the right. Recommend evaluating to determine if it can be straightened.

21.2 Bed

Comments: Acceptable



21.3 Storage Under Bed

Comments: Not Present

21.4 Ceiling

Comments: Acceptable

21.5 Walls

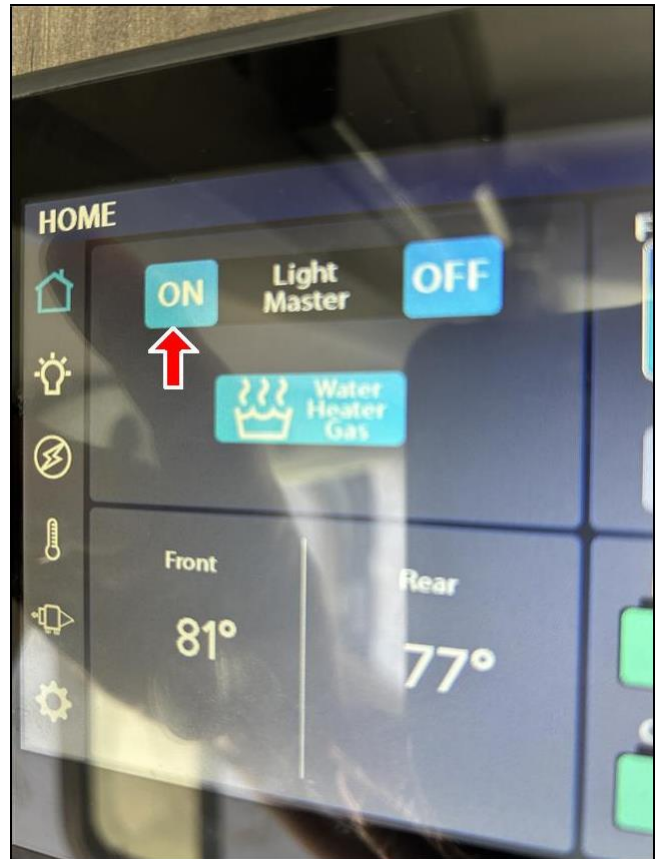
Comments: Acceptable

21.6 Flooring

Comments: Acceptable

21.7 Lights and Light Fixtures

Comments: Poor



This switch is in the bedroom. The "Ceiling" button controls the bedroom lights, as it should. When all lights are on in the coach (by activating the master switch), the "Hall" button turns off not only the hall lights, but all lights. And they won't turn back on without activating the master again. Recommend repair.

21.8 Windows and Screens

Comments: Acceptable

21.9 Window Blinds/Coverings

Comments: Acceptable

21.10 Receptacles Polarity Voltage Testing

Comments: Acceptable

21.11 USB Ports

Comments: Acceptable

22. Bathroom

Styles & Materials

Bathroom Sink - Style::

Single Bowl

Shower Style:

