

RV Inspection Report

Prepared for:

RV Location:



2022 Thor Miramar 37.1

VIN Number:

WE RV Services, LLC
David Patty
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Summary of Issues Found: pages 2-13

Roof

MINOR ISSUE

General Roof Condition

There are several areas of sealant that are beginning to deteriorate. No signs of water intrusion yet, but recommend evaluation by a service technician and resealing as needed to prevent any future water intrusion.



Entrance Door

MINOR ISSUE

Screen - Operation and Condition

The screen latch is not operating properly. If the inside plastic slide is closed, the screen can't be opened from the outside - pushing down on the handle will not disengage the lock. Also the latch will not catch on the door as it should. Recommend adjusting or repair.



Tire - Streetside Drive Axle, Inside

MINOR ISSUE

Tire and Wheel general condition

The inside tire does not have a valve extender. Recommend installing one so the pressure can be checked.

Engine, Radiator, Transmission

MINOR ISSUE

Oil

Dash is showing "Oil Change Required"



Cockpit / Navigation Area

MAJOR ISSUE

Interior Windshield Shades/Curtains Operation

The shade will not operate. It tries to move, but will only go up and down 1 inch. Recommend repair.



Leveling System, Components

MAJOR ISSUE

Leveling System Operation and Condition

The back levelers extend and retract as they should, but **the front ones do not**. Recommend repair.

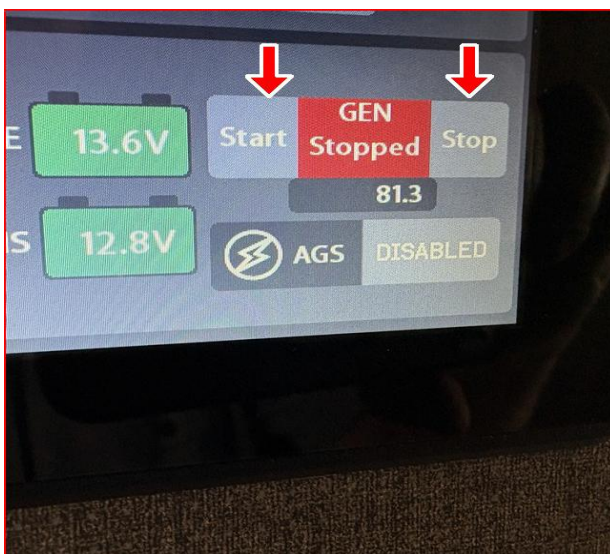


Electrical Systems

MAJOR ISSUE

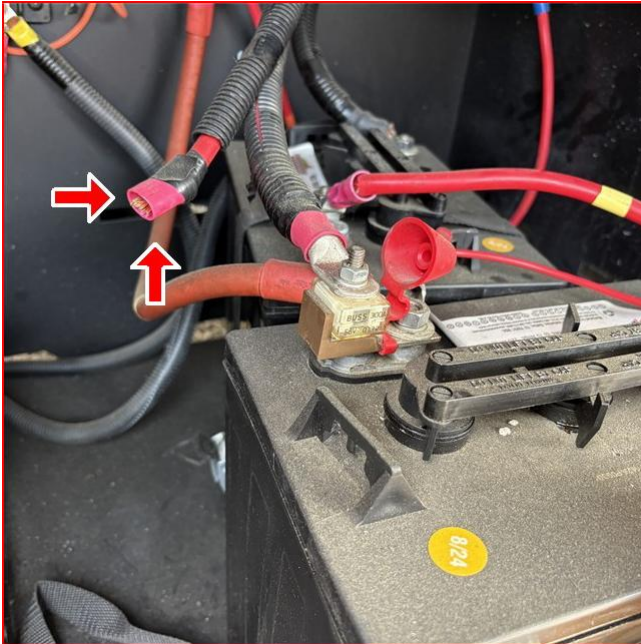
Generator - Operation and Condition

The gen will prime and start while plugged into shore power, but will not prime nor start when unplugged. Recommend repair.



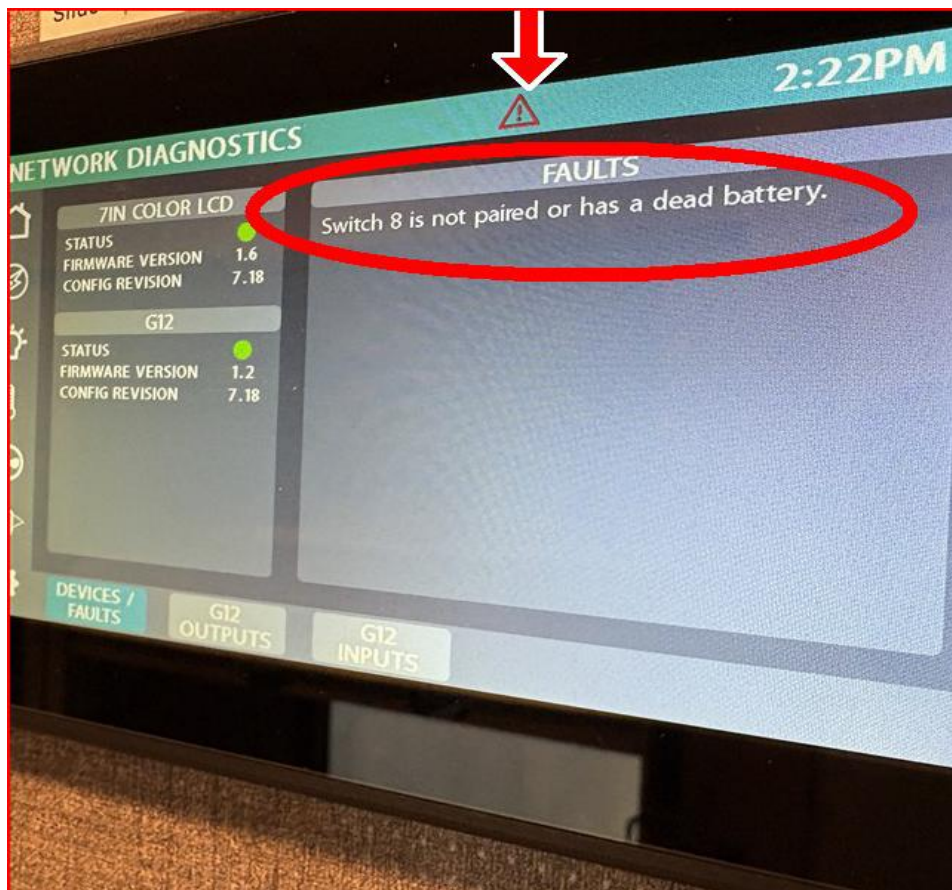
House (Coach) Batteries - Condition

There is a cable that is not connected to anything. Recommend evaluation and repair as necessary.



Control Systems Panel

This fault code is showing. Recommend evaluation and repair as necessary.



Furnace

MAJOR ISSUE

Furnace Operation and Condition

The furnace tried to ignite 6 times, but would not. Recommend repair.

Living/Dining Area

MINOR ISSUE

Dinette - Booth Seats / Chairs

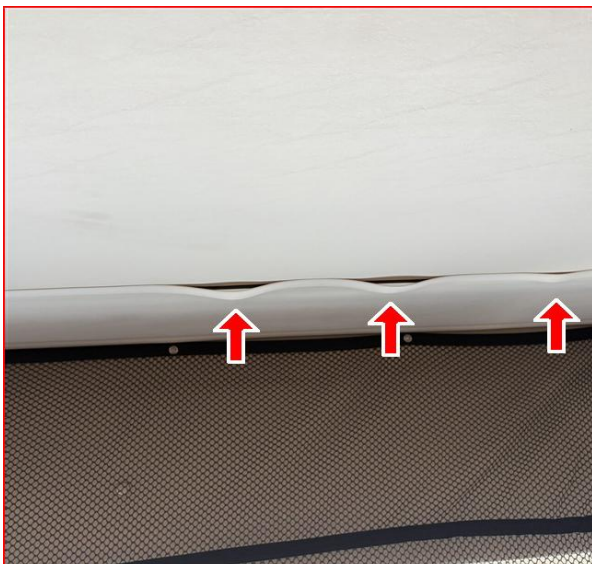
The latch is broken that holds the drawer in place under the front booth seat. Recommend repair.



21.4 Ceiling

Fair

Some of the trim is detached, above the loft area. Recommend repair.



Windows, Screens

One of the screens is missing at the dinette. Recommend replace.



Bathroom

MAJOR ISSUE

Lights and Fixtures

This switch panel in the rear bath does not operate. These items can be controlled elsewhere, but not here. Recommend evaluation and repair as needed.



Windows and Screens

The window in the rear bath will not latch or fully shut. Recommend repair.



Vent

The twist handle to raise the lid of the vent fan is missing. Recommend repair.



NOTICE / COMMENT

Shower / Tub - Operation and Condition

The shower head holder is detached from the wall. It appears this is already in the process of being repaired - there are some parts in the sink.



Bathroom #2

MINOR ISSUE

Shower / Tub - Operation and Condition

The shower head in the front bath is broken off. Recommend repair/replace.



Bunkhouse

MINOR ISSUE

Windows, screens, and shades

The shade in the bunks is damaged. Recommend repair/replace.



Front Air Conditioner

MINOR ISSUE

Air Conditioner - Filter Condition

The filters are dirty and need to be cleaned.

