

Premier-Essential Points of Inspection Comparison for Motor Homes (Class A, Class B & Class C)

These are the points of inspection for a Premier Motor Home inspection. Highlighted in yellow are the inspection points for an Essential Motor Home Inspection. This is to give you a better idea of the difference between a Premier and Essential RV Inspection.

Roof

- Inspect and rate the overall roof condition.
- Identify the roof material type and the sealants applied to the roof.
- 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 mounted on the roof.
- Identify areas of concern and potential water intrusion points.

Sidewall and End Caps

- Inspect and identify the material type of the front and rear caps.
- Evaluate the aging and general overall condition of the front and rear caps.
- Inspect and evaluate the appearance and functional condition of the sidewalls, entrance doors, windows, and cargo access doors.
- Inspect and evaluate any damage, discoloration, and delamination of the side wall and end cap components.

Slideouts

- Identify the types of slideout drive systems.
- Identify the type of roof material for the slideout.
- 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.

Awnings and Slideout Toppers

- Inspect and identify the operational type (manual or electric) of the awnings, slideout toppers, and window awnings.
- Operate and rate the condition of the awning frames and latching mechanisms.
- Evaluate and rate the condition of the fabric material of the awnings.

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

- Inspect the condition of the 7-pin connector receptacle.
- Activate and evaluate the operation of the DOT lights.
- Visually inspect the chassis battery compartment, the electrical connections, and the batteries.

120 Volt AC Electrical System (house type power)

- Inspect and rate the condition of the power cord, and its connection ends.
- Identify any damage or repair of the power cord.
- Remove the cover panel of the 120-volt circuit breaker box to visually inspect the condition of the wiring, circuit breakers, and grounding connections.
- List any heat discoloration to the wiring and connections.
- Verify the separation of all the wiring types.
- Test and verify the output operation of the 120 VAC to 12 VDC converter to charge the deep cycle batteries.

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

- Identify and note the generators model, serial number, and run hours.
- Check the oil level.
- Start, operate and test the onboard generator under load.
- Test the voltage output and frequency (60 cycles).

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.*

- Location of the radiator and cooling fans.
- Visually inspect the coolant reservoir, radiator, and hoses.

Inverter - *if installed*

- Identify and note the model and the serial number of the inverter.
- Visually inspect the wiring and electrical connections and fuses/circuit breakers.
- Place an electrical load on the inverter to verify proper operation.
- Test the voltage and frequency output of the inverter under fifty percent load.

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

- Locate and note the location of the battery stack.
- Evaluate the condition, age, and matched sizing of the battery stack.
- Evaluate and determine if positive and negative cables are matched for a balanced load.
- Access and visually inspect the wiring, fuse panel, and fuses of the 12-volt DC electrical system.
- Evaluate the operation of the fresh water and 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.
- Visually inspect the water filtration system (if installed) for leaks and filter placement.

Waste Water Systems - (Gray and Black Water)

- Operationally test and inspect waste (gray and black) plumbing systems for leaks under the sinks, shower, toilet, and discharge lines.
- Identify the type of drain valve controls.
- Verify the drain valves for both systems will maintain water in their tanks.
- 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 the bracket, and that the dial indicates the extinguisher is fully charged.
- Smoke/Fire Detector - Test and verify the operation of the units.
- Carbon Monoxide Detector (if applicable) - Test and verify the operation of the unit.
- LP Gas Detector - Verify gas detection and audio alarm. Document the expiration date of the detector.
- Verify the rubber grommet is sealed correctly around the LP gas line of the water heater.

LP Gas System

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

ASME tank - *if equipped*

- Inspect the tank for rust or physical damage if the tank is visible.
- List the location of the tank.
- 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.
- Note the location of the vent panels used by the refrigerator.
- Operate on all heat sources - 120-volt AC, LP gas, and 3-way refrigerators for 12-volt DC operation.
- Collect the serial and model number and verify with the manufacturer if a recall notice has been issued and completed for this unit.
- Visually verify if the baffle system on the back of the refrigerator area is correct and directing heat away from gas coils.
- Test for the interior temperature of upper and lower refrigerator compartments and ice maker (if installed) if the refrigerator has been operating for a minimum of 12 hours.
- Check the condition of the door frame, shelving, crisper drawers, door shelves, and interior light.
- Evaluate and rate the freezer and refrigerator door gasket seals.

