



Inspection Report

Property Address:
Nashville TN 37214



RV Serenity

Ron Cozby
479 W Sam Ridley Pkwy
Ste 105 box 234
Smyrna Tn 37167

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LIFE SAFETY ISSUE**Serenity RV**

**479 W Sam Ridley Pkwy
Ste 105 box 234
Smyrna Tn 37167**

Customer**Address**

Nashville TN 37214

The following items indicate that the condition is a LIFE SAFETY ISSUE. It is recommended that a Qualified RV Technician investigate further and correct the identified issue as needed, and before the unit is occupied.

13. Propane Tank, Lines and Connections**13.2 LP Leak System Test**

Poor

System Failed

Inspector attempted the test 5 times. Each time the system would not hold 8 WC.

It is recommended that the LP system be left in the off position and be evaluated by a qualified RV technician before operating the LP system again.

MAJOR ISSUE**Serenity RV**

**479 W Sam Ridley Pkwy
Ste 105 box 234
Smyrna Tn 37167**

Customer

Address

Nashville TN 37214

The following items indicate that the condition is a **MAJOR ISSUE**. It is recommended that a **Qualified RV Technician** investigate further and correct the identified issue as needed.

2. Roof Exterior**2.1 Front Cap, Joints and Seals****Acceptable**

Inspector observed a 3 inch long tear in the sealant 30 inches from streetside edge. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.

2.2 Awning Rail Trim (Curbside)**Acceptable**

Inspector observed sealant separation above trim rail curbside. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.

2.3 Rear Cap, Joints and Seals**Acceptable**

Inspector observed sealant separation from the end cap piece rear cap streetside. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.

2.4 Trim Rail (Streetside)**Acceptable**

(1) Inspector observed sealant separation above trim rail streetside. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.

(2) Inspector observed sealant cracking from the trim rail streetside. It is recommended that it be evaluated by a qualified RV technician.

MINOR ISSUE**Serenity RV**

**479 W Sam Ridley Pkwy
Ste 105 box 234
Smyrna Tn 37167**

Customer

**Address
Nashville TN 37214**

The following items indicate that the condition is a **MINOR ISSUE**. It is recommended that a **Qualified RV Technician** investigate further and correct the identified issue as needed.

2. Roof Exterior**2.9 Roof Refrigerator Vent****Acceptable**

Inspector observed sealant gaps from the roof. It is recommended that it be evaluated by a qualified RV technician.

3(C) . Streetside Sidewall**3.2.C Windows****Acceptable**

Inspector observed the window gasket on the slide out window streetside is separated from the window frame. It is recommended that it be evaluated by a qualified RV technician.

11. Electrical System 120 Volt AC and 12 Volt DC**11.40 12 Volt DC House Battery(s) - Operational****Yes**

Inspector observed a battery voltage of 11.52 immediately after power disconnection. It is recommended that the battery be evaluated by a qualified RV technician.

NOTICE / COMMENT**Serenity RV**

**479 W Sam Ridley Pkwy
Ste 105 box 234
Smyrna Tn 37167**

Customer**Address**

Nashville TN 37214

The following items indicate that the condition is a NOTEWORTHY COMMENT.

1. Vehicle Information**1.0 Vehicle Data**

- (3) License plate was not present
- (4) Build Sheet Not Present

13. Propane Tank, Lines and Connections**13.1 DOT Tank(s)**

- Acceptable**
Only one tank was present

General Info

Property Address

Date of Inspection

Report ID

Customer(s)

Time of Inspection

Real Estate Agent

09:30 AM

Inspection Details

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this RV home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified RV technician. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase.

Acceptable (A) = A visually observed item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Fair (F)= The item or its components is not in need of immediate repair but wear and tear exists and the item is not in optimum condition. Some opinions may elect to repair or replace this item now while others may wait.

Poor (P) = The item, component or unit is not functioning as intended and replacement is recommended, or needs further inspection by a qualified RV technician.

Not Inspected (NI)= The item, unit or component was not inspected, and no representations were made as to whether or not it was functioning as intended and a statement for the reason for not inspecting may be made.

Not Present (NP) = This item, component or unit is not in this RV.

1. Vehicle Information

Styles & Materials

VIN Number:

Photo Included
VIN #: : 123

VIN Location:

Inside Cabinet

RVIA / Canadian Seal Number:

Located by Entrance Door
Seal Number / Other Info : 456

Gross Vehicle Weight Rating (GVWR):

From Data Plate
Specify in lbs or kg : 1000

Brand of RV:

Manufacturer's Brand Name
Brand Name : Springdale

Model Number:

RV Designation/Floorplan
Model Number : SG310

Manufacturer Name and Location:

Keystone RV Company

Date of Manufacturer:

December
Year : 2016

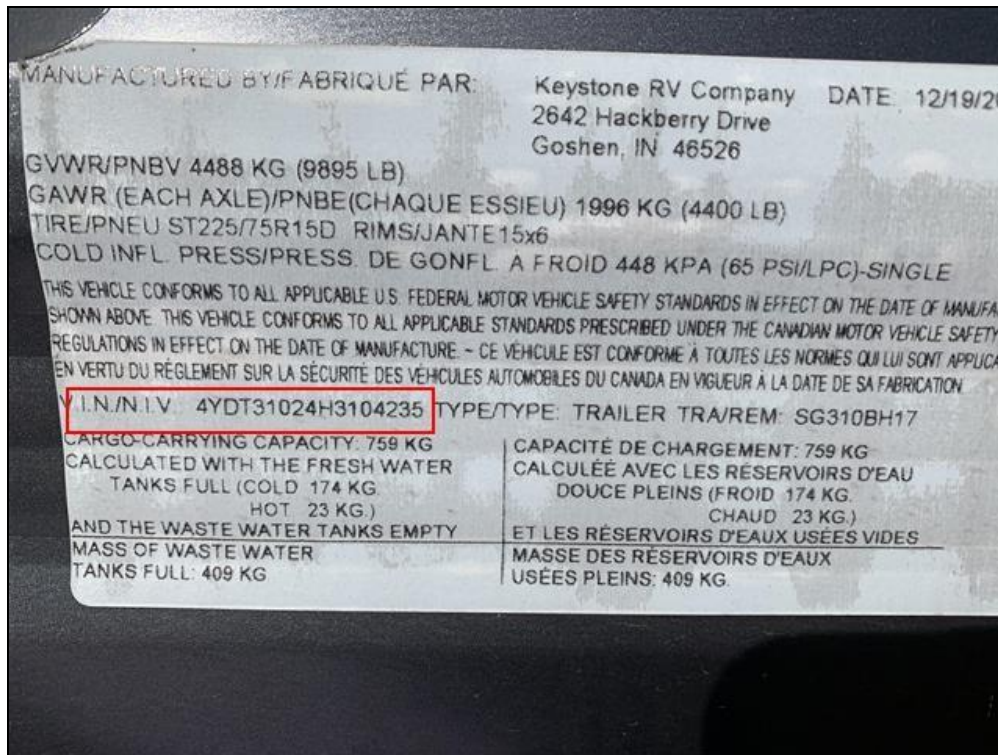
State License Plate Current:

Not Present

Items

1.0 Vehicle Data

(1) Vin # is 4YDT31024H3104235



Vin Number

(2) RVIA Seal S4396906



RVIA Seal

- (3) License plate was not present
- (4) Build Sheet Not Present

2. Roof Exterior

Styles & Materials

Roof Type: Rubber (TPO)	Roof Ladder Type: Not Present	Number of Solar Panels: None
TV Antenna - Moves Up and Down: Fixed	TV Antenna - Cleaned and Maintained: Yes	