Plenum - Divided and Sealed

The plenum inside the AC is detached and leaning over (sorry, no photo). This allows the intake air to mix with output air, which can decrease cooling efficiency. Recommend repair.

Rear Air Conditioner

MINOR ISSUE

Air Conditioner Operation

A screw is missing that attaches the AC shroud to the ceiling. Recommend repair.



Air Conditioner - Filter Condition

The filters are dirty and need to be cleaned.

Plenum - Divided and Sealed

The plenum inside the AC is detached and leaning over (sorry, no photo). This allows the intake air to mix with output air, which can decrease cooling efficiency. Recommend repair.

29. Propane and Safety Systems

LIFE SAFETY ISSUE

Smoke Detector Tested

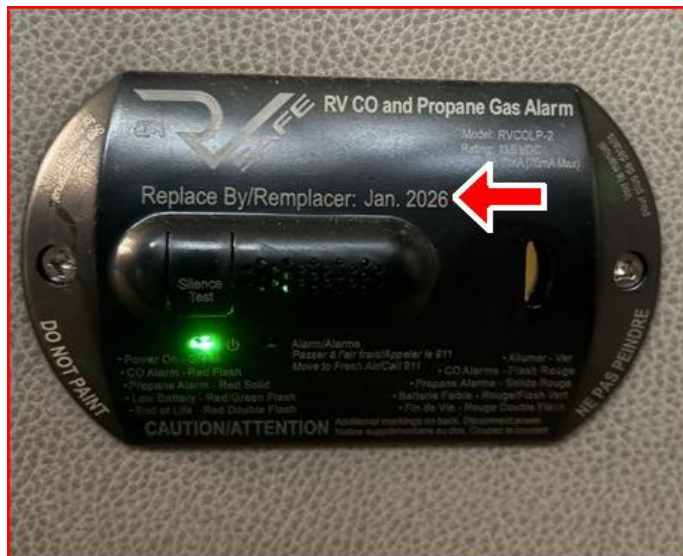
The smoke detector operates but it is past its expiration date. Recommend replacement before the coach is occupied.



NOTICE / COMMENT

Combo - LP & Carbon Monoxide Detector Tested

The LP/CO detector is approaching its expiration date and will need to be replaced soon.



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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:

Yes, at the end of the inspection

Weather the Day of the Inspection:

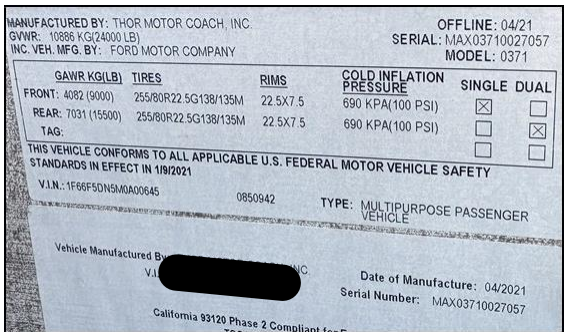
Sunny and Hot

1. Vehicle Information

VIN Location: Driver's Seat Area	Chassis Manufacturer Name: Ford	Chassis Manufacture Date: December Year : 2020
RV Date of Manufacture: April Year : 2021	Gross Vehicle Weight Rating (GVWR): From Data Plate Specify in lbs : 24000`	

1.0 Vehicle Data

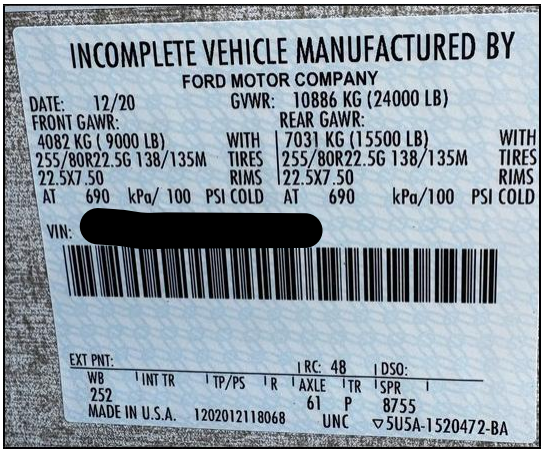
Manufacturer's VIN Data Plate Photo



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, Decals, and Trim

Comments: Acceptable

3. Exterior Sidewall - Curbside

3.0 Overall Condition

Comments: Acceptable

3.1 Paint, Decals, and Trim

Comments: Acceptable

3.2 Windows, Seal, Gaskets

Comments: Acceptable

3.3 Cargo/Access Doors, Hinges, Latches

Comments: Acceptable

3.4 Interior Compartment Condition

Comments: Acceptable



3.5 Compartment Lights

Comments: Acceptable

3.6 Receptacles Polarity Voltage Testing

Comments: Acceptable

3.7 Receptacles GFCI Testing

Comments: Acceptable

3.8 Side Camera Condition

Comments: Acceptable



4. Exterior Sidewall - Streetside

4.0 Overall Condition

Comments: Acceptable



4.1 Paint, Decals, and Trim

Comments: Acceptable

4.2 Windows, Seal, Gaskets

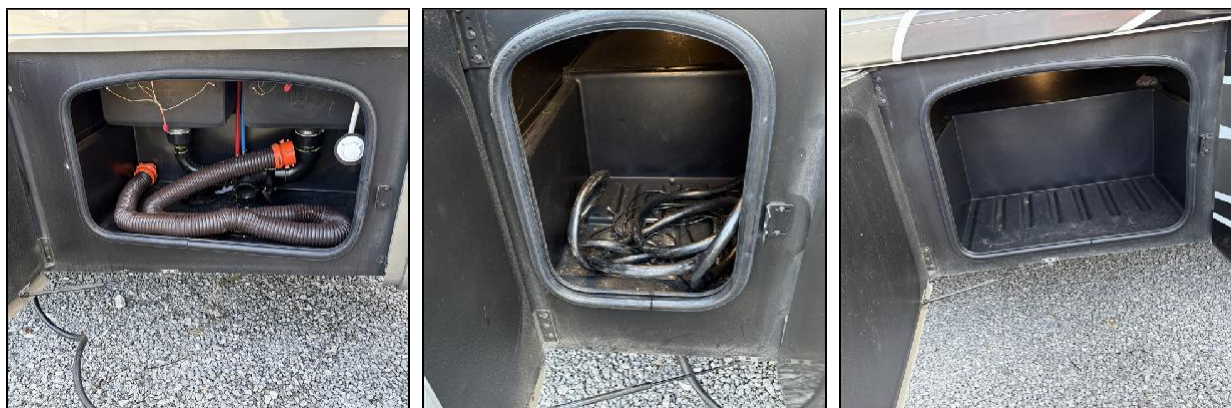
Comments: Acceptable

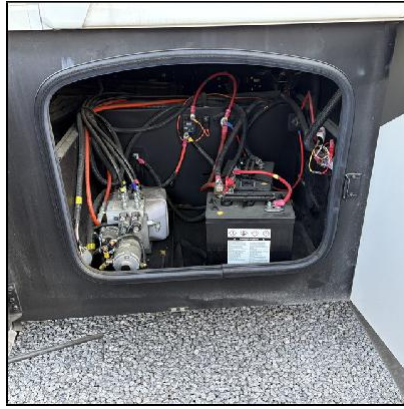
4.3 Cargo/Access Doors, Hinges, Latches

Comments: Acceptable

4.4 Interior Compartment Condition

Comments: Acceptable





4.5 Compartment Lights

Comments: Acceptable

4.6 Side Camera Condition

Comments: Acceptable



5. Exterior Rear

5.0 Overall Condition

Comments: Acceptable



5.1 Paint, Decals, and Trim

Comments: Acceptable

5.2 Windows, Seals, Gaskets

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

6.0 General Roof Condition

Comments: Fair

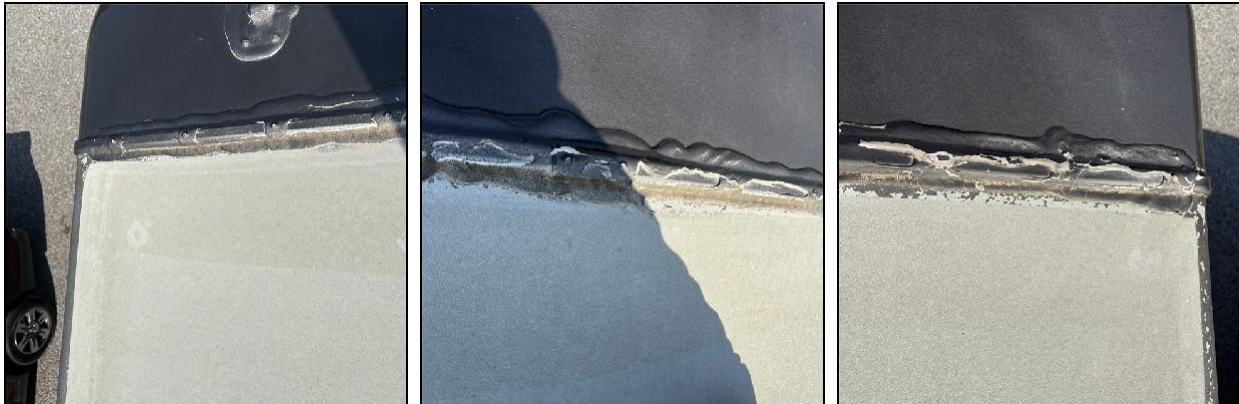
There are several areas of sealant that are beginning to deteriorate. No signs of water intrusion yet, but recommend evaluation by a service technician and resealing as needed to prevent any future water intrusion.