Water Heater

- Identify the brand, model, and type of water heater.
- Visually inspect burner assembly and gas exhaust system for blockages and insect infestation.
- With water in the tank, verify operation on all heat sources - LP gas and 120-volt AC if equipped with a heating element.
- If installed and visible, verify the positioning of bypass valves on the back of the water heater.
- Determine if a proper drain plug is installed in the water heater tank.
- If installed, inspect and evaluate if the correct type of dauber screen is used.

Furnace

- If accessible, identify the brand, model, and type of furnace(s) that have been installed.
- Identify the type of thermostat controls used to operate the furnace(s).
- Visually inspect air intake and exhaust assemblies for blockages and insect infestation.
- Operate and verify warm air discharge out of vents and proper return airflow to the unit.
- Monitor for unusual noise or vibration of the blower motor.
- If installed, inspect and evaluate if the correct type of dauber screen is used.

Cooktop / Stove

- Evaluate and rate the condition of the cooktop or stove.
- List the presence and condition of the stove top covers.
- 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 the cooktop burner area.
- Evaluate the presence of the units control knobs, door handles, and oven racks.

Air Conditioner(s)

- Identify and list the type of cooling unit/heat pump.
- Perform a cooling efficiency test (Delta T) on each unit.
- Inspect the air filter(s) debris and cleanliness.

Washer / Dryer

- Visually inspect and verify a wash and rinse cycle of the washer and dryer.
- Visually inspect for leaks or damaged hoses.
- 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.
- Verify the rack and turn tables are installed.
- Operate the unit for 60 seconds utilizing a cup of water and then list the water temperature.

Dishwasher - if installed

- Identify and list the brand, model, and type of unit.

- Verify the operation of the unit and inspect for leaks and non-functioning rotating racks and wash bars.

In-House Vacuum System - if installed

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

Electric Fireplace - if installed

- Identify and list the brand, model, and type of unit.
- Operate and verify the various heat settings, fan speed levels, and backlighting.

Cook Top Exhaust Fan

- Operate and verify the condition of the exhaust function and fan speeds.
- Visually inspect the filter and lighting.
- 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 the condition of the blade direction and fan speeds.
- Verify lighting if equipped.

Interior Conditions and Appearance

- Visually inspect all ceilings, walls, interior doors, and flooring for signs of water intrusion, surface damage, or staining.
- Operate all windows and doors, noting any deficiencies or missing components.
- Evaluate the window coverings.
- Operate all interior, exterior, and decor lighting, 12-volts and 120-volts.

Cabinets and Closet Condition

- Inspect and evaluate all cabinet doors, drawers, and pull-out operations.
- Visually inspect all countertops and flat surface areas of the kitchen, living room, bathroom, bedroom, and storage areas for scratches and damage.
- Identify and list all broken and loose cabinet and closet hardware.
- Note if the appearance of previous damage repairs has been performed.

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.
- Verify local channels, antenna, and 12-volt DC power signal booster are operational.
- Raise, and lower roof mounted antenna if equipped.
- Verify remotes are functional.

Shower / Tub Enclosure

- Visually inspect the glass panels, curtains, and soap dish areas.
- Evaluate and rate the seals around the framework and doors for water leaks.
- Operate the door and latch system to verify its operation.
- Inspect and evaluate the stains and chemical/mineral buildup.

Motor Home - Please note the following items: The Inspector can NOT drive the Motor Home due to insurance issues. Also, regarding 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

- Identify and note the brand and type of system.
- Operate by extending and retracting leveling system.
- Check for hydraulic leaks or mechanical issues.

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

- Make and model of the engine.
- Verify the oil level on the dipstick.
- Indications of engine issues or any noises while running.
- Verify if there are any noticeable oil or exhaust leaks.
- Note the oil pressure is read 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 fluids condition and the transmissions internal components.*

- Type of transmission.
- Fluid level on the dipstick.
- Indications of contaminated transmission fluid.

Running Gear (Motor Home)

- Type and number of axles.
- Weight Ratings for Each Axle Set.
- 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.
- Inspect and rate tire tread condition.
- Note any valve extensions and pressure monitors.

Hitch System/Hook Up

- Inspect and identify the type of system used to tow vehicles.
- Evaluate and list modifications to the hitch system.

Weight Labels and Data Plates

- Identify and document the Vehicle Identification Number (VIN).
- Document the License plate info.
- List the Inspection sticker information – if applicable.
- List the RVIA inspection seal number.
- List the Gross Vehicle Weight Rating.
- List the date of manufacture.
- List the Manufacturer's Build Sheet (if available).