Items

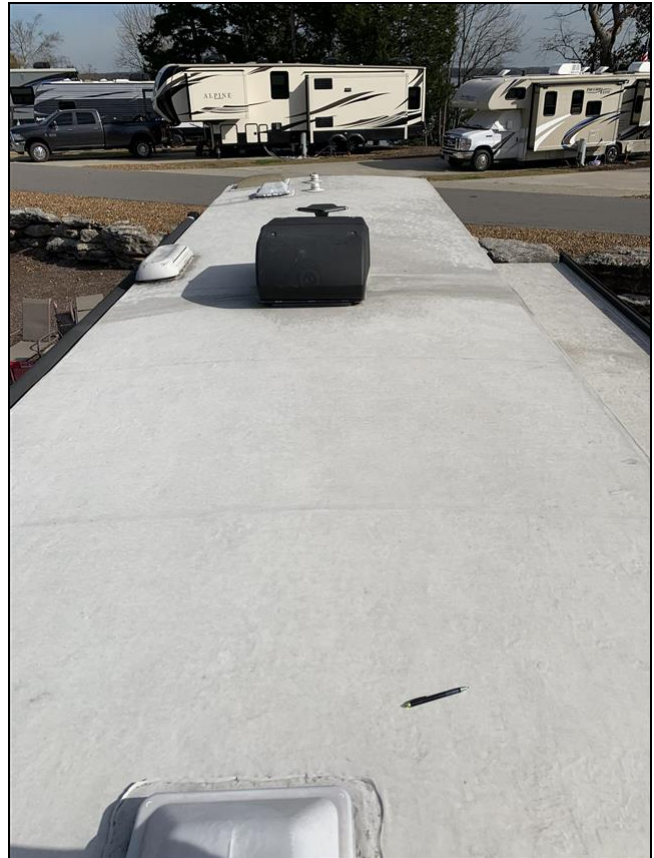
2.0 Roof Condition

Comments: Fair

Roof photo Rear to Front and Front to Rear



Roof Rear to Front

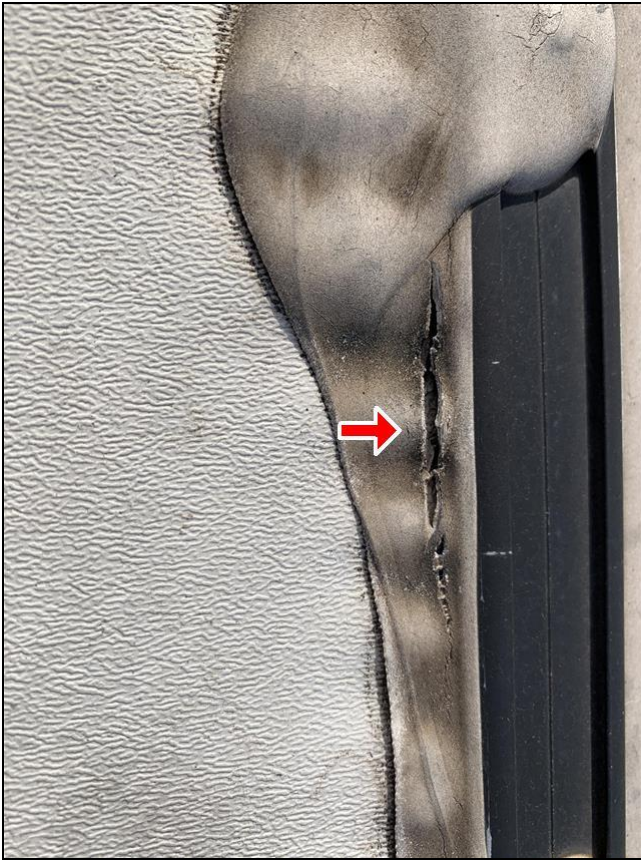


Roof Front to Rear

2.1 Front Cap, Joints and Seals

Comments: Acceptable

Inspector observed a 3 inch long tear in the sealant 30 inches from streetside edge. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.

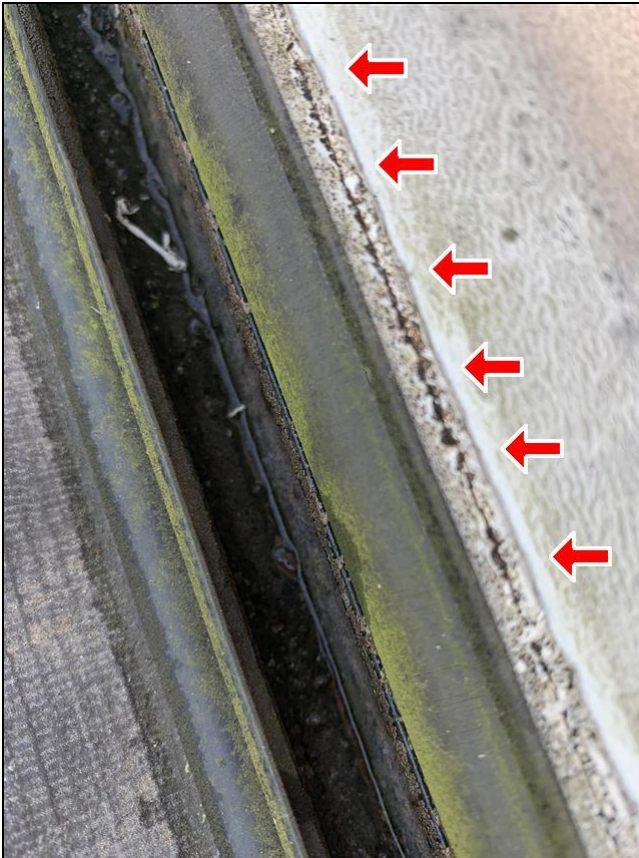


Front Seal 30 inches from Streetside

2.2 Awning Rail Trim (Curbside)

Comments: Acceptable

Inspector observed sealant separation above trim rail curbside. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.



Trim rail curbside halfway down

2.3 Rear Cap, Joints and Seals

Comments: Acceptable

Inspector observed sealant separation from the end cap piece rear cap streetside. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.

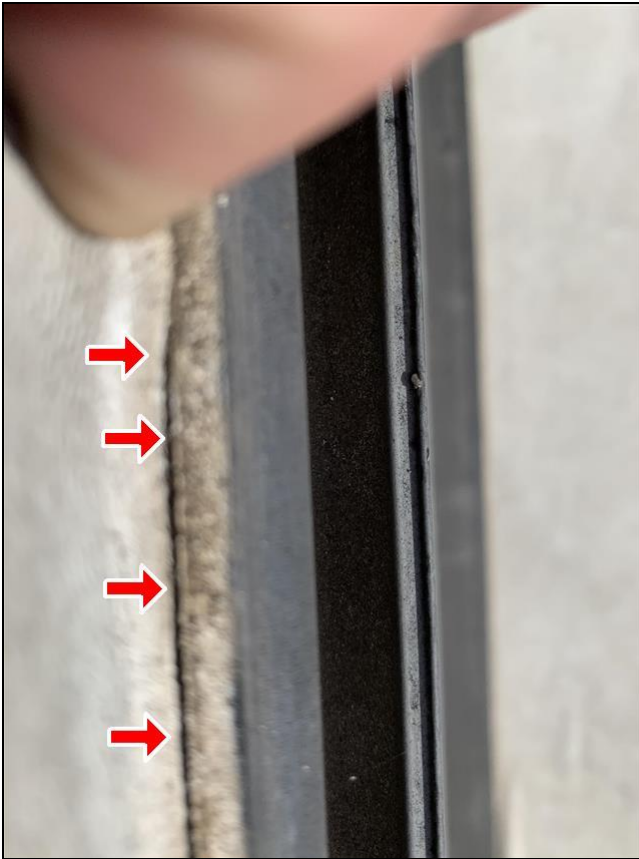


Endcap rear streetside

2.4 Trim Rail (Streetside)

Comments: Acceptable

(1) Inspector observed sealant separation above trim rail streetside. It is recommended that a qualified RV technician evaluate to prevent possible water intrusion.



Trim rail streetside halfway

(2) Inspector observed sealant cracking from the trim rail streetside. It is recommended that it be evaluated by a qualified RV technician.



