

Points of Inspection

Due to insurance restrictions, motorhomes cannot be driven by the inspector. If the seller is living in the RV full-time, we require all pets and firearms be removed from the RV before the inspection begins. The inspector will not uncover bed linens, empty cargo bays, remove tire covers or move items inside cabinets to evaluate the areas.

Full hook-ups are needed to ensure all RV components can be tested. Anything less than full hook-ups will not allow us to test certain components and those components will not be covered in the report.



1. Roof
Roof Condition - Evaluate and rate the overall condition of the roof.
Evaluate the sealant and joint condition on all areas of the roof.
Inspect all vents, AC unit covers, antenna, skylights and any other roof mounted items.
Inspect for water intrusion created by poor roof conditions.
2. Side Walls and End Caps
Inspect and identify the material type of the front cap, rear cap and both sidewalls. Identify any sealant issues.
Inspect the general overall condition of the sidewalls, end caps, entry doors, windows and cargo access doors, generator area, etc.
Inspect for damage, discoloration and delamination of sidewalls and end cap components as well as any sealant issues.
3. Slide Out Rooms
Inspect the slide out drives for wear/damage.
Indicate the type of roof material for slide out rooms.
Inspection of the seals, sweeps and gaskets for possible damage.
Inspect the wiring and utility harnesses underneath slide out rooms.
4. Awnings and Slide Out Toppers
Operate all awnings, evaluate all slide out toppers and window awnings.
Rate the condition of awning frames and latching mechanisms.
Rate the condition of fabric materials of the awnings.
5. Chassis Turn Signals and Running Lights (12 volt DC)
Evaluate the condition of 4 or 7 pin connector.
Activate and evaluate the operation of the DOT lights, headlights, awning lights, docking lights, etc..
Inspect the chassis battery compartment, the coach battery compartment, electrical connections and batteries. Check the voltage of such batteries.
6. Electrical System (120 Volt AC)
Inspect the condition of power cord and indicate any damage.
Identify and test USB ports (if installed).
Inspect the circuit breaker box wiring, breakers and grounding connections.
Remove the panel cover to visually look for discoloration of wiring and connections.

Test output operation of the 120V to 12V convertor for charging of the coach batteries.
7. Generator Engine and Radiator (if installed)
Note the run hours of the generator.
Check the oil level of the generator.
Start and operate the onboard generator under load to verify efficiency.
Visually inspect the overall condition of the generator.
Perform oil and coolant analysis to determine the internal condition of the generator (if requested).
8. Inverter (if installed)
Visually inspect wiring, electrical connections and fuses/circuit breakers.
Place an electrical load on the inverter to verify proper operation.
9. Coach Battery Systems (12 volt DC deep cycle)
Note the location of the battery stack and identify matching size.
Inspect wiring, fuse panel and fuses of the 12 volt electrical system.
Check the voltage output of the coach and chassis batteries if applicable.
10. Fresh Water System
Verify the connections for city water hookups are operational.
Test proper filling of the fresh water tank.
Test the water pump to verify it operates and maintains pressure.
Evaluate the water/waste monitor panel for incorrect tank readings.
11. Waste Water Systems (Gray and Black water)
Inspect all tanks plumbing systems for leaks under the sinks, shower, toilet and discharge lines.
Verify the drain valves operate as intended for both systems providing the drain hose is connected. If no drain hose is present, this test will not be performed.
Verify the drain cap is in place and will hold waste water.
12. Life Safety Systems (all life safety devices have a 5-7 year life span)
Perform a LP gas leak test, at either the cooktop or exterior LP quick connect.
Test the Ground Fault Circuit Interrupter (GFCI) circuits.
Test wall receptacles for correct polarity.
Perform a Hot Skin Test on the exterior, looking for stray 120V current.
13. Life Safety Systems (all life safety devices have a 5-7 year life span)
Test all Smoke/Fire Detectors and verify the "born date".
Test the Carbon Monoxide Detector (if applicable) as well as verify the "born date".
Test the LP Gas Detector as well as verify the "born date".
Verify the rubber grommet around the LP gas line of the water heater.
Verify the Fire Extinguisher(s) are secured in their bracket and check the "born date" as well.
Operate all emergency exit window

13. Propane System (LP)

Inspect hoses and pressure regulators for damage and age deterioration.

Verify cover has been installed over regulator.

ASME Tank (if applicable)- Check tank for rust or physical damage.

14. Refrigerator

Identify type, 120 volt, Absorption or 12 volt.

Operate on all heat sources - 120 volt, LP Gas and 12 volt DC

Test interior temperature of refrigerator and freezer - Unit must be operating for a minimum of 12 hrs if an RV absorption refrigerator. (All residential refrigerators must be plugged and operating at least 4 hours before the test begins).