6.1 Front Cap Joint and Sealant

Comments: Acceptable



6.2 Rear Cap Joint and Sealant

Comments: Acceptable



6.3 Roof Vents and Covers (14x14)

Comments: Acceptable



6.4 Plumbing Vent Covers

Comments: Acceptable



6.5 Skylights

Comments: Acceptable



6.6 Air Conditioner #1 (Shroud)

Comments: Acceptable



6.7 Air Conditioner #2 (Shroud)

Comments: Acceptable



6.8 TV Antenna

Comments: Acceptable



6.9 Radio Antenna

Comments: Acceptable



6.10 Solar Panels

Comments: Acceptable

Number of solar panels: 1



6.11 Ladder - Roof Access

Comments: Acceptable

7. Entrance Door

7.0 Door - Operation and Condition

Comments: Acceptable



7.1 Screen - Operation and Condition

Comments: Poor

The screen latch is not operating properly. If the inside plastic slide is closed, the screen can't be opened from the outside - pushing down on the handle will not disengage the lock. Also the latch will not catch on the door as it should. Recommend adjusting or repair.



7.2 Steps - Operation and Condition

Comments: Acceptable

7.3 Assist Handle - Condition

Comments: Acceptable

8. Main Awning

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 **trailer tires older than 6 years should be replaced**, regardless of their condition. Information on **Motorhomes** varies - Typically **7 years**, though some manufacturers may recommend up to 10 years for well-maintained tires. A tire technician should be consulted concerning motorhome tires older than 7 years.

9.0.A Tire and Wheel general condition

Comments: Acceptable

Tire brand - Michelin
Tire size - 255/80R22.5
Load range - G
DOT date "wwyy" - 4220
Air pressure - 97
Recommended pressures - 100
Tire pressure monitors - no

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

9.0.B Tire and Wheel general condition

Comments: Acceptable

Tire brand - Michelin
Tire size - 255/80R22.5
Load range - G
DOT date "wwyy" - n/a (DOT dates are usually on only one side of the tire. The rear tires may be mounted in such a way that the date is not viewable.)
Air pressure - 96
Recommended pressures - 100
Tire pressure monitors - no

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

9.0.C Tire and Wheel general condition

Comments: Acceptable

Tire brand - Michelin
Tire size - 255/80R22.5
Load range - G
DOT date "wwyy" - n/a (DOT dates are usually on only one side of the tire. The rear tires may be mounted in such a way that the date is not viewable.)
Air pressure - 90
Recommended pressures - 100
Tire pressure monitors - no

9(D) . Tire - Streetside Front

9.0.D Tire and Wheel general condition

Comments: Acceptable

Tire brand - Michelin
Tire size - 255/80R22.5
Load range - G
DOT date "wwyy" - 4320 (DOT dates are usually on only one side of the tire. The rear tires may be mounted in such a way that the date is not viewable.)
Air pressure - 94
Recommended pressures - 100
Tire pressure monitors - no

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

9.0.E Tire and Wheel general condition

Comments: Acceptable

Tire brand - Michelin
Tire size - 255/80R22.5
Load range - G
DOT date "wwyy" - 4020
Air pressure - 95
Recommended pressures - 100
Tire pressure monitors - no

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

9.0.F Tire and Wheel general condition

Comments: Fair

The inside tire does not have a valve extender. Recommend installing one so the pressure can be checked.

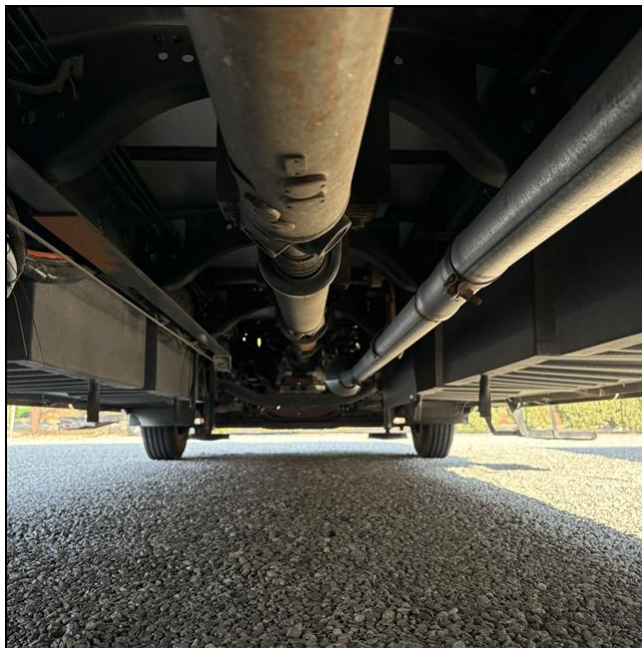
Tire brand - Michelin
Tire size - 255/80R22.5
Load range - G
DOT date "wwyy" - n/a (DOT dates are usually on only one side of the tire. The rear tires may be mounted in such a way that the date is not viewable.)
Air pressure - n/a
Recommended pressures - 100
Tire pressure monitors - no

10. 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.

10.0 Chassis and Frame Condition

Comments: Acceptable



10.1 Axles, Hangers, Shackles, Leaf Springs

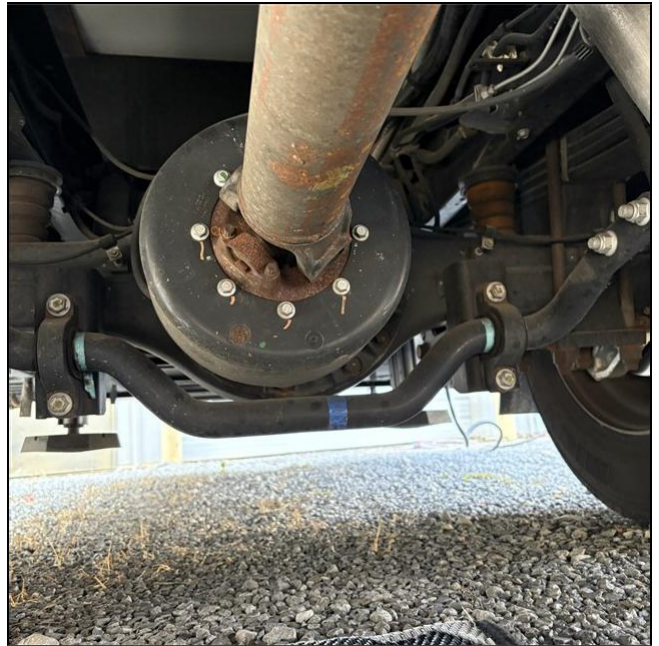
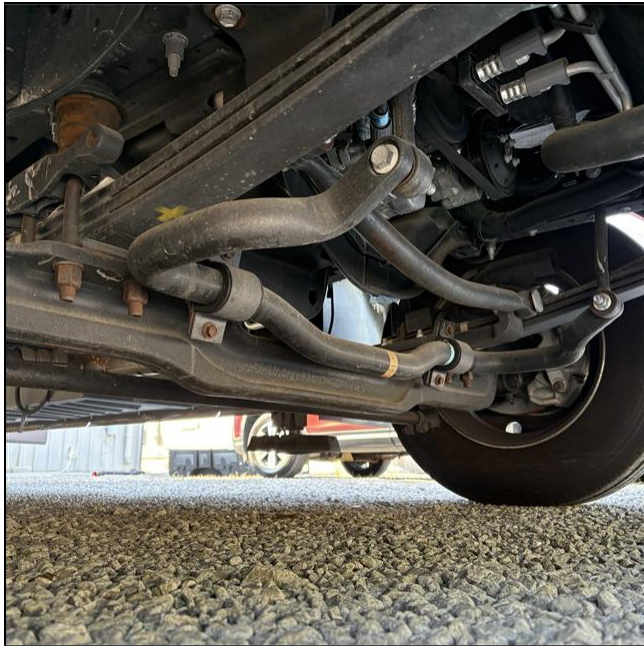
Comments: Acceptable