Front Trim Rail Streetside

2.5 Vents - Manual Crank (14 x 14)

Comments: Acceptable

2.6 Vents - Powered (14 x 14)

Comments: Not Present

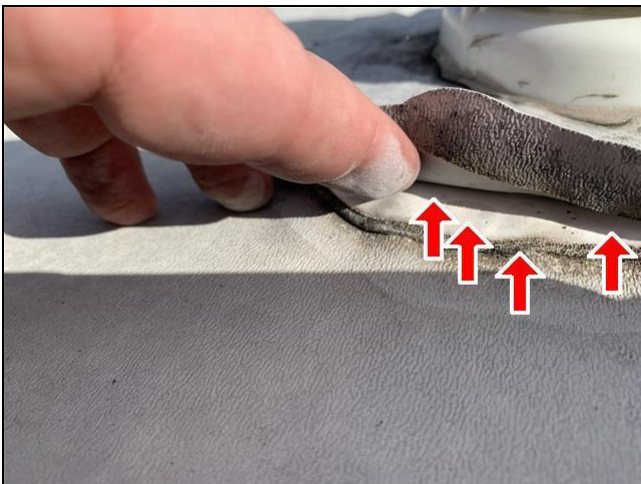
2.7 Exterior Vent Covers

Comments: Not Present

2.8 Plumbing Vent Covers

Comments: Acceptable

Inspector observed that sealant around plumbing vents is separating. It is recommended that it be evaluated by a qualified RV technician.



Plumbing Vent

2.9

Roof Refrigerator Vent**Comments:** Acceptable

Inspector observed sealant gaps from the roof. It is recommended that it be evaluated by a qualified RV technician.

**2.10 Skylights****Comments:** Acceptable

Inspector observed the skylight has a yellowish discoloration.



skylight

2.11 Air Conditioner #1 (Shroud)**Comments:** Acceptable

Mach 3 Air conditioner



Air Conditioner

2.12 Air Conditioner #1 (Exterior Coils)

Comments: Acceptable

2.21 TV Antenna Exterior Roof Unit

Comments: Acceptable

2.23 Satellite Antenna

Comments: Not Present

2.24 Radio Antenna

Comments: Not Present

2.25 Solar Panels

Comments: Not Present

2.26 Ladder - Roof Access

Comments: Not Present

3(A) . Front Cap / Wall

Styles & Materials

Wall Surface Type:	Any Damage or Discoloration or Delamination?:	Windows:
Paint with Decals	No	None
Corrugated Metal		
Cargo Doors:		
None		

Items

3.0.A Sidewall Condition
Comments: Acceptable

3.1.A Paint and/or Decals
Comments: Acceptable

3.2.A Windows
Comments: Not Present

3.3.A Cargo/Access Doors
Comments: Not Present

3(B) . Curbside - Sidewall

Styles & Materials

Wall Surface Type:

Paint with Decals
Corrugated Metal

Any Damage or Discoloration or Delamination?:

No

Windows:

Glass with Frame

Cargo Doors:

Doors with Keyed Lock
Doors with Twist Latch

Items

3.0.B Sidewall Condition

Comments: Acceptable

Outdoor Kitchen on curbside wall rear of unit.



Outdoor Kitchen Curbside sidewall

3.1.B Paint and/or Decals

Comments: Acceptable

3.2.B Windows

Comments: Acceptable

3.3.B Cargo/Access Doors

Comments: Acceptable

3(C) . Streetside Sidewall

Styles & Materials

Wall Surface Type:

Paint with Decals
Corrugated Metal

Any Damage or Discoloration or Delamination?:

No

Windows:

Glass with Frame

Cargo Doors:

Doors with Twist Latch
Doors with Keyed Twist Latch

Items

3.0.C Sidewall Condition

Comments: Acceptable

3.1.C Paint and/or Decals

Comments: Acceptable

3.2.C Windows

Comments: Acceptable

Inspector observed the window gasket on the slide out window streetside is separated from the window frame. It is recommended that it be evaluated by a qualified RV technician.

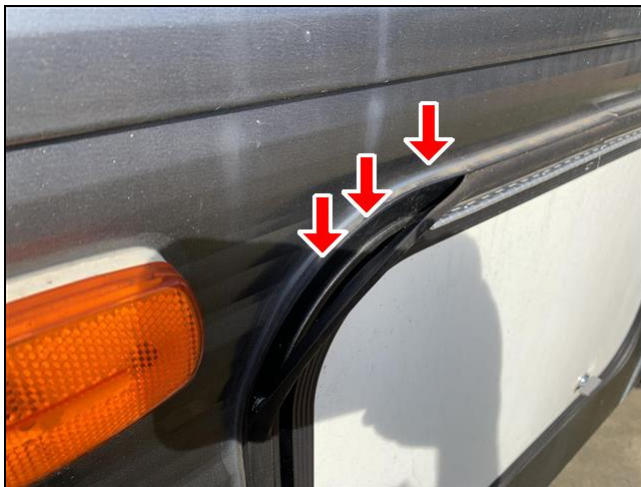


Window on slide

3.3.C Cargo/Access Doors

Comments: Acceptable

Inspector observed the cargo door gasket is separated from the frame on the first and last cargo door on the streetside. It is recommended that it be evaluated by a qualified RV technician



3(D) . Rear Cap / Wall

Styles & Materials

Wall Surface Type:

- Paint with Decals
- Corrugated Metal

Any Damage or Discoloration or Delamination?:

No

Windows:

None

Cargo Doors:

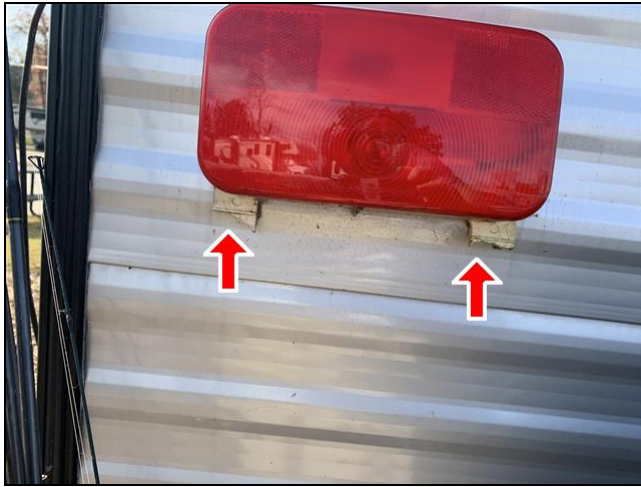
None

Items

3.0.D Sidewall Condition

Comments: Acceptable

(1) Inspector observed that the license plate holder below streetside tail light is missing



(2) Inspector observed that the tail light lens on the rear curbside is broken.



3.1.D Paint and/or Decals

Comments: Acceptable

3.2.D Windows

Comments: Not Present

3.3.D Cargo/Access Doors

Comments: Not Present

4(A) . Door #1

Styles & Materials

Type of Entrance Door:

Fiberglass

Keyless Entry Door Lock System:

No

Keyed Door Lock / Deadbolt:

Yes

Keyed Door Lock / Deadbolt Functional:

Yes

Type of Step System:

Manual

Number of Steps:

Three

Grab Bar Type:

D-Ring Handle

Items

4.0.A Door Condition

Comments: Acceptable

Inspector observed the slide cover on screen door was not present and screen has some tears present



Screen door slide insert missing

4(B) . Door #2

Styles & Materials

Type of Entrance Door:

Fiberglass

Keyless Entry Door Lock System:

No

Keyed Door Lock / Deadbolt:

Yes

Keyed Door Lock / Deadbolt Functional:

Yes

Type of Step System:

Manual

Number of Steps:

Three

Grab Bar Type:

Grab Handle

Items

4.0.B Door Condition

Comments: Acceptable

5. Awnings

Items

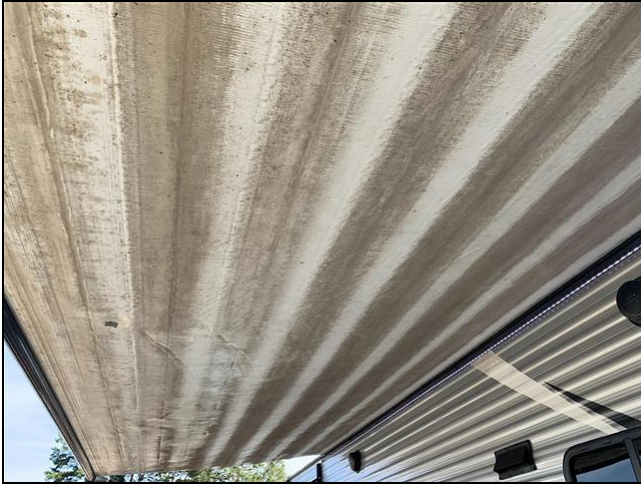
5.0 Frame and Latching Mechanism

Comments: Acceptable

5.1 Fabric Condition

Comments: Acceptable

Awning curbside



Awning curbside

5.2 Awning Operation

Comments: Acceptable

6. Slideouts

Styles & Materials

Slideout Roof Type:
(EPDM) Rubber

Slideout Drive System:
Electric Motor w/Gear and Rack System

Items

6.0 Slideout Roof

Comments: Acceptable

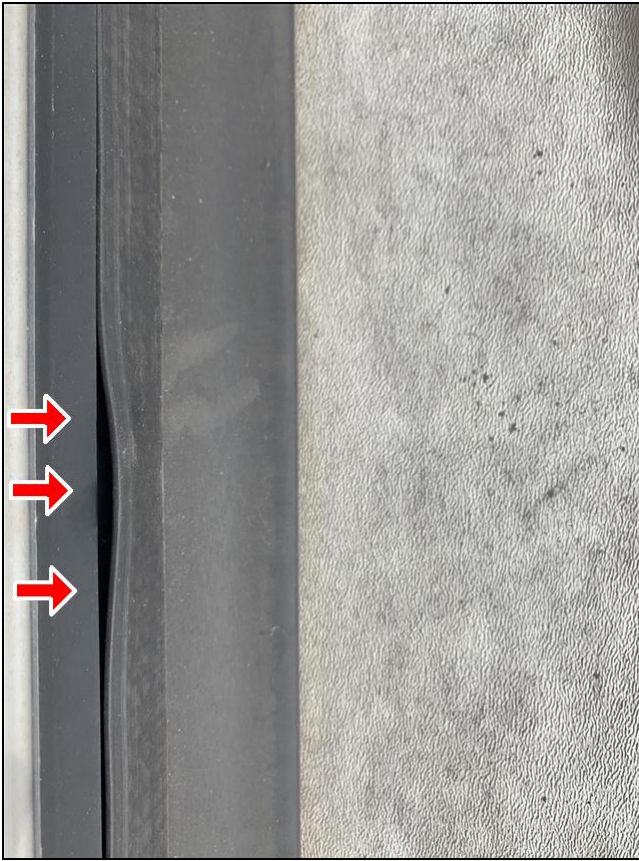
6.1 Slideout T-Molding Trim

Comments: Acceptable

6.2 Seals, Sweeps and Gaskets

Comments: Acceptable

Inspector observed a separation the gasket fro the sidewall on the slide out roof. Recommend it be evaluated by a qualified RV technician.



6.3 Slide Rail Gear Rack System

Comments: Acceptable

6.4 Wiring Harness under Slideout

Comments: Not Present

6.5 12 Volt DC Control and Switches

Comments: Acceptable

6.6 Slideout Operation

Comments: Acceptable

6.7 Slideout Awning Topper Operation

Comments: Not Present

6.8 Slideout Awning Topper Frame & Latching Mechanism

Comments: Not Present

6.9 Slideout Awning Topper Fabric

Comments: Not Present

7(A) . Curbside - Front Wheel Assembly

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

Styles & Materials

Tire Brand:

Other
Other Brand : Constancy

Tire Size:

Other
Other Size : ST225-75r15

DOT Date:

Visually Verified
Enter wwy : 3416

Load Capacity:

Single Tire Rating

Load Range:

D

Maximum Air Pressure:

Other

Enter lbs or kg Weight Rating : 2200

PSI : 65

Current Air Pressure in Tire:

Spare Tire Rack Type:

Spare Tire Jack and Tools:

Tire Gauge Reading (psi)

Not Present

Not Present

PSI : 53.4

Items

7.0.A Tire Condition

Comments: Acceptable

Front wheel Curbside. The recommended tire pressure cold is 65 PSI.



Tire Size



DOT 3416

7.1.A Tire Tread Condition

Comments: Acceptable

7(B) . Curbside - Rear Wheel Assembly

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

Styles & Materials

Tire Brand:

Other

Other Brand : Contancy

Tire Size:

Other

Other Size : ST225-75R15

DOT Date:

Visually Verified

Enter wwy : 3416

Load Capacity:

Single Tire Rating

Enter lbs or kg Weight Rating : 2200

Load Range:

D

Maximum Air Pressure:

Other

PSI : 65

Current Air Pressure in Tire:

Tire Gauge Reading (psi)

PSI : 50.8

Spare Tire Rack Type:

Not Present

Spare Tire Jack and Tools:

Not Present

Items

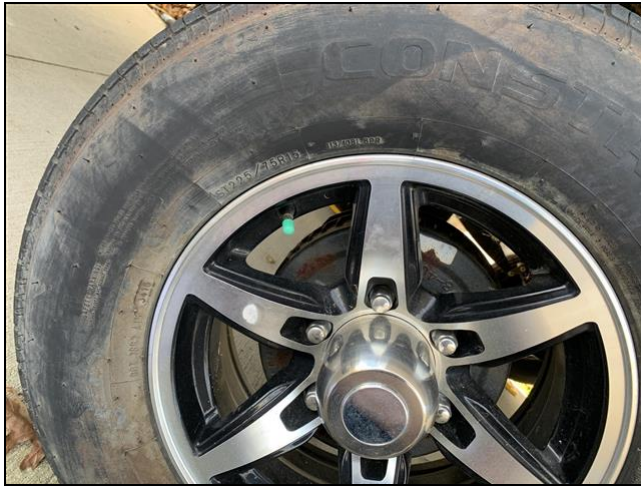
7.0.B Tire Condition

Comments: Acceptable

7.1.B Tire Tread Condition

Comments: Acceptable

Rear wheel Curbside. The recommended tire pressure cold is 65 PSI.



Rear Curbside Tire



DOT 3416

7(C) . Streetside - Rear Wheel Assembly

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

Styles & Materials

Tire Brand:

Other
Other Brand : Constancy

Tire Size:

Other
Other Size : St 225-75r15

DOT Date:

Visually Verified
Enter wyyy : 3416

Load Capacity:

Single Tire Rating
Enter lbs or kg Weight Rating : 2200

Load Range:

D

Maximum Air Pressure:

Other
PSI : 65

Current Air Pressure in Tire:

Tire Gauge Reading (psi)
PSI : 45.7

Spare Tire Rack Type:

Not Present

Spare Tire Jack and Tools:

Not Present

Items

7.0.C Tire Condition

Comments: Acceptable

Rear wheel Curbside. The recommended tire pressure cold is 65 PSI.