Rate the overall condition of the refrigerator.

Note serial and model number to verify if the unit requires a recall kit and if the kit has been installed.

15. Water Heater

Operate pressure relief valve.

Verify the operation on all sources, LP and 120 volt.

Inspect burner assembly and gas exhaust system and check for any blockage.

16. Furnace

Inspect air intake and exhaust assemblies and check for any blockage.

Operate warm air discharge out of the vents and return air flow to the unit.

17. Cooktop/Oven Exhaust Vent

Inspect the overall condition of the cooktop, oven and exhaust fan. Verify Fan operates at all speeds.

Ignite all burners and observe the color of the flame.

Inspect if all rubber grommets are present on top of the burner area.

Verify the induction cooktop efficiency by boiling water (if equipped).

18. Air Conditioner(s)

Check the cooling efficiency by performing a Delta Test on each unit.

Inspect the air filter condition.

Identify type of unit (cooling/heat pump).

19. Washer/Dryer (if installed)

Perform a wash and rinse cycle of the washer, if a sewer connection is available. If not, we will advise if the unit powers up.

Evaluate and rate the dry vent exhaust.

20. Microwave/Convection Oven

Operate the microwave for 60 seconds utilizing a cup of water to determine heating capacity.

21. Dishwasher (if installed)

Operate a rinse cycle if a sewer connection is available. If not, we will advise if the unit powers up.

22. In-House Vacuum System (if installed)
Operate and verify the system works as intended.
23. Electric Fireplace (if installed)
Operate and verify the various heat settings and fan speeds.
24. Ceiling Mounted Fans and Ceiling Exhaust Vents
Inspect the condition of blades and motors.
Operate all vents and ceiling fans (if equipped) on all speeds.
25. Interior Conditions and Appearance
Inspect ceilings, walls, interior doors and flooring for signs of water intrusion, surface damage and/or staining.
Operate all interior lighting and note any damages to the fixtures.
Operate all windows and doors noting any issues.
26. Cabinets and Closet Conditions
Inspect all cabinet doors, drawers and pull out operations.
Visually inspect countertops and any flat surfaces for areas of damage and/or scratches.
27. Furniture
Visually inspect the condition of the dinette table/booth/chairs, recliners/beds and sofas.
Note any furniture fabric tears, excessive wear and discoloration.
Inspect mMattress for damage or staining.
28. Entertainment Systems
Raise and lower mounted antennas (if equipped).
Verify if all electronic equipment is attached securely,
Operate all the electronic equipment and report any issues if remotes are available.
29. Shower/Tub Enclosure
Operate all faucets and notate any leaks.
Visually inspect seals and doors for leaks and functionality.
30. Chassis and Undercarriage
Look for any loose wires, loose underbelly, etc.
Inspect for rust, oil leaks or damage to any components.
31. Steering (if applicable)
Visually inspect for bent or damaged components and hydraulic leaks.
32. Leveling Systems
Extend and retract the leveling jacks.
Inspect for hydraulic leaks or mechanical issues (if applicable).

33. Engine (if applicable)
Check engine oil level and note the level.
Start engine, observe indications of engine issues.
Note pressure and temperature reading on dash gauges.
Perform fluid analysis to determine the internal condition of the engine (if requested).
34. Radiator (if applicable)
Note the location of the radiator and cooling fans.
Visually inspect the coolant reservoir, radiator and hoses.
Perform fluid analysis of the coolant to determine the internal condition of the engine (if requested).
35. Transmission (if applicable)
Document the fluid level on the dipstick.
Note any contaminated transmission fluid.
Perform fluid analysis of the transmission to determine the internal condition of the engine (if requested).
36. Running Gear
Note the number of axles.
Document age, size and weight capacity of tires.
Visually inspect for faulty airbags, faulty shocks and springs.
37. Hitch System
Inspect the hitch system for physical damage, insure all components are in good working order.
38. Weight Labels and Data Plates
Identify the Vehicle Identification Number (VIN). Run a VIN check for any recalls on the RV.
Record License Plate Information.
Record the RVIA Inspection Seal Number.
Verify the Inspection Sticker information (if applicable).
List the manufactured date and Indicate the vehicle mileage.
39. Outside Kitchen (if applicable)
Test all components (Refrigerator, Stove Top, Sink, TV, etc) to determine all are working as intended.
40. Toy Hauler Section (if applicable)
Verify the operation of the ramp door. Check the seals, hinges, cables.
Test all components (Bedding, Cabinets, TV, AC unit and Lights).