10.2 Steering / Stabilizing Components

Comments: Acceptable



10.3 Excessive Rust or Damage

Comments: Not Present

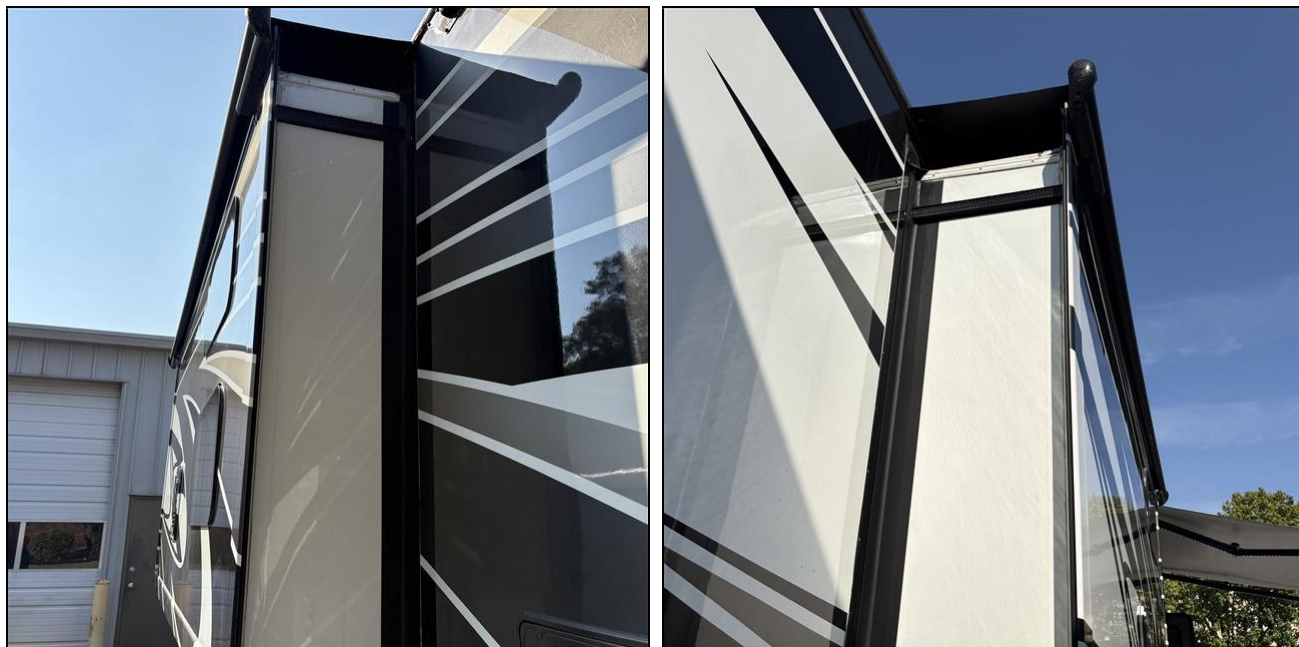
10.4 Presence of Fluid Leaks

Comments: Not Present

11(A) . Curbside Rear Slideout

11.0.A Slideout General Condition and Operation

Comments: Acceptable



11.1.A Slideout Frame and Trim

Comments: Acceptable

11.2.A Seals, Sweeps, T-molding, Gaskets

Comments: Acceptable

11.3.A Slideout Drive System Condition

Comments: Acceptable

Type of Drive - Gear & Rack, Cable, Schwintek, Slimrack

11.4 .A Slideout Bottom (underneath)

Comments: Acceptable



11.5 .A Slideout Awning Topper Operation

Comments: Acceptable

11.6 .A Slideout Awning Topper Frame and Roller Tube

Comments: Acceptable

11.7 .A Slideout Awning Topper Fabric

Comments: Acceptable

11(B) . Streetside Front Slideout

11.0.B Slideout General Condition and Operation

Comments: Acceptable



11.1.B Slideout Frame and Trim

Comments: Acceptable

11.2.B Seals, Sweeps, T-molding, Gaskets

Comments: Acceptable

11.3.B Slideout Drive System Condition

Comments: Acceptable

Type of Drive - Gear & Rack, Cable, Schwintek, Slimrack

11.4 .B Slideout Bottom (underneath)

Comments: Acceptable



11.5 .B Slideout Awning Topper Operation

Comments: Acceptable

11.6 .B Slideout Awning Topper Frame and Roller Tube

Comments: Acceptable

11.7 .B Slideout Awning Topper Fabric

Comments: Acceptable

11(C) . Streetside Rear Slideout

11.0.C Slideout General Condition and Operation

Comments: Acceptable



11.1.C Slideout Frame and Trim

Comments: Acceptable

11.2.C Seals, Sweeps, T-molding, Gaskets

Comments: Acceptable

11.3.C Slideout Drive System Condition

Comments: Acceptable

Type of Drive - Gear & Rack, Cable, Schwintek, Slimrack

11.4 .C Slideout Bottom (underneath)

Comments: Acceptable



11.5 .C Slideout Awning Topper Operation

Comments: Acceptable

11.6 .C Slideout Awning Topper Frame and Roller Tube

Comments: Acceptable

11.7 .C Slideout Awning Topper Fabric

Comments: Acceptable

12. Engine, Radiator, Transmission

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

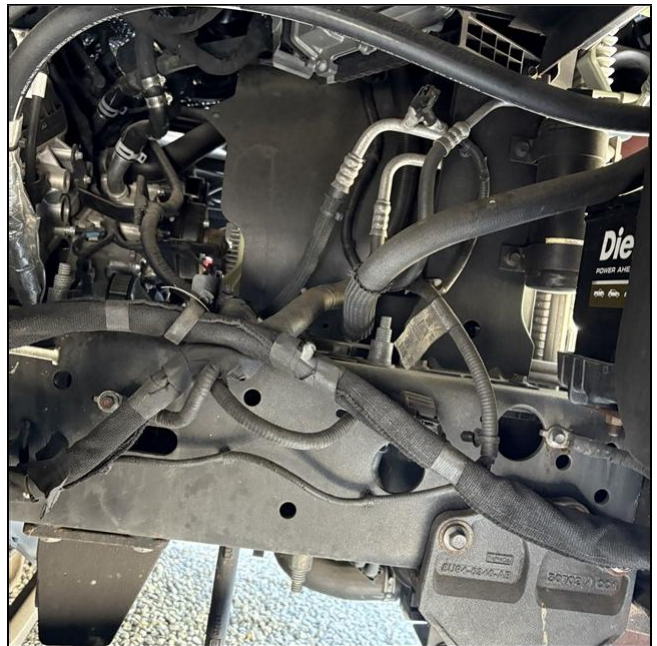
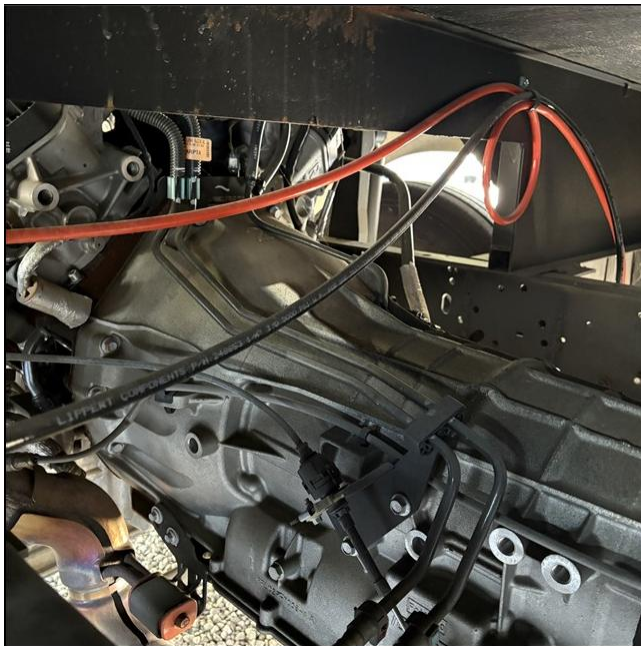
12.0 Engine General Condition

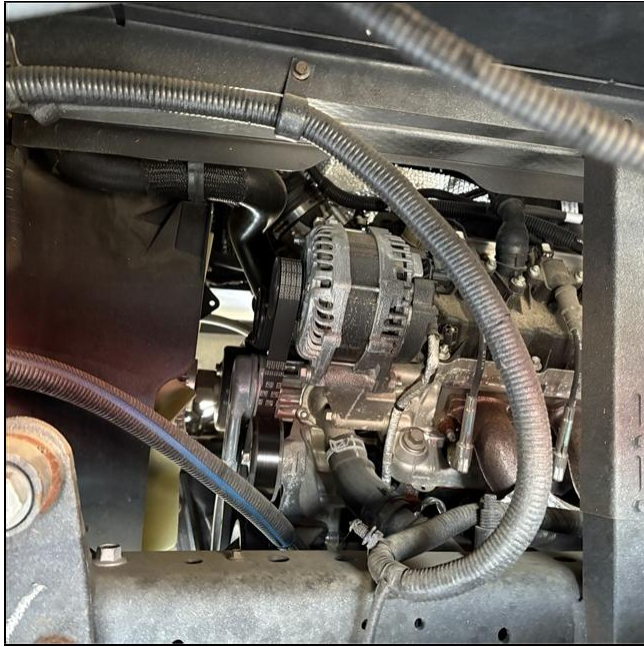
Comments: Acceptable

Engine location and fuel type: Front gas, Rear gas, Front diesel, Rear diesel

Engine brand: Triton 7.3L

Engine HP: 350





12.1 Engine Compartment Cleanliness

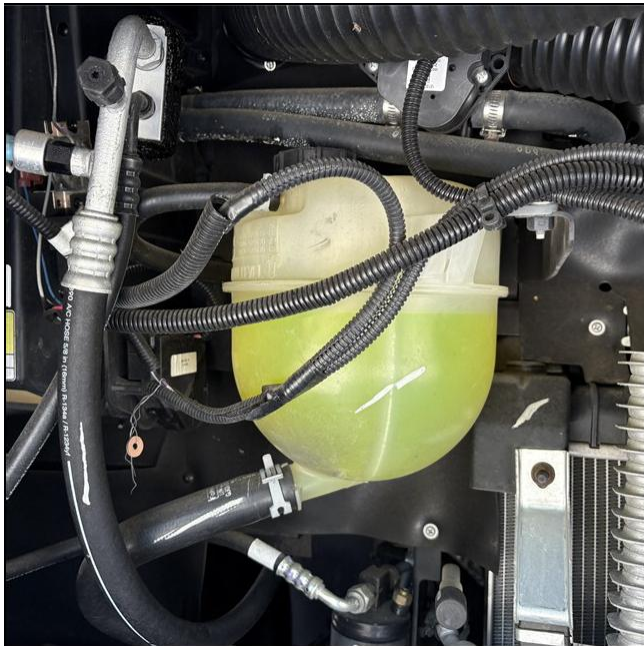
Comments: Acceptable

12.2 Engine Compartment Hinges and Latches

Comments: Acceptable

12.3 Coolant Reservoir Condition

Comments: Acceptable



12.4 Windshield Washer Fluid Reservoir

Comments: Acceptable

Windshield washer fluid is getting low.