Rear Tire Streetside



DOT 3416

7.1.C Tire Tread Condition

Comments: Acceptable

7(D) . Streetside - Front Wheel Assembly

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

Styles & Materials

<p>Tire Brand: Other Other Brand : Constancy</p>	<p>Tire Size: Other Other Size : ST225-75r15</p>	<p>DOT Date: Visually Verified Enter wwy : 3416</p>
<p>Load Capacity: Single Tire Rating Enter lbs or kg Weight Rating : 2200</p>	<p>Load Range: D</p>	<p>Maximum Air Pressure: Other PSI : 65</p>
<p>Current Air Pressure in Tire: Tire Gauge Reading (psi) PSI : 35.3</p>	<p>Spare Tire Rack Type: Not Present</p>	<p>Spare Tire Jack and Tools: Not Present</p>

Items

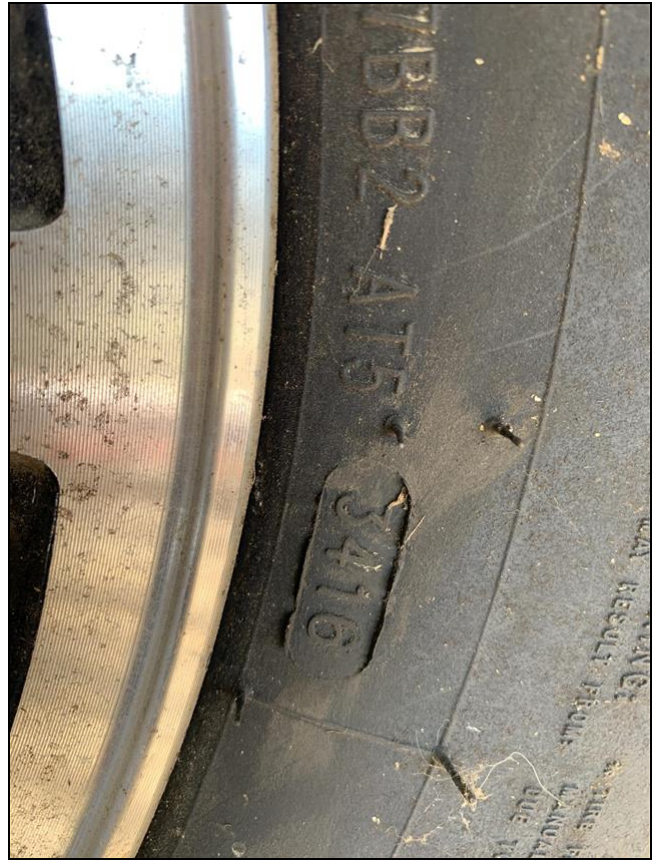
7.0.D Tire Condition

Comments: Acceptable

Rear wheel Curbside. The recommended tire pressure cold is 65 PSI.



Front Tire Streetside



DOT 3416

7.1.D Tire Tread Condition

Comments: Acceptable

7(E) . Spare Tire Assembly

NOTE: The National Transportation Safety Board (NTSB) and some tire manufacturers are recommending that all tires older than six years should be replaced, regardless of their condition.

Styles & Materials

<p>Tire Brand: Other Other Brand : Constancy</p>	<p>Tire Size: Other Other Size : St225-75r15</p>	<p>DOT Date: Visually Verified Enter wyyy : 4416</p>
<p>Load Capacity: Single Tire Rating Enter lbs or kg Weight Rating : 2200</p>	<p>Load Range: D</p>	<p>Maximum Air Pressure: Other PSI : 65</p>
<p>Current Air Pressure in Tire: Tire Gauge Reading (psi) PSI : 27.5</p>	<p>Spare Tire Rack Type: Not Present</p>	<p>Spare Tire Jack and Tools: Not Present</p>

Items

7.0.E Tire Condition

Comments: Acceptable

7.1.E Tire Tread Condition

Comments: Acceptable

The recommended tire pressure cold is 65 PSI. Spare tire rearcap wall



Spare Tire rearcap



Dot 4416

8. Running Gear

Note: Due to insurance restrictions, the motor home can NOT be driven by the inspector. Also, due to the lack of clearance under the motor home and safety concerns, the inspector will conduct the following visual inspections from the outer perimeter of the motor home.

Styles & Materials

Axle Type: Leaf Spring with Shackles	Number of Axles: Two	Axle - Did Inspector Check for Visible Signs of Rust?: Yes
Axle - Did Inspector Check for Visible Signs of Bent or Damaged Components?: Yes	Axle - Did Inspector Check for Visible Signs of Oil Stains?: Yes	Brake Type: Electric
U-Bolts and Nuts Have been Evaluated: Yes	Leaf Springs Have been Evaluated: Yes	Hangers Have been Evaluated: Yes
Shackles Have been Evaluated: Yes	Spring Equalizers Have been Evaluated: Yes	Shock Absorbers Have been Evaluated: Not Present
Suspension Bolts with or without Zerk Fittings Have been Evaluated: Not Present	Frame - Did Inspector Check for Visible Signs of Rust?: Yes	Frame - Did Inspector Check for Visible Signs of Bent or Damaged Components?: Yes
Frame - Did Inspector Check for any Visible Signs of Oil Stains?: Yes		

Items

8.0 Running Gear - Condition**Comments:** Acceptable**8.1 Frame - Condition****Comments:** Acceptable**9. Hitch and Stabilizing System****Styles & Materials****Travel Trailer - Tongue Jack:**

Electric

Travel Trailer - Coupler Operational:

Yes

Travel Trailer - Safety Chains:

Yes

Travel Trailer - Stabilizer:

Electric

Travel Trailer - Weight Distribution System:

Not Present

Travel Trailer - Sway Control System:

Not Present

Inspect for Visible Signs of Damage:

Yes

Ensure Jacks Extend and Retract Fully:

Yes

Inspect for Leaks or Mechanical Issues:

Yes

Items**9.0 Leveling System Condition****Comments:** Not Present**9.1 Travel Trailer Tongue Jack Condition****Comments:** Acceptable**9.2 5th Wheel Landing Gear Condition****Comments:** Not Present**10. 12 Volt DC Chassis Lights**

NOTE: The inspector has verified the items in this section are functional.

Items**10.0 7 Pin Cord****Comments:** Yes**10.1 Break Away Switch****Comments:** Yes**10.2 Front Clearance Lights****Comments:** Yes**10.3 Rear Clearance Lights****Comments:** Yes**10.4 Streetside - Marker Lights****Comments:** Yes**10.5 Curbside - Marker Lights****Comments:** Yes**10.6 Left Turn and Brake Light****Comments:** Yes**10.7 Right Turn and Brake Light****Comments:** Yes**10.8 Backup Lights****Comments:** Yes**10.9 Flood Lights****Comments:** Not Present

10.10 Utility Lights

Comments: Not Present

10.11 Hitch Lights

Comments: Yes

10.12 Compartment Lights

Comments: Yes

10.13 Porch Lights

Comments: Yes

10.14 Security Lights

Comments: Yes

10.15 Waste Dump Lights

Comments: Not Present

11. Electrical System 120 Volt AC and 12 Volt DC**Styles & Materials****Power Source:**

50 Amp / 240 Volts AC

Power Cord Condition:

Acceptable

Inside Electrical Panel Box**Condition:**

Acceptable

12 Volt DC Fuse Panel Box Condition:

Acceptable

Fuses Condition:

All Operational

Fuse Connections Condition:

Good Connection

Wires and Terminals Tight:

Solid Connection

GFCI Testing - Circuit Breaker Panel Box:

Not Present

GFCI Testing - Bathroom:

Pass

GFCI Testing - Kitchen:

Pass

Power Converter - AC On:

Operational Test

Power Converter - AC Off:

Operational Test

DC Voltage with Shore Power On :

13.17

DC Voltage with Shore Power Off :

11.52

Power Converter - Verified:

Acceptable

12 Volt DC House Battery - Location:

Other

12 Volt DC House Battery - Box

Location of Battery Stack : Tounge

Condition:

Acceptable

12 Volt DC House Battery - Cables and Terminals Condition:

Acceptable

12 Volt DC House Battery - Vented and Secure:

Yes

Items**11.0 Hot Skin Test - Was any Frame and Running Gear Voltage Recorded**

Comments: No

11.1 Hot Skin Test - Was any Exterior Wall Surface Voltage Recorded

Comments: No

11.2 Hot Skin Test - Was any Door Handles and Frames Voltage Recorded

Comments: No

Inspector observed voltage less than 5 volts.



Hot Skin test less than 5 volts

11.3 Hot Skin Test - Was any Window Frames and Trim Voltage Recorded

Comments: No

11.4 Hot Skin Test - Was any Other Voltage Recorded

Comments: No

Inspector observed voltage less than 5 volts on steps.