Shower Stall



22.0 Door

Comments: Acceptable

22.1 Vents and Skylights

Comments: Acceptable

22.2 Lights and Fixtures

Comments: Acceptable

22.3 Cabinets and Counters

Comments: Acceptable

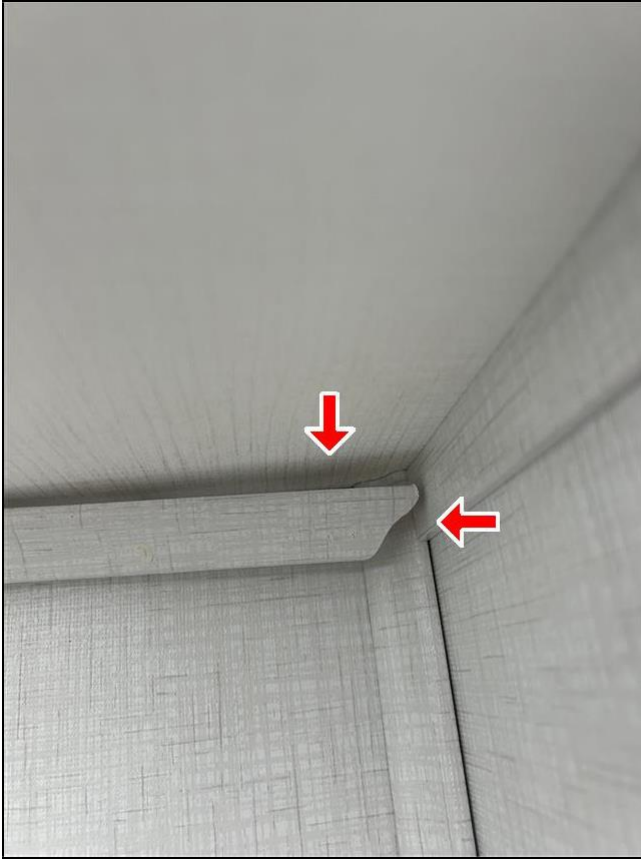


22.4 Windows and Screens

Comments: Acceptable

22.5 Ceiling

Comments: Fair



A piece of trim is detached in the bathroom top corner. Recommend repair.

22.6 Walls

Comments: Acceptable

22.7 Flooring

Comments: Acceptable

22.8 Window Blinds/Coverings

Comments: Acceptable

22.9 Bathroom Sink

Comments: Acceptable



22.10 Toilet - Operation and Condition

Comments: Acceptable



22.11 Toilet Flapper Seal Holds Water

Comments: Acceptable



22.12 Shower / Tub - Operation and Condition

Comments: Acceptable



22.13 Shower / Tub - Door, Frame, Seals Condition

Comments: Acceptable



22.14 Receptacles Polarity Voltage Testing

Comments: Acceptable

22.15 Receptacles GFCI Testing

Comments: Acceptable

23. Washer / Dryer

Styles & Materials

Washer / Dryer - Type:

Washer/Dryer Combo

Washer / Dryer Brand:

Splendide

23.0 Washer / Dryer - Operation and Condition

Comments: Acceptable

24. Loft Area

24.0 Bed

Comments: Acceptable



Drop-down bed above the cockpit area.

25. Furnace

25.0 Furnace Operation and Condition

Comments: Acceptable

25.1 Furnace Warm Air Discharge

Comments: Acceptable

25.2 Furnace Air Intake / Exhaust Area Condition

Comments: Acceptable

25.3 Dauber Screens

Comments: Not Present



Dauber screens are recommended, especially in the South.

26(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 and Heat Pump

26.0.A Air Conditioner Operation and Condition

Comments: Acceptable



Intake air temperature: 74.5
Output air temperature: 49.1
Delta-T = 25.4

26.1.A Air Conditioner - Filter Condition

Comments: Acceptable

26.2.A Plenum - Divided and Sealed

Comments: Acceptable

26(B) . Rear Air Conditioner

Styles & Materials

Air Conditioner - Options:

AC and Heat Pump

26.0.B Air Conditioner Operation and Condition

Comments: Acceptable



Intake air temperature: 71.6
Output air temperature: 47.8
Delta-T = 23.8

26.1.B Air Conditioner - Filter Condition

Comments: Acceptable

26.2.B Plenum - Divided and Sealed

Comments: Acceptable

27(A) . TV

Styles & Materials

Unit Brand:

Connex

Remotes Operational:

Yes

Location:

Living Room

27.0.A Operation and Condition

Comments: Acceptable



27(B) . TV #2

Styles & Materials

Unit Brand:
Connex

Remotes Operational:
Yes

Location:
Bedroom

27.0.B Operation and Condition

Comments: Acceptable



27(C) . TV #3

Styles & Materials

Unit Brand:	Remotes Operational:	Location:
Connex	Yes	Exterior

27.0.C Operation and Condition

Comments: Acceptable



27(D) . Radio / Stereo

Styles & Materials

Location:

Exterior

27.0.D Operation and Condition

Comments: Acceptable