12.5 Oil level on Dipstick

Comments: Fair

Dash is showing "Oil Change Required"



12.6 Transmission Fluid level on Dipstick

Comments: Acceptable

12.7 Leaks underneath engine

Comments: Not Present

12.8 Exhaust leaks

Comments: Not Present

12.9 Chassis Battery

Comments: Acceptable

Number of batteries: 1



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: Poor

The shade will not operate. It tries to move, but only go up and down 1 inch. Recommend repair.



13.4 Interior Side Window Shades/Curtains Operation

Comments: Acceptable

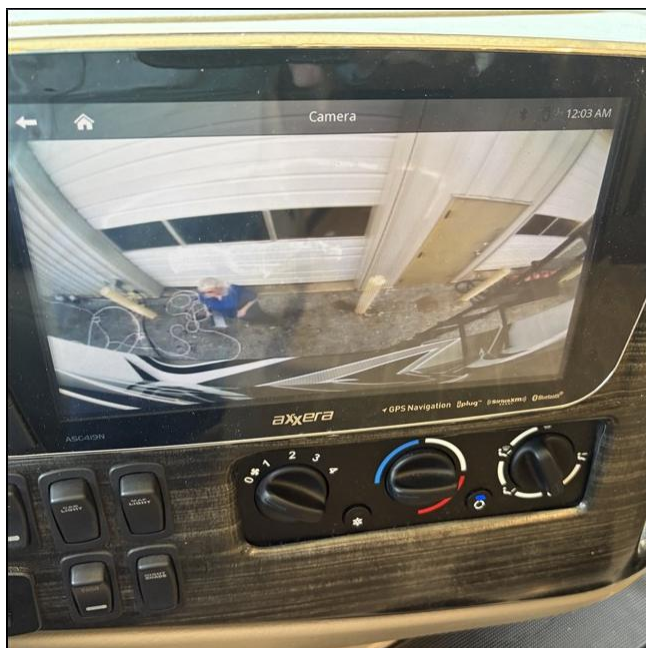
13.5 Fan(s) - Operation and Condition

Comments: Acceptable



13.6 Rear View Camera Operation

Comments: Acceptable



13.7 Side View Cameras Operation

Comments: Acceptable



13.8 Seats - Condition and Operation

Comments: Acceptable

There are some minor worn areas on the seats



13.9 Dash - General Condition

Comments: Acceptable



13.10 Dash Controls, Switches, Gauges

Comments: Acceptable

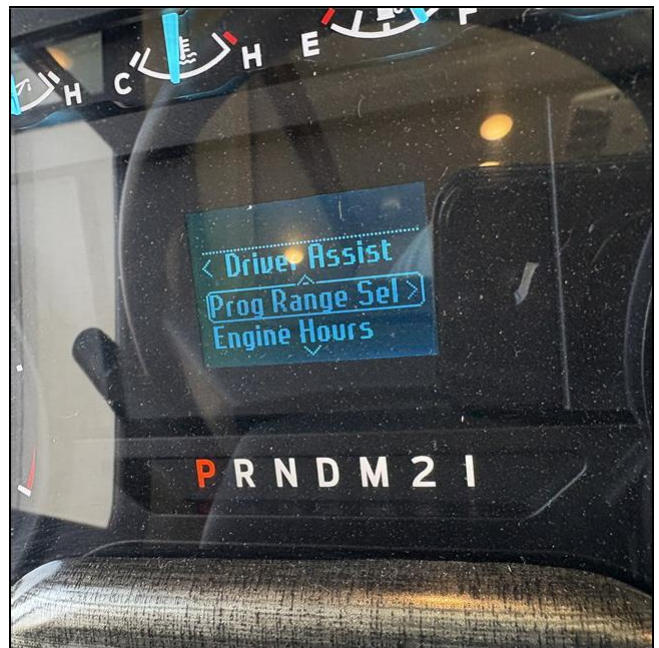




13.11 Engine Monitors

Comments: Acceptable

Mileage = 10778



13.12 Dash Air Conditioner operation

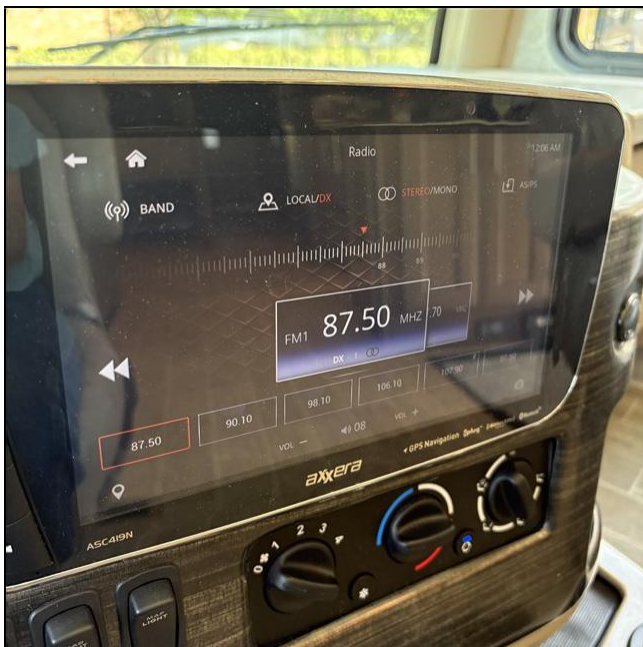
Comments: Acceptable

Dash air temp on max = 57.5



13.13 Radio Condition and Operation

Comments: Acceptable



13.14 Steering Wheel Condition and Operation

Comments: Acceptable



13.15 Pedals Condition and Operation

Comments: Acceptable



14. Leveling System, Components

14.0 Leveling System Operation and Condition

Comments: Poor

The back levelers extend and retract as they should, but the front ones do not. Recommend repair.



14.1 Leveling System Control Panel

Comments: Acceptable



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 Hitch Lights

Comments: Acceptable

15.13 Side Docking Lights

Comments: Not Present

15.14 Wet Bay Lights

Comments: Acceptable

16. Electrical Systems

16.0 Hot Skin Test

Comments: Not Inspected

A separate 110v supply is needed for this test. One was not available.

16.1 Power Cord - Condition

Comments: Acceptable

Power source: 30amp, 50amp

16.2 Electrical Panel Box - Condition

Comments: Acceptable



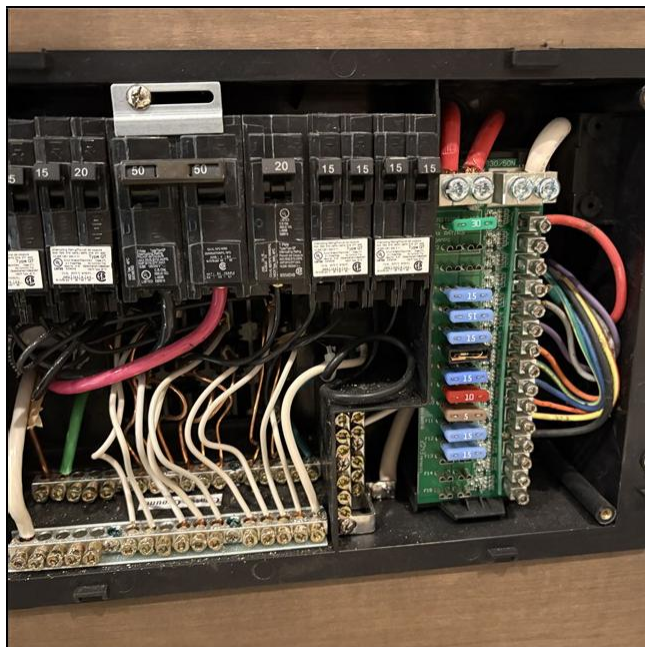
16.3 Electrical Panel Box - Circuit Breakers in Place