Hot Skin test on steps

11.5 Power Cord Inspected

Comments: Yes

11.6 Electrical Panel Box - Signs of Repair or Service

Comments: No

11.7 Electrical Panel Box - Circuit Breakers in Place

Comments: Yes

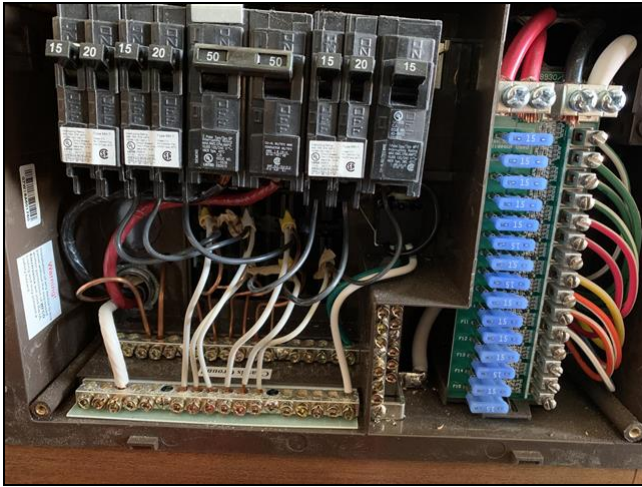
11.8 Electrical Panel Box - Wiring with Signs of Discoloration from Heat

Comments: No

11.9 Electrical Panel Box - Wiring Secure

Comments: Yes

Electrical box



Electrical Boz

- 11.10 Electrical Panel Box - All White, Black and Ground Wires Kept Separate**
Comments: Yes
- 11.11 Fuse Panel Box Inspected**
Comments: Yes
- 11.12 Polarity / Voltage Test - All Exterior Receptacles**
Comments: Yes
- 11.13 Polarity / Voltage Test - Receptacles in Storage Bay Areas**
Comments: Yes
- 11.14 Polarity / Voltage Test - Bedroom Receptacles**
Comments: Yes
- 11.15 Polarity / Voltage Test - Receptacle Behind Refrigerator**
Comments: Yes
- 11.16 Polarity / Voltage Test - Kitchen Receptacles**
Comments: Yes
- 11.17 Polarity / Voltage Test - Living Room Receptacles**
Comments: Yes
- 11.18 Polarity / Voltage Test - Dining Area Receptacles**
Comments: Yes
- 11.19 Polarity / Voltage Test - Bath and Toilet Area Receptacles**
Comments: Yes
- 11.20 Polarity / Voltage Test - Receptacles Behind all Electronics and Appliances**
Comments: Yes
- 11.21 Voltage Test - USB Ports / 12-Volt Plugins**
Comments: Yes
USB voltage tested



USB Voltage

11.22 GFCI Trip Testing - Bathroom Receptacles

Comments: Yes

11.23 GFCI Trip Testing - Kitchen Receptacles

Comments: Yes

11.24 GFCI Trip Testing - Storage Bay Receptacles

Comments: Yes

11.25 GFCI Trip Testing - All Exterior Receptacles

Comments: Yes

11.26 GFCI Trip Testing - All Receptacles Behind Electronics and Appliances

Comments: Yes

11.27 Power Converter - Did DC Voltage Drop at Least 1/2 Volt

Comments: Yes

Battery voltage charging and not charging.



Battery while Charging



Battery while no charging

11.37 12 Volt DC House Battery(s) - Matched for Size and Age

Comments: Yes

11.38 12 Volt DC House Battery(s) - Positive and Negative Cables Matched for Load

Comments: Yes

11.39 12 Volt DC House Battery(s) - Have They Been Maintained?

Comments: Yes

11.40 12 Volt DC House Battery(s) - Operational

Comments: Yes

Inspector observed a battery voltage of 11.52 immediately after power disconnection. It is recommended that the battery be evaluated by a qualified RV technician.



Battery Voltage with no electric

12. Water Systems

NOTE: Due to the inability to determine the age and quality of the water in the fresh water tank, the tank should be drained and sanitized before refilling for use.

NOTE: Due to the types of materials and waste used in the tanks and depending on previous maintenance, fresh and waste monitor sensor probes may perform inaccurately between applications due to build up.

Styles & Materials

City Water - Food Grade Hose Available for Test: Yes	City Water - Pressure Regulator Available: Yes	City Water - Connections Operate: Yes
City Water - System Holds Pressure: Yes	On-Board Water System - Tested Fresh Water Fill: Yes	On-Board Water System - Pressure System Works: Yes
On-Board Water System - Pump Creates and Holds Pressure: Yes	Black Water Tank #1 - Valve Operates: Yes	Black Water Tank #1 - Tank or Valve or Line Leaks: No
Black Water Tank #1 - Drain Cap in Place: Yes	Black Water Tank #1 - Drain Cap Holds Waste Water Back: Yes	Black Water Tank #2 - Valve Operates: Yes Not Present
Black Water Tank #2 - Tank or Valve or Line Leaks: Yes Not Present	Black Water Tank #2 - Drain Cap in Place: Yes Not Present	Black Water Tank #2 - Drain Cap Holds Waste Water Back: Not Present
Gray Water Tank #1 - Valve Operates: Yes	Gray Water Tank #1 - Tank or Valve or Line Leaks:	Gray Water Tank #2 / Galley - Valve Operates: Yes

	Yes	Not Present
Gray Water Tank #2 / Galley - Tank or Valve or Line Leaks:	Gray Water Tank #3 - Valve Operates:	Gray Water Tank #3 - Tank or Valve or Line Leaks:
Not Present	Not Present	Not Present
Gray Water Tank #4 - Valve Operates:	Gray Water Tank #4 - Tank or Valve or Line Leaks:	Gray Water Tank - Drain Cap in Place:
Not Present	Not Present	Not Present
Gray Water Tank - Drain Cap Holds Gray Water Back:	Battery Monitor Reading:	NOTE: The Following Readings Should be AFTER Emptying Tanks if Possible:
No	Full	Results of the Test
Fresh Water Tank Reading:	Black Water Tank #1 Reading:	Black Water Tank #2 Reading:
Empty	Full	Not Present
Gray Water Tank #1 Reading:	Gray Water Tank #2 / Galley Reading:	Gray Water Tank #3 Reading:
1/3	Not Present	Not Present
Gray Water Tank #4 Reading:		
Not Present		

Items

12.0 Operation and Condition of Outside Shower

Comments: Acceptable

12.1 City Water Connection Condition

Comments: Acceptable

12.2 On-Board Water System: Tank, Water Pump and Fixtures for Tank Fill Condition

Comments: Acceptable

12.3 Waste Water Sewer / Hose Fittings

Comments: Acceptable

12.4 Black Water Tank #1

Comments: Acceptable

12.5 Black Water Tank #2

Comments: Not Present

12.6 Gray Water Tank #1

Comments: Acceptable

12.7 Gray Water Tank #2 / Galley

Comments: Not Present

12.8 Gray Water Tank #3

Comments: Not Present

12.9 Gray Water Tank #4

Comments: Not Present

12.10 Battery / Waste / Water Monitor Panel Condition

Comments: Acceptable

13. Propane Tank, Lines and Connections

NOTE: Smoke Detectors have an estimated service life of 5 to 10 years after which time it is recommended they be replaced.

