



Inspection **M**aintenance **S**ervice
www.bjc-rv.com 406-600-1937



Description of Motor Home Inspection



BJC RV appreciates your business and look forward to providing you with the most advanced and comprehensive 3rd-party RV inspection available in today's RV market. So that we may provide you with a thorough inspection, it is highly advised your RV be fully hooked up (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.

The NRVIA Detailed Motor Home Inspection report will consist of over 100 pages and 30 to 50 photos describing the items that have been identified during the detailed **Motor Home Inspection**. The report will give details of the below inspection items, and be broken down into these categories: Life Safety Issues, Major Issues, Minor Issues, and then the remaining full report. The report is fact based, not opinion based.

(*Optional*) The **Motor Home Inspection** described herein does NOT include any fluid analysis. Laboratory Analysis of fluids can be pre-purchased and samples will be drawn at the time of the inspection. See additional information and pricing attached.

Roof

Inspect and rate the overall roof condition

Evaluate the condition of the various sealant and joints around the roofing components

Rate the condition of the roof vents, air conditioners, antenna and other components that are mounted on the roof

Sidewall and End Caps

Inspect and evaluate the appearance and functional condition of the end caps, sidewalls, entrance doors, windows and cargo access doors

Inspect and evaluate any damage, discoloration and delamination of the sidewall and end cap components

Slideout Rooms

Inspect and rate the roof condition

Inspect and evaluate the condition of the seals, sweeps and gaskets for possible damage

Evaluate the attached wiring and utility harness that feed underneath the slideout room

Awnings and Slideout Toppers

Operate and rate condition of the awning frames and latching mechanisms

Evaluate and rate the condition of fabric material of the awnings

Chassis Turn Signal and Running Lights (12 volt DC)

Activate and evaluate the operation of the DOT lights

Visually inspect the chassis battery compartment, the electrical connections and batteries

120 Volt AC Electrical System (house type power)

Inspect and rate the condition of the power cord and its connection ends

Remove cover panel of the 120 volt circuit breaker box to visually inspect the condition of the wiring, circuit breakers and grounding connections

Test and verify the output operation of the 120 VAC to 12 VDC converter for charging of the deep cycle batteries

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

Check oil level

Start, operate and test the onboard generator under approximated 50% load

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

Inverter - *if installed*

Identify and note the model and serial number of the inverter

Visually inspect the wiring and electrical connections and fuses/circuit breakers

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

Locate and note the location of the battery stack

Test battery voltage, and attempt a load test with printout of the results.

Evaluate the condition, age and matched sizing of the battery stack

Access and visually inspect the wiring, fuse panel and fuses of the 12 volt DC electrical system

Evaluate the operation of the fresh water /waste water monitor panel for incorrect tank readings

Fresh Water System

Verify the fresh water connections for the city water hookup are operational

Verify the onboard fresh water tank and pressure pump system will operate and maintain pressure

Operationally test all fresh water fixtures inside and outside of the RV

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

Operate both drain valves and test for ease of operation

Verify the drain cap is in place and will hold waste water

Life Safety Items

Perform and document LP gas timed leak test at cooktop burner spud for 5 minutes at 8 inches of water column gas pressure

Test the Ground Fault Circuit Interrupter (GFCI) circuits in the 6 foot range of the water areas of the bathroom, kitchen and exterior receptacles

Test all wall receptacles for correct polarity and ground fault

Test the exterior skin for hot skin that would cause electrical shock

Emergency Exit Windows - Verify all safety windows are operational

Fire Extinguisher - Verify unit is secure in bracket and dial indicates extinguisher is fully charged

Smoke/Fire Detector - Test and verify operation of unit and document expiration date of detector

Carbon Monoxide Detector (if applicable) - Test and verify operation of unit and document expiration date of detector

LP Gas Detector - Verify gas detection and audio alarm and document expiration date of detector

Verify the rubber grommet is properly sealed around LP gas line of water heater - *if equipped*

LP Gas System

Visually inspect all hoses and pressure regulators for damage and age deterioration

Verify the plastic cover has been installed over the regulator

ASME tank - *if equipped*

Conduct a visual inspection of tank for rust or physical damage if tank is accessible

