



Inspection Maintenance Service  
www.bjc-rv.com 406-600-1937



- 30 amp Service hooked up At Dealer.
- Tank had water in it.
- Not Hooked to sewer

# PRE DELIVERY OVERVIEW

"A cursory inspection for new travel trailers"

Name Rob Cotton RV: 2020 Rockwood mini-Lite VIN 4X4TRLW24P436242  
21045

No.	ITEM INSPECTED	GRADE	COMMENTS
1	Roof & Seams	A	Dicor is wide - well done & uniform. Roof is TPO
2	Ladder to Roof	A	
3	Tires	A	MFG Date is March 2019 (Rated over the)
4	Running Gear	A	torison axles - (on all four) 1/4 GVW.
5	Hitch and Stabilization	A	Powered Front Jack works & Stabil. stab. jacks deploy
6	Exterior Walls	A	
7	Exterior Door & Windows	A	all operated
* 8	Awning	F	Right side does not seat properly - Adjust slight
9	Slide(s)	A	one Slide - operates smoothly
10	Chassis Lights	A	
11	12 Volt DC System	A	2 batteries - appear to be new
12	120 Volt AC System	A	30 AMP -
13	Fuse Panel	A	Combo unit with Converter
14	Converter / Inverter	A	no inverter
* 15	Freshwater System	F	Water Pump is noisy - check with Dealer
16	Wastewater System	A	Valves open & close - Cap doesn't leak - Be
17	Sewer System	A	Careful when opening - - it may leak a bit!
18	Propane System	A	No leaks with spray test at tanks & Regulator.
19	Refrigerator	A	- Did not check interior connections thermistor can be adjusted. about 43° in Fridge
20	Oven	A	and 30 in Freezer. lights with Piezo
21	Cooktop	A	3 burners lit with Piezo - Blue flame
* 22	Kitchen Sink/Faucets	F	slight leak Kitchen Faucet base when on.
23	Microwave	A	
24	Water Heater	A	Fired on LP and heated fine.
25	Furnace	A	Fired & ran well - For 1 minute - OK.
26	TV/Entertainment	A	Turned on one TV. 120V AC only
27	Air Conditioner	A	turned on & ran for 1 minute felt cool -
* 28	Interior doors	A	Scratch on lower portion of Bathroom door - Ask for touch-up

29	Interior Windows/Covers	A	
30	Interior Walls	A	
31	Interior Ceiling	A	
32	Interior Flooring	A	Vinyl
33	Interior Lights/Fixtures	A	all appear to be LCD
34	Interior Kitchen Cabinetry	A	Pantry is dark - can a light be added?
35	Interior Closets/Storage	A	
36	Bathroom Shower	A	Water Sever System - Ask Dealer how to use.
37	Bathroom Sink/Faucet	A	
38	Toilet	A	
39	Vents	A	Bathroom Vent is also the Kitchen Vent.
40	Furniture	A.	
41	Dinette	A	Murphy bed latch on the left needs adjusted
42	Bed Main	A	Table is Free Standing - ast for tie downs?
43	Bed(s) Additional	A	A Table - Velcro came off - right side.
44	LP Detector	A	Alarm sounded at butane test.
45	Smoke alarm	A	Push-test.
46	Egress	A	a window at dinette is egress
47	Fire Extinguisher	A	Present by door - dial is green.
48	Modifications	None.	10BC Percade.
49			sdav ready on roof. but no controller
50			is present.

Legend:

A=Acceptable F=Fair/Some Concerns P=Poor/Replace NP=Not Present PNI=Present but Not Inspected Y=Yes/Operational N=No/Not Operational

Additional Comments or Suggestions:

\* see dealer about these items. All are minor issues, but need addressed!  
 - check lug nuts for proper torque.

Overall - "A" Rating

Overview Conducted By: Kevin Brownlee Kevin Brownlee  Date: 12-19-20

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