



Essential PLUS Inspection Points for Motor Homes

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

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

This report will consist of 45 to 50 photos describing the items that have been identified during the detailed **Essential PLUS Motor Home Inspection**. (E=Essential, EP=Essential Plus)

Roof

- Inspect and rate the overall roof condition.(E)
- Evaluate the condition of the various sealant and joints around the roofing components.(EP)
- Rate the condition of the roof vents, air conditioners, antenna and other components that are mounted on the roof.(E)

Sidewall and End Caps

- Inspect and evaluate the appearance and functional condition of the sidewalls, entrance doors, windows and cargo access doors.(E)
- Inspect and evaluate any damage, discoloration and delamination of the side wall and end cap components.(EP)

Slide Out Rooms

- Inspect and rate the roof condition.(E)
- Inspect and evaluate the condition of the seals, sweeps and gaskets for possible damage.(E)
- Evaluate the attached wiring and utility harness that feed underneath the slide out room.(EP)

Awnings and Slide Out Toppers

- Operate and rate condition of the awning frames and latching mechanisms.(E)
- Evaluate and rate the condition of fabric material of the awnings.(EP)

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

- Activate and evaluate the operation of the DOT lights.(E)
- Visually inspect the chassis battery compartment the electrical connections and batteries.(E)

120 Volt AC Electrical System (house type power)

- Inspect and rate the condition of the power cord and its connection ends.(E)
- Remove cover panel of 120-volt circuit breaker box to visually inspect the condition of the wiring, circuit breakers and grounding connections.(E)
- Test and verify the output operation of the 120 VAC to 12 VDC converter for charging of the deep cycle batteries.(E)

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

- Identify and note the model, serial number and run hours of the generator.(E)

- Check oil level.(E)
- Start and operate the onboard generator under load.(EP)

Generator - Radiator - *if installed on this model of Generator *strongly recommend performing coolant analysis to determine the condition of the coolant fluid and the internal cooling system.*

- Visually inspect the coolant reservoir, radiator and hoses.(E)

Inverter – *if installed*

- Identify and note the model and serial number of the inverter.(E)
- Visually inspect the wiring and electrical connections and fuses/circuit breakers.(E)

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

- Locate and note the location of the battery stack.(EP)
- Evaluate the condition, age and matched sizing of the battery stack.(E)
- Access and visually inspect the wiring, fuse panel and fuses of the 12-volt DC electrical system.(E)
- Evaluate the operation of the fresh water /waste water monitor panel for incorrect tank readings.(EP)

Fresh Water System

- Verify the fresh water connections for the City Water hookup are operational.(E)
- Verify the onboard fresh water tank and pressure pump system will operate and maintain pressure.(E)
- Operationally test all fresh water fixtures inside and outside of the RV.(EP)

Waste Water Systems – (Gray and Black Water)

- Operationally test and inspect both waste (gray and black) plumbing systems for leaks under the sinks, shower, around the toilet and discharge lines.(E)
- Operate both drain valves and test for ease of operation.(E)
- Verify the drain cap is in place and will hold waste water.(E)

Life Safety Items

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

LP Gas System

- Visually inspect all hoses and pressure regulators for damage and age deterioration.(E)
- Verify the plastic cover has been installed over the regulator.(E)

ASME tank - *if equipped*

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

Refrigerator

- Identify the brand, model and type of refrigerator.(E)
- Operate on all heat sources – 120-volt AC, LP gas and for 3 way refrigerators, 12-volt DC.(E)

- Collect serial and model number and verify with manufacturer if recall notice has been issued and completed for this unit.(E)
- Test for interior temperature of upper and lower refrigerator compartments and ice maker (if installed) *if refrigerator has been operating for minimum of 12 hours.(EP)

Water Heater - if equipped

- Identify the brand, model and type of water heater.(E)
- Visually inspect burner assembly and gas exhaust system for blockages and insect infestation.(EP)
- Fill tank with water (if necessary) and verify operation on all heat sources – LP gas and 120-volt AC if equipped with heating element.(E)

Furnace – if equipped

- If accessible, identify the brand, model and type of furnace(s) that have been installed.(EP)
- Visually inspect air intake and exhaust assemblies for blockages and insect infestation.(EP)
- Operate and verify warm air discharge out of vents and proper return air flow to unit.(E)

Cook Top/ Stove

- Evaluate and rate the condition of the cook top or stove.(EP)
- Verify the ignition and operation of all top burners and the oven flame (if equipped).(E)
- Inspect and rate the condition of the metal grill top and rubber grommets of top burner area.(EP)

Air Conditioner(s)

- Identify and list the type of cooling unit/heat pump.(EP)
- Perform cooling efficiency test (Delta T) on each unit.(E)

Washer/ Dryer

- Visually inspect and verify a wash and rinse cycle of the washer and dryer.(E)
- Evaluate and rate the exterior condition of the dryer exhaust vent.(E)

Microwave/Convection Oven

- Identify and list the brand, model, type and output wattage of the unit.(E)
- Operate unit for 60 seconds utilizing cup of water and then list water temperature.(EP)

Dishwasher - if installed

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

In House Vacuum System – if installed

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

Electric Fireplace – if installed

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

Cook Top Exhaust Fan

- Operate and verify condition of the exhaust function and fan speeds.(E)
- Evaluate and rate the exterior condition of the exhaust vent.(EP)

Ceiling Mounted Fans and Ceiling Exhaust Vents

- Visually inspect the condition of the blades and motor.(EP)
- Operate and verify condition of the blade direction and fan speeds.(E)

Interior Conditions and Appearance

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

Cabinets and Closet Condition

- Inspect and evaluate all cabinet doors, drawers and pull out operation.(E)
- Visually inspect all counter tops and flat surface areas of the kitchen, living room, bathroom, bedroom and storage areas for scratches and damage.(EP)

Furniture

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

Entertainment System

- Visually inspect and operate all TV and stereo equipment.(E)
- Verify DVD/disc players and radios are operational.(E)
- Raise and lower roof mounted antenna if equipped.(EP)

Shower/Tub Enclosure

- Visually inspect the glass panels, curtains and soap dish areas.(EP)
- Evaluate and rate the seals around the frame work and doors for water leaks.(E)
- Operate the door and latch system to verify its operation.(E)

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

Chassis and Undercarriage

- Visually inspect for rust, damage and excessive oil on the underside of the motor home.(E)

Steering

- Visually inspect for bent or damaged components and hydraulic leaks.(E)

Leveling System

- Verify the system operates properly by extending and retracting leveling system.(E)
- Note visual indications of hydraulic leaks or mechanic issues.(EP)

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

- Make and model of the engine.(E)
- Oil level on the dipstick.(E)
- Indications of engine issues or any noises while running.(E)
- Note the oil pressure reading on the dash gauges.(EP)

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

- Location of the radiator and cooling fans.(EP)
- Visually inspect the coolant reservoir, radiator and hoses.(E)

Transmission **strongly recommend performing transmission fluid analysis to determine the condition of the fluid and the internal components of the transmission.*

- Fluid level on dipstick.(E)
- Indications of contaminated transmission fluid.(E)

Running Gear (Motor Home)

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

Hitch System/Hook Up

- Inspect and identify the type of system used to tow vehicles.(E)

Weight Labels and Data Plates

- Identify and document the Vehicle Identification Number (VIN).(E)
- Locate and document Vehicle Frame Number.(E)
- Document the License plate info.(E)
- List the Inspection sticker information – if applicable.(E)
- List the RVIA inspection seal number.(E)
- List the Gross Vehicle Weight Rating.(E)
- List date of manufacturer.(E)