Comments: Acceptable



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

Comments: Acceptable



16.5 Electrical Panel Box - Wiring and Terminals Secure

Comments: Acceptable

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

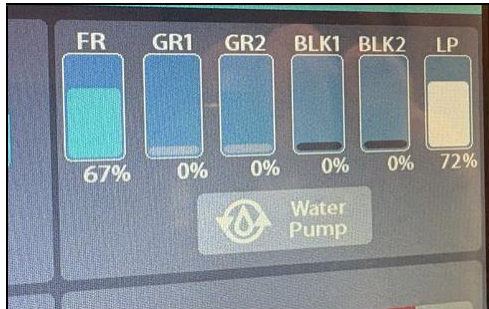
Comments: Acceptable

16.7 12 Volt DC Fuse Panel and Fuses

Comments: Acceptable

16.8 Monitor Panel for Battery, Tanks, Water

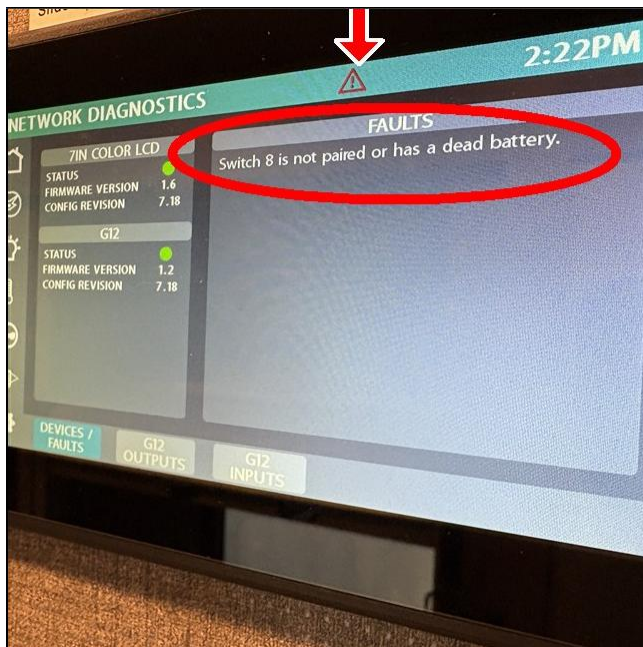
Comments: Acceptable



16.9 Control Systems Panel

Comments: Fair

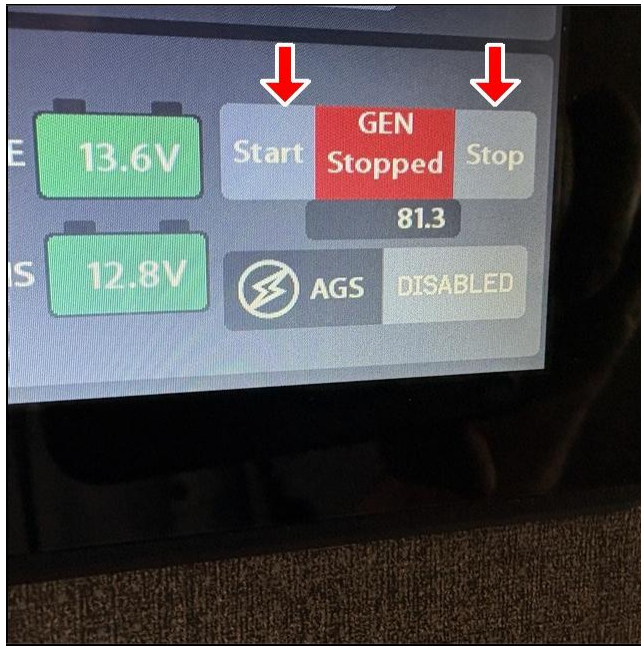
This fault code is showing. Recommend evaluation and repair as necessary.



16.10 Generator - Operation and Condition

Comments: Poor

The gen will prime and start while plugged into shore power, but will not prime nor start when unplugged. Recommend repair.



16.11 Generator - Oil Level

Comments: Acceptable

16.12 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 on: 13.8

DC voltage with shore power off: 13.4

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



Plugged into shore power

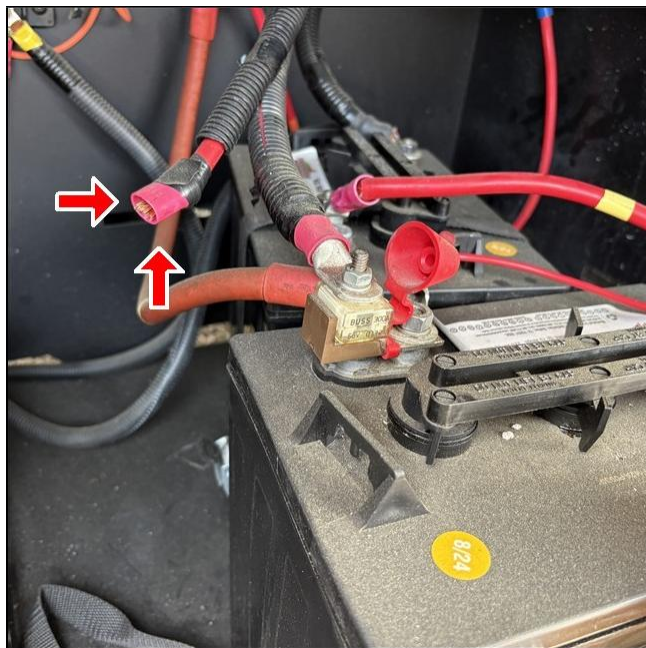


Unplugged from shore power

16.13 House (Coach) Batteries - Condition

Comments: Poor

There is a cable that is not connected to anything. Recommend evaluation and repair as necessary.



16.14 Batteries Matched for Size and Age

Comments: Acceptable

16.15 Inverter Operation and Condition

Comments: Acceptable

16.16 Solar System - Condition and Operation

Comments: Acceptable

The solar panels, monitors, and chargers have been observed, and the system is verified as operational.



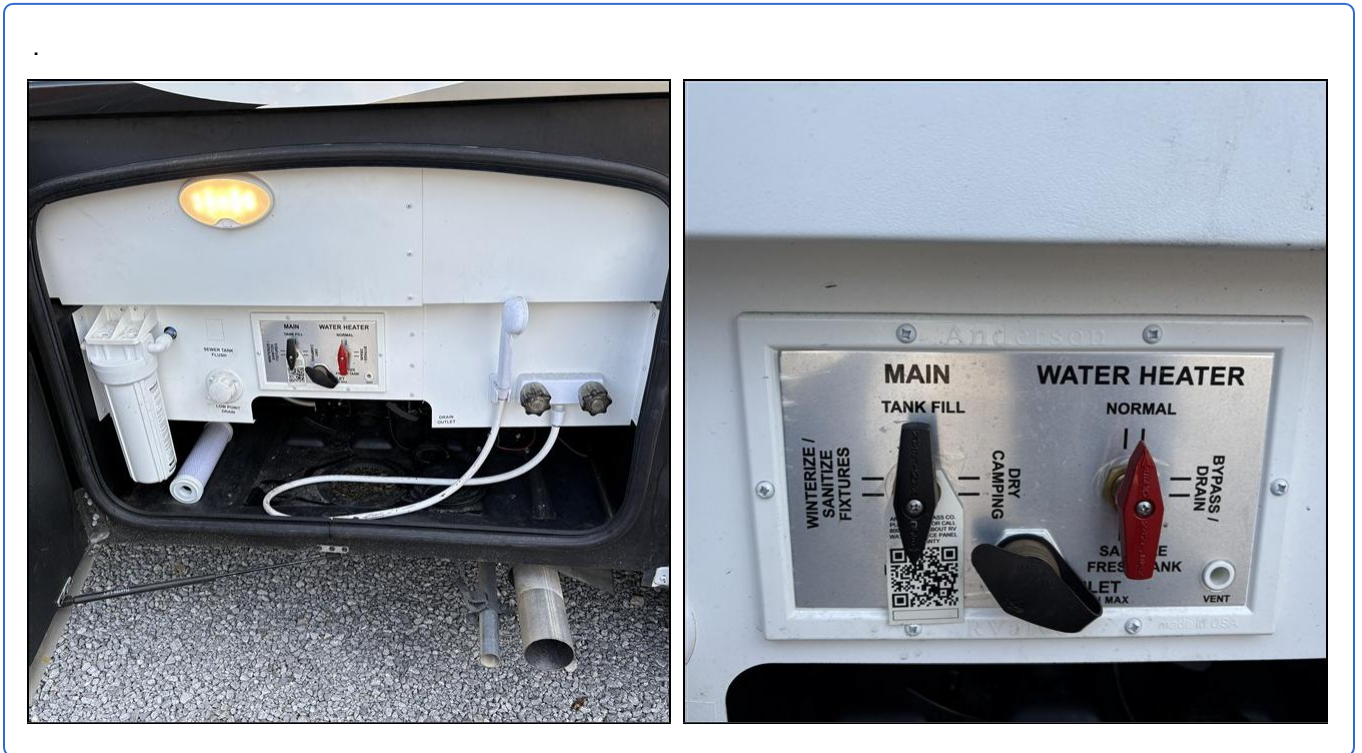
17. Water Systems

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.