Styles & Materials

DOT - Cylinder Arrangement: Dual	DOT #1 - Cylinder Size: 30 LBS	DOT #1 - Date of Manufacture: 2016
DOT Tank #1 - Rust or Damage Condition: Acceptable	DOT - Regulator Type: Dual Input - Auto Change Over	DOT - Regulator Vents Downward: Yes
DOT - Hoses and Regulators: Acceptable	LP Leak / Drop Test: Fail	LP Leak / Drop Test - Did Pressure Drop During Leak Test: Yes
LP Detector Test Result: Pass	LP Detector Model / Serial Number: Atwood Other / Model / Serial # : LP_DOW	LP Detector Date: Four Years Old
LP Detector Test Method: Tested by Spraying LP	LP Detector Alarm During Test: Yes	Carbon Monoxide Detector Test Result: Pass
Carbon Monoxide Detector Date: Four Years Old	Carbon Monoxide Detector Alarm During Test: Yes, by Pushing the Button	Smoke Detector Test Result: Pass
Smoke Detector Date: Four Years Old	Smoke Detector Alarm During Test: Yes, by Pushing the Button	Fire Extinguisher - Size: Travel Trailer or 5th Wheel without Generator 5 B:C
Fire Extinguisher - Secure in Bracket: Yes	Fire Extinguisher - Mounted within 24 Inches of Entrance Door: Yes	Fire Extinguisher - Gauge Indicates Charged State: Yes

Items

13.0 ASME Tank

Comments: Not Present

13.1 DOT Tank(s)

Comments: Acceptable

Only one tank was present



LP tank

13.2 LP Leak System Test

Comments: Poor

System Failed

Inspector attempted the test 5 times. Each time the system would not hold 8 WC.

It is recommended that the LP system be left in the off position and be evaluated by a qualified RV technician before operating the LP system again.

13.3 LP Detector

Comments: Acceptable

Lp Detector model LP_Dow



LP Detector

13.4 Carbon Monoxide Detector

Comments: Acceptable

Located in front bedroom above window



Carbon Monoxide Detector located in front bedroom

13.5 Smoke Detector

Comments: Acceptable

13.6 Fire Extinguisher

Comments: Acceptable

Fire Extinguisher mounted at front door



Extinguisher inside front door

14. Appliances: Kitchen

NOTE: Refrigerators need to be on for a minimum of 12 to 24 hours to be at full cooling condition. This inspection may not reveal a problem if during the inspection the refrigerator was not on for the minimum recommended time.

Styles & Materials

Refrigerator Brand: Other Model # and Serial # : Hair	Refrigerator Cooling Source(s): 120 Volts AC	Refrigerator: Operates on all Available Sources: Yes
Refrigerator Type: Residential	Refrigerator - Control Panel Location: Inside Door	Refrigerator - Door Latch Secure: No Extra Info : no latch present
Refrigerator - Freezer Current Temperature: Degrees F Degrees : 3	Refrigerator - Odor Detectable in Freezer: No	Refrigerator - Current Refrigerator Temperature: Degrees F Degrees : 38
Refrigerator - Has Unit been Running 12 + Hours: Yes	Refrigerator - Odor Detectable in Refrigerator: No	Refrigerator - Does Inside Light Work: Yes
Cooktop - Brand: Atwood Model # / Serial # / Specify Other : Wedgewood vision	Cooktop - All Burners Operate: Yes	Cooktop - Rubber Grommets for Stovetop Grate: Yes
Cooktop - Burner Ignition Source: Auto - Piezo Ignition	Cooktop - All Burners Light: Yes	Oven - Brand: Atwood

Model # / Serial # / Specify Other :
Wedgewood vision

Oven - Burner Ignition Source:
Manual

Oven - Burner Lights:
Not Applicable

Microwave - Brand:
Other
Model # / Serial # / Specify Other : High
Point

Microwave - Type:
Microwave Only
Output Wattage Rating : 800

**Microwave - Temperature of Water after
60 Seconds:**
Degrees F
Degrees : 132

**Cooktop Exhaust Vent - Part of
Microwave:**
Yes

Cooktop Exhaust Vent - Venting:
Vents to Exterior

Items

- 14.0 Refrigerator - Control Board**
Comments: Acceptable
- 14.1 Refrigerator - Front Side Door Panels**
Comments: Acceptable
- 14.2 Refrigerator - Front Side Door Seals**
Comments: Acceptable
- 14.3 Refrigerator - Front Side Door Frame**
Comments: Acceptable
- 14.4 Refrigerator - Inside Freezer Walls**
Comments: Acceptable
- 14.5 Refrigerator - Ice Maker**
Comments: Not Present
- 14.6 Refrigerator - Freezer Shelves / Door Racks**
Comments: Acceptable
- 14.7 Refrigerator - Inside Walls**
Comments: Acceptable
- 14.8 Refrigerator - Shelves / Door Racks**
Comments: Acceptable
- 14.9 Refrigerator - Crisper Trays and Drawers**
Comments: Acceptable
- 14.10 Refrigerator - Backside Cooling Coils / Proper Venting**
Comments: Acceptable
- 14.11 Cooktop - Condition**
Comments: Acceptable
- 14.12 Cooktop - Burner Grate Condition**
Comments: Acceptable
- 14.13 Cooktop - Color of Burner Flame**
Comments: Acceptable
- 14.14 Oven - Condition**
Comments: Acceptable
- 14.15 Oven - Racks Condition**
Comments: Acceptable

14.16 Oven - Color of Burner Flame

Comments: Acceptable

14.17 Microwave - Condition

Comments: Acceptable

Microwave data plate



Microwave

14.18 Cooktop Exhaust Vent - Condition

Comments: Acceptable

14.19 Cooktop Exhaust Vent - Fan Speeds Condition

Comments: Acceptable

14.20 Dishwasher - Racks and Wash Bars Condition

Comments: Not Present

14.21 Dishwasher - Hoses and Connections Condition

Comments: Not Present

15. Appliances: Other

Styles & Materials

Water Heater - Brand:

Suburban

Model # / Serial # / Specify Other : SW6Del /

164808828

Water Heater - Type:

Tank Type

Water Heater - Heat Source(s):

Gas and Electric

Water Heater - Operates on all Sources:

Yes

Water Heater - Type of

Ignition:

Direct Spark (DSI)

Water Heater - Leaks at Pressure Relief

Valve:

No

Furnace - Brand:

Suburban

Furnace - Operates:

Yes

Furnace - Floor Vents Blocked or Covered:

No

Furnace - Dauber Screens Installed:

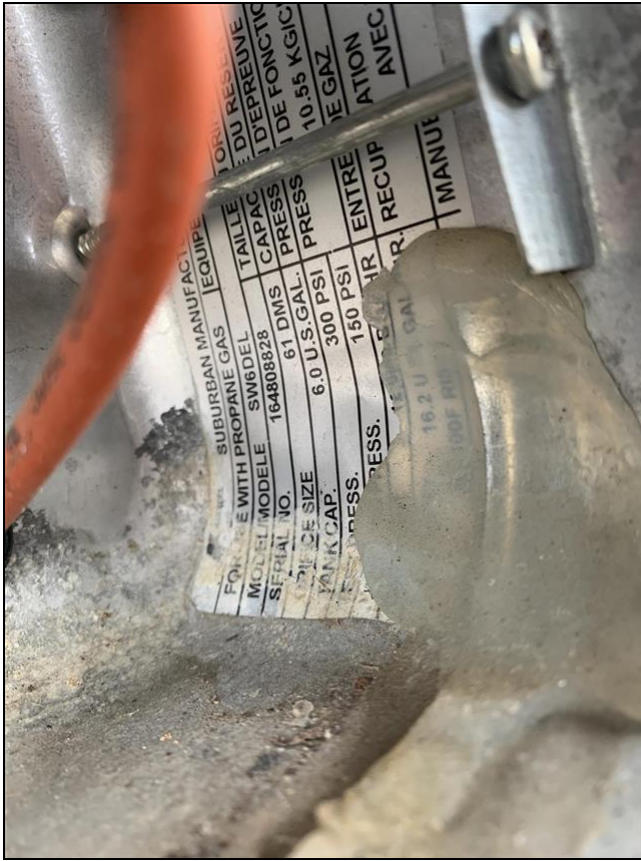
Yes

Items

15.0 Water Heater - Condition of Burner Assembly Area

Comments: Acceptable

Suburban brand water heater



Water heater label

15.1 Water Heater - Rubber Grommet Around Gas Line Sealed

Comments: Acceptable

Gas line sealed



Gas line sealed

15.2 Furnace #1 Air Intake / Exhaust Area Condition

Comments: Acceptable

Furnace intake and exhaust



Furnace intake and exhaust

15.3 Furnace #2 Air Intake / Exhaust Area Condition

Comments: Not Present

15.4 Washer / Dryer - Condition

Comments: Not Present

15.5 Washer / Dryer - Vent Condition

Comments: Not Present

15.6 In-House Vacuum System - Condition of Unit / Accessories / Bag

Comments: Not Present

15.7 Electric Fireplace - Condition

Comments: Not Present

15.8 Ceiling Fan - Condition Motor and Blades

Comments: Not Present

16. Appliances: Air Conditioners

NOTE: The Delta-T average acceptable performance range is 14 to 22 degrees F (-10 to -5 degrees C). In high humidity areas the range may be lower (12 to 16 degrees F) (-11 to -9 degrees C) and in desert areas, it may be higher (23 to 26 degrees F) (-5 to -3 degrees C).