Document the manufacture date of the ASME tank if accessible

List the gallon capacity of the tank

Refrigerator

Identify the brand, model and type of refrigerator

Operate on all heat sources - 120 volt AC, LP gas and for 3 way refrigerators, 12 volt DC

Collect serial and model number and verify with manufacturer if recall notice has been issued and completed for this unit

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

Water Heater - *if equipped*

Identify the brand, model and type of water heater

Visually inspect burner assembly and gas exhaust system for blockages and insect infestation

Fill tank with water (if necessary) and verify operation on all heat sources - LP gas and 120 volt AC if equipped with heating element

Furnace - *if equipped*

If accessible, identify the brand, model and type of furnace(s) that have been installed

Visually inspect air intake and exhaust assemblies for blockages and insect infestation

Operate and verify warm air discharge out of vents and proper return air flow to unit

Cooktop/ Stove

Evaluate and rate the condition of the cooktop or stove

Verify the ignition and operation of all top burners and the oven flame (if equipped)

Inspect and rate the condition of the metal grill top and rubber grommets of top burner area

Air Conditioner(s)

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

Washer/ Dryer

Visually inspect and verify a wash and rinse cycle of the washer and dryer
Evaluate and rate the exterior condition of the dryer exhaust vent

Microwave/Convection Oven

Identify and list the brand, model, type and output wattage of the unit
Operate unit for 60 seconds utilizing cup of water and then list water temperature

Dishwasher - *if installed*

Identify and list the brand and model of unit
Verify operation of unit and inspect for leaks and non- functioning rotating racks and wash bars

In House Vacuum System - *if installed*

Identify and list the brand and model of unit
Verify the operation and visually inspect the various components of the hose assembly, access doors and dirt bag

Electric Fireplace - *if installed*

Identify and list the brand and model of unit
Operate and verify the various heat settings, fan speed levels and the back lighting

Cooktop Exhaust Fan

Operate and verify condition of the exhaust function and fan speeds
Evaluate and rate the exterior condition of the exhaust vent

Ceiling Mounted Fans and Ceiling Exhaust Vents

Visually inspect the condition of the blades and motor
Operate and verify condition of the blade direction and fan speeds

Interior Conditions and Appearance

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

Cabinets and Closet Condition

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

Furniture

Visually inspect the condition of the dinette table/booth, chairs, recliners and sofa

Inspect and note furniture fabric tears, discoloration and signs of excessive wear
Visually inspect and note signs of mattress damage or staining

Entertainment System

Visually inspect and operate all TV and stereo equipment
Verify DVD/disc players and radios are operational
Raise and lower roof mounted antenna if equipped

Shower/Tub Enclosure

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

Motor Home - *Please note the following items: Due to insurance restrictions 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

Steering

Visually inspect for bent or damaged components and hydraulic leaks

Leveling System

Verify the system operates properly by extending and retracting leveling system
Note visual indications of hydraulic leaks or mechanic issues

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

Make and model of the engine
Verify oil level on the dipstick
Indications of engine issues or any noises while running
Note the oil pressure reading on the dash gauges

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
Visually inspect the coolant reservoir, radiator and hoses

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
Indications of contaminated transmission fluid

Running Gear (Motor Home)

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

Hitch System/Hook Up

Inspect and identify the type of system used to tow vehicles

Weight Labels and Data Plates

Identify and document the Vehicle Identification Number (VIN)

Locate and document Vehicle Frame Number

Document the license plate and inspection sticker information - if applicable

List the RVIA inspection seal number

List the Gross Vehicle Weight Rating

List date of manufacture

Upon acceptance of the above **Motor Home Inspection**, an inspection agreement will be sent for signature, and payment must be received prior to Inspector performing the inspection. A refund description will also be sent in the event of pre-mature termination of inspection.

Thank you for your interest in an NRVIA Certified Inspection! I look forward to working for you.

I would love to answer any questions you may have, and do my best to keep RVing fun, not frustrating!

Inspection will be performed by Kevin Brownlee, Member and Certified Advanced Inspector #2911 of the National Recreational Vehicle Inspectors Association and follows the NRVIA Code of Standard Practice, and Code of Ethics. Visit www.NRVIA.org for more information.

Certificate of Liability Insurance is available upon request.