17.0Wet Bay Connections

Comments: Acceptable



17.1Water Pump Creates and Holds Pressure

Comments: Acceptable

17.2Outside Shower - Condition and Operation

Comments: Acceptable



17.3 Onboard Water Filtration System

Comments: Acceptable



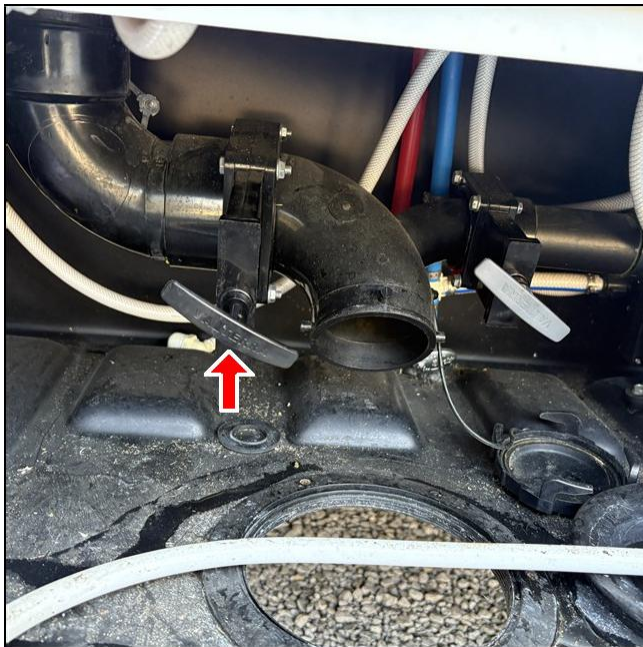
17.4 Black Tank Flush Labeled and Condition

Comments: Acceptable



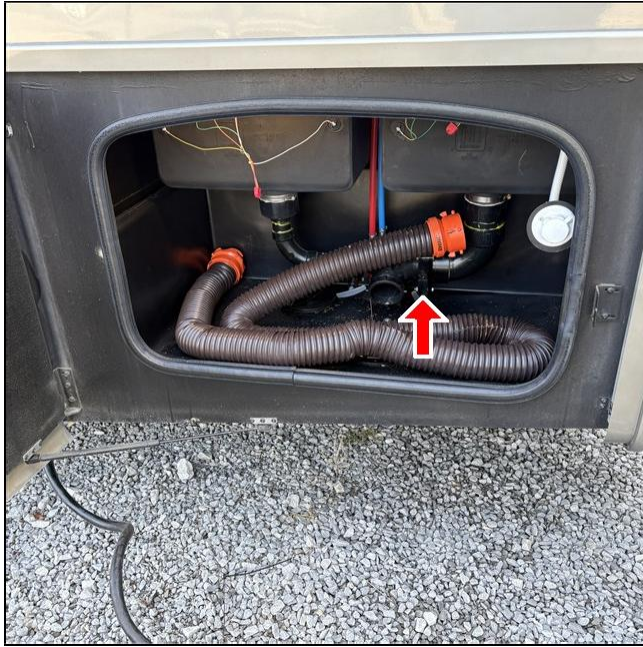
17.5 Black Water Valve #1 condition (and operation if waste dump is available)

Comments: Acceptable



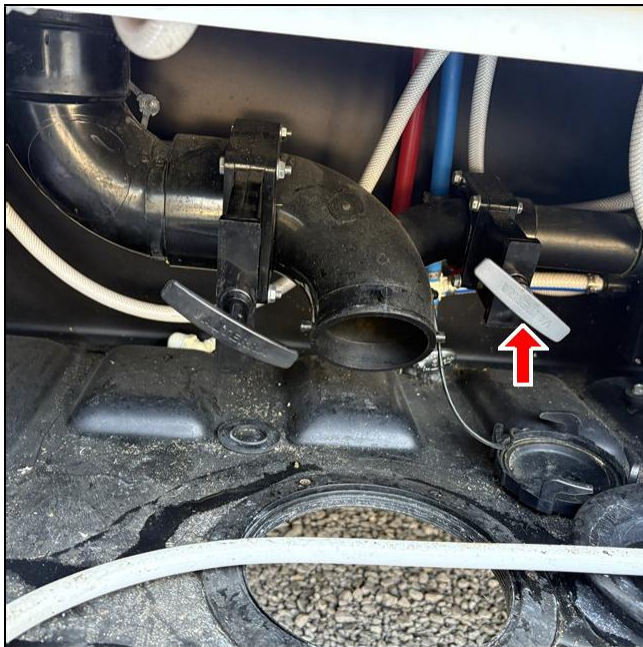
17.6 Black Water Valve #2 condition (and operation if waste dump is available)

Comments: Acceptable



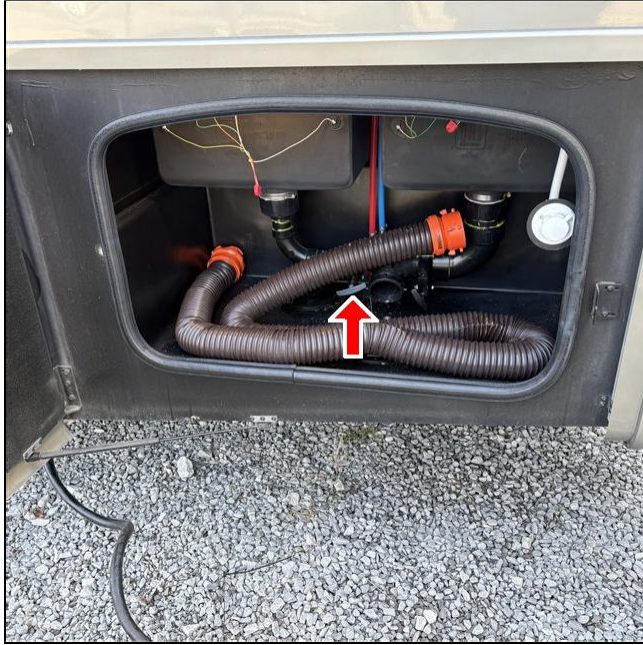
17.7 Gray Water Valve #1 condition (and operation if waste dump is available)

Comments: Acceptable



17.8 Gray Water Valve #2 condition (and operation if waste dump is available)

Comments: Acceptable



17.9 Drain/Discharge Line and Cap

Comments: Acceptable

18. Water Heater

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.

18.0 Water Heater Operation and Condition

Comments: Acceptable

Water Heater brand: Girard
Water Heater type: Tank, Tankless, Hydronic
Heat source: Gas, Electric



18.1 Water Heater Door and Frame

Comments: Acceptable

18.2 Water Heater - Condition of Burner Assembly Area

Comments: Acceptable



19. Furnace

19.0 Furnace Operation and Condition

Comments: Poor

The furnace tried to ignite 6 times, but would not. Recommend repair.

19.1 Furnace Air Intake / Exhaust Area Condition

Comments: Acceptable

Dauber Screens are recommended, especially in the south.



20. Kitchen

20.0 Kitchen Cabinets, Counters, and Pantries

Comments: Acceptable



20.1 Kitchen Sink - Operation and Condition

Comments: Acceptable

20.2 Refrigerator - Operation and Condition

Comments: Acceptable

Refrigerator brand: Contour
Refrigerator type: **Residential**, RV Absorption
Current Temperature: 33



20.3 Refrigerator - Control Panel

Comments: Acceptable

20.4 Refrigerator - Doors, Latch, Seals, Panels

Comments: Acceptable

20.5 Refrigerator - Shelves, Racks, Trays, Drawers

Comments: Acceptable

20.6 Refrigerator - Inside Light

Comments: Acceptable

20.7 Freezer Operation and Condition

Comments: Acceptable

Freezer current temp: -14

20.8 Freezer - Control Panel

Comments: Acceptable

20.9 Freezer - Doors, Latch, Seals, Panels

Comments: Acceptable

20.10 Freezer - Shelves, Racks, Trays, Drawers

Comments: Acceptable

20.11 Freezer - Inside Light

Comments: Not Present

20.12 Freezer - Ice Maker

Comments: Not Present

20.13 Cooktop - Condition and Operation

Comments: Acceptable

Cooktops type - Gas and Induction:



20.14 Cooktop - Condition of Knobs / Controls

Comments: Acceptable

20.15 Cooktop - Color of Burner Flame is Blue

Comments: Acceptable

20.16 Cooktop Exhaust Vent, Light, Fan

Comments: Acceptable

20.17 Oven - Condition and Operation

Comments: Not Present

20.18 Microwave - Operation and Condition

Comments: Acceptable

Water temp after 60 seconds: 130

Microwave type: Convection/Microwave, Microwave only



20.19 Microwave - Racks and Turntable

Comments: Acceptable

20.20 Microwave - Fan in Convection mode

Comments: Acceptable

20.21 Dishwasher - Condition and Operation

Comments: Not Present

Dishwasher brand:

20.22 Receptacles GFCI Testing

Comments: Acceptable

21. Living/Dining Area

21.0 Dinette - Booth Seats / Chairs

Comments: Fair

The latch is broken that holds the drawer in place under the front booth seat. Recommend repair.



21.1 Dinette Table

Comments: Acceptable

21.2 Chairs / Recliners

Comments: Acceptable

21.3 Sofas

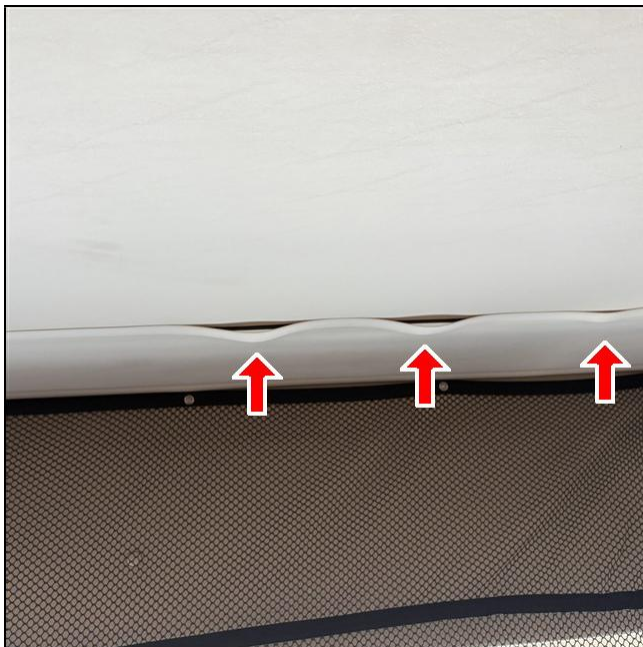
Comments: Acceptable



21.4 Ceiling

Comments: Fair

Some of the trim is detached, above the loft area. Recommend repair.



21.5 Walls

Comments: Acceptable

There is a peeling of the wall paper in the cabinets above the sofa.



21.6 Flooring

Comments: Acceptable

21.7 Vents

Comments: Acceptable

21.8 Lights and Fixtures

Comments: Acceptable

21.9 Closets, Cabinets, and Pantries

Comments: Acceptable

21.10 Windows, Screens

Comments: Fair

One of the screens is missing at the dinette. Recommend replace.



21.11 Window Blinds/Coverings

Comments: Acceptable

21.12 Electric Fireplace - Operation and Condition

Comments: Acceptable



21.13 Fireplace Remote Operation

Comments: Acceptable

21.14 In-House Vacuum System - Operation and Condition

Comments: Not Present

21.15 Receptacles Polarity Voltage Testing

Comments: Acceptable

21.16 Receptacles GFCI Testing

Comments: Acceptable

21.17 USB Ports

Comments: Acceptable

22. Bedroom

22.0 Door

Comments: Acceptable

22.1 Closets, Cabinets, Dressers, Drawers

Comments: Acceptable



22.2 Bed

Comments: Acceptable



22.3 Storage Under Bed

Comments: Not Present

22.4 Ceiling

Comments: Acceptable

22.5 Walls

Comments: Acceptable

22.6 Flooring

Comments: Acceptable

22.7 Lights and Light Fixtures

Comments: Acceptable

22.8 Windows and Screens

Comments: Acceptable

22.9 Window Blinds/Coverings

Comments: Acceptable

22.10 Receptacles Polarity Voltage Testing

Comments: Acceptable

22.11 USB Ports

Comments: Acceptable

23. Bathroom

23.0 Door

Comments: Acceptable

23.1 Ceiling

Comments: Acceptable

23.2 Walls

Comments: Acceptable

23.3 Flooring

Comments: Acceptable

23.4 Vent

Comments: Fair

The twist handle to raise the lid of the vent fan is missing. Recommend repair.



23.5 Skylight

Comments: Acceptable

23.6 Switches

Comments: Poor

This switch panel in the rear bath does not operate. These items can be controlled elsewhere, but not here. Recommend evaluation and repair as needed.



23.7 Cabinets and Counters

Comments: Acceptable

23.8 Windows and Screens

Comments: Poor

The window in the rear bath will not latch or fully shut. Recommend repair.



23.9 Window Blinds/Coverings

Comments: Acceptable

23.10 Bathroom Sink

Comments: Acceptable



23.11 Toilet - Operation and Condition

Comments: Acceptable



23.12 Toilet Flapper Seal Holds Water

Comments: Acceptable

23.13 Shower / Tub - Operation and Condition

Comments: Fair

The shower head holder is detached from the wall. It appears this is already in the process of being repaired - there are some parts in the sink.



23.14 Shower / Tub - Door, Frame, Seals Condition

Comments: Acceptable

23.15 Receptacles GFCI Testing

Comments: Acceptable

24. Bathroom #2

24.0 Door

Comments: Acceptable

24.1 Ceiling

Comments: Acceptable

24.2 Walls

Comments: Acceptable

24.3 Flooring

Comments: Acceptable

24.4 Vent

Comments: Acceptable

24.5 Skylight

Comments: Acceptable



24.6 Lights and Fixtures

Comments: Acceptable

24.7 Cabinets and Counters

Comments: Acceptable

24.8 Bathroom Sink

Comments: Acceptable

24.9 Toilet - Operation and Condition

Comments: Acceptable



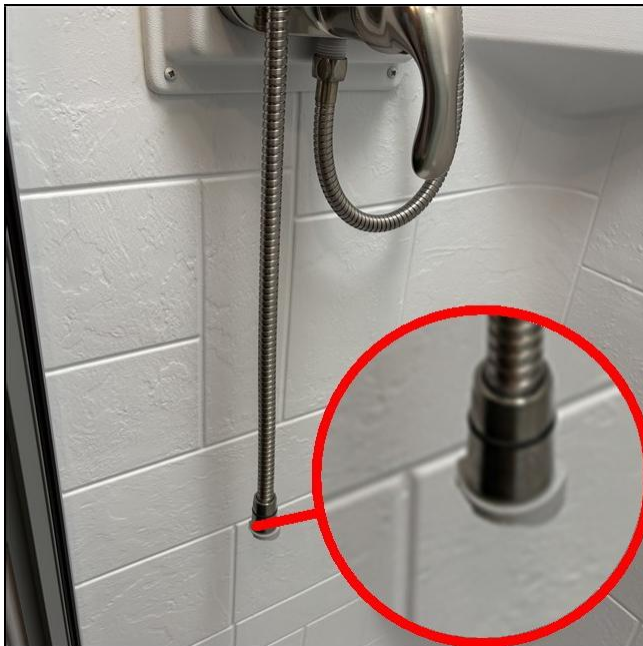
24.10 Toilet Flapper Seal Holds Water

Comments: Acceptable

24.11 Shower / Tub - Operation and Condition

Comments: Fair

The shower head in the front bath is broken off. Recommend repair/replace.



24.12 Shower / Tub - Door, Frame, Seals Condition

Comments: Acceptable

24.13 Receptacles GFCI Testing

Comments: Acceptable

25. Loft Area

25.0 Bed

Comments: Acceptable



26. Bunkhouse

26.0 Bunkhouse Lights and Light Fixtures

Comments: Acceptable

26.1 Windows, screens, and shades

Comments: Poor

The shade in the bunks is damaged. Recommend repair/replace.



26.2 Bunkhouse Bed(s)

Comments: Acceptable



26.3 Bunkhouse Door

Comments: Acceptable



26.4 Receptacles Polarity Voltage Testing

Comments: Acceptable

27(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).

27.0.A Air Conditioner Operation

Comments: Acceptable

Intake air temperature: 81.6

Output air temperature: 64.2

Delta-T = 17.4



27.1 .A Air Conditioner - Filter Condition

Comments: Fair

The filters are dirty and need to be cleaned.

27.2 .A Plenum - Divided and Sealed

Comments: Fair

The plenum inside the AC is detached and leaning over (sorry, no photo). This allows the intake air to mix with output air, which can decrease cooling efficiency. Recommend repair.

27(B) . Rear Air Conditioner

27.0.B Air Conditioner Operation

Comments: Fair

A screw is missing that attaches the AC shroud to the ceiling. Recommend repair.

Intake air temperature: 74.1

Output air temperature: 55.9

Delta-T = 19.2



27.1 .B Air Conditioner - Filter Condition

Comments: Fair

The filters are dirty and need to be cleaned.

27.2 .B Plenum - Divided and Sealed

Comments: Fair

The plenum inside the AC is detached and leaning over (sorry, no photo). This allows the intake air to mix with output air, which can decrease cooling efficiency. Recommend repair.

28(A) . TV

28.0.A Operation and Condition

Comments: Acceptable

Location: LR

Unit brand: Executive



28.1.A Remote Operation

Comments: Acceptable

28(B) . TV #2

28.0.B Operation and Condition

Comments: Acceptable

Location: BR

Unit brand: Executive



28.1.B Remote Operation

Comments: Acceptable

28(C) . TV #3

28.0.C Operation and Condition

Comments: Acceptable

Location: Outside

Unit brand: Executive



28.1.C Remote Operation

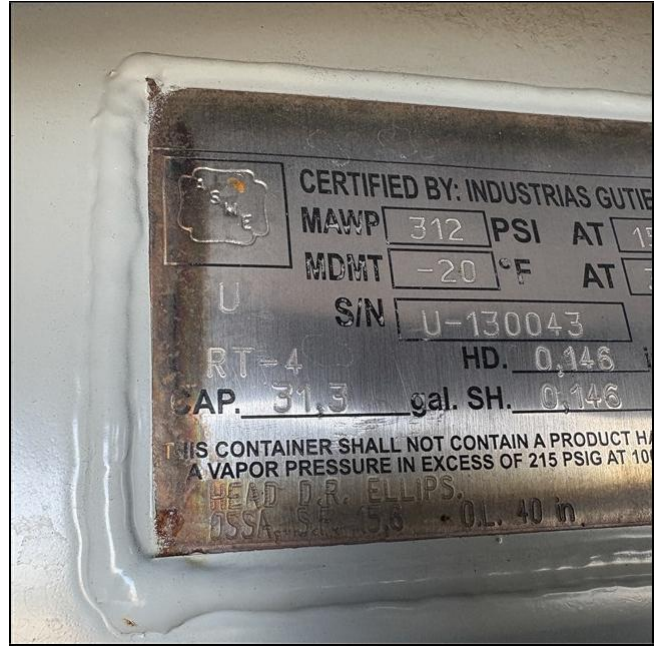
Comments: Acceptable

29. Propane and Safety Systems

29.0 ASME Tank

Comments: Acceptable

Tank size: 31.5



29.1 ASME Hoses and Regulator

Comments: Acceptable

29.2 LP Quick Connect (Grill Port)

Comments: Acceptable

29.3 Smoke Detector Tested

Comments: Poor



The smoke detector operates but it is past its expiration date. Recommend replacement before the coach is occupied.



29.4 Combo - LP & Carbon Monoxide Detector Tested

Comments: Fair

The LP/CO detector is approaching its expiration date and will need to be replaced soon.



29.5 Fire Extinguisher

Comments: Acceptable

Mounted within 24 inches of entrance door? yes

Secure in bracket? yes

Gauge shows acceptable charge state? yes