Styles & Materials

Air Conditioner - Brand:

Coleman

Model # / Serial # / Specify Other : Mach 3

Air Conditioner - Thermostatic Controls:

Dual with Furnace

Air Conditioner - Options:

AC Only

Air Conditioner - Delta-T:

Degrees F

Degrees : 31.1

Items

16.0 Air Conditioner Condition

Comments: Acceptable

Inspector observed the air conditioner delta of 31.1.



16.1 Air Conditioner - Filter Condition

Comments: Poor

Air Conditioning filter



Air Condition filter

17. Interior

NOTE: The inspector has verified the items in this section.

Styles & Materials

Ceiling - Condition:

Acceptable

Ceiling Vents and Skylights - Condition:

Acceptable

Ceiling Vents and Skylights - Trim Ring Around Vents and Skylights:

Acceptable

Lights and Light Fixtures - Condition:

Acceptable

Walls - Condition:

Acceptable

Walls - Interior Doors Condition:

Acceptable

Closets and Pantries - Condition:

Acceptable

Windows - Condition:

Acceptable

Flooring - Condition:

Acceptable

Kitchen Sink - Condition:

Acceptable

Kitchen Sink - Style:

Single Bowl

Kitchen Sink - Type:

Plastic

Shower / Tub - Condition:

Acceptable

Shower / Tub - Style:

Shower Stall

Shower / Tub - Door and Frame and Seals Condition:

Acceptable

Bathroom Sink - Condition:

Acceptable

Bathroom Sink - Style:

Single Bowl

Bathroom Sink - Type:

Plastic

Items

17.0 Ceiling Inspected
Comments: Yes

17.1 Ceiling - Panels Loose
Comments: No

17.2 Ceiling - Discoloration or Stains
Comments: Yes

Inspector observed discoloration spots in the bathroom on the ceiling above the shower.



Above the shower on ceiling

- 17.3 Ceiling - Trim Work Missing or Damaged**
Comments: No
- 17.4 Ceiling Vents and Skylights - Thermostatic Controls and Switches Work**
Comments: Yes
- 17.5 Ceiling Vents - All 12 Volt DC Fans Operate**
Comments: Yes
- 17.6 Ceiling Vents - All 120 Volt AC Fans Operate**
Comments: Not Present
- 17.7 Ceiling Vents and Skylights - Stains Around Roof Vents and Skylights**
Comments: No
- 17.8 Lights and Light Fixtures - Do all 12 Volt DC Lights Function**
Comments: Yes
- 17.9 Lights and Light Fixtures - Do all 120 Volt AC Lights Function**
Comments: Not Present
- 17.10 Lights and Light Fixtures - Wall Mounted Light Fixtures**
Comments: Yes
- 17.11 Lights and Light Fixtures - Rope Lights**
Comments: Not Present
- 17.12 Lights and Light Fixtures - Spot Lights**
Comments: Not Present
- 17.13 Lights and Light Fixtures - Floor Lights**
Comments: Not Present
- 17.14 Lights and Light Fixtures - Entry Lights inside RV**
Comments: Yes
- 17.15 Lights and Light Fixtures - Missing or Broken Lenses**
Comments: No
- 17.16 Lights and Light Fixtures - Missing Shades or Broken Covers**
Comments: No
- 17.17 Walls Inspected**
Comments: Yes
- 17.18 Walls - Panels Loose**
Comments: Yes
Inspector observed a loose wall panel in the bathroom around the rear door.



Wall panel rear door in bathroom

17.19 Walls - Water Damaged Wall Panels

Comments: No

17.20 Walls - Panels Discolored or Stained

Comments: No

17.21 Walls - Soft Spots on Walls

Comments: No

17.22 Walls - Trim Work on Walls

Comments: No

17.23 Walls - Damage Repairs Performed

Comments: No

17.24 Walls - Holes or Wall Repairs

Comments: No

17.25 Closets / Pantries Inspected

Comments: Yes

17.26 Closets and Pantries - Door Damage / Scratches

Comments: Yes

17.27 Closets and Pantries - Wood Rot or Broken

Comments: No

17.28 Closets and Pantries - Drawer Damage / Scratches

Comments: No

17.29 Windows - All Windows Operational

Comments: Yes

17.30

Windows - Emergency Exit Windows Installed

Comments: Yes

17.31 Windows - Emergency Exit Windows Operational

Comments: Yes

17.32 Flooring - Sheet Vinyl

Comments: Yes

17.33 Flooring - Carpet

Comments: Not Present

17.34 Flooring - Ceramic Tile

Comments: Not Present

17.35 Flooring - Tile - Other

Comments: Not Present

17.36 Flooring - Plank

Comments: Not Present

17.37 Flooring - Floor Panels Loose

Comments: No

17.38 Flooring - Floor Covering Discolored or Stained

Comments: No

17.39 Flooring - Water Damage

Comments: No

17.40 Flooring - Carpet Worn

Comments: Not Present

17.41 Flooring - Sheet Vinyl Stained

Comments: No

17.42 Flooring - Soft Spots in Floor

Comments: No

17.43 Flooring - Previous Repairs Performed

Comments: No

17.44 Operation and Condition of Kitchen Faucet

Comments: Yes

Inspector observed some staining in the kitchen sink.



Kitchen Sink

17.45

Kitchen Sink - Faucet Working

Comments: Yes

17.46 Kitchen Sink - Faucet Leaks at Stem

Comments: No

17.47 Kitchen Sink - Water Damage Under Sink

Comments: No

17.48 Kitchen Sink - P-Trap Holds Water

Comments: Yes

17.49 Kitchen Sink - Sink(s) Holds Water

Comments: Yes

17.50 Kitchen Sink - Hot and Cold Water Available

Comments: Yes

17.51 Operation and Condition of Toilet

Comments: Yes

17.52 Toilet - Water Leaks

Comments: No

17.53 Toilet - Indication of Previous Damage or Repair

Comments: No

17.54 Toilet - Bowl Holds Water

Comments: Yes

17.55 Toilet - Mounting Problems

Comments: No

17.56 Operation and Condition of Shower

Comments: Yes

Inspector observed some scratches on from cabinet in main living area.



Cabinet on front bedroom wall in main area

17.57 Shower / Tub - Stains in Stall / Tub

Comments: Yes

Inspector observed some staining in the corner of the shower.



in shower

17.58 Shower / Tub - Water Damage or Leaks

Comments: No

17.59 Shower / Tub - Glass Doors

Comments: Yes

17.60 Shower / Tub - Soap Dish in Place

Comments: Yes

17.61 Shower / Tub - Door Latch Functioning

Comments: Yes

17.62 Shower / Tub - Towel Racks in Place

Comments: Yes

17.63 Shower / Tub - Curtain with Rod

Comments: Not Present

17.64 Operation and Condition of Bathroom Faucet

Comments: Yes

17.65 Bathroom Sink - Faucet Working

Comments: Yes

17.66 Bathroom Sink - Faucet Leaks at Stem

Comments: No

17.67 Bathroom Sink - Water Damage Under Sink

Comments: No

17.68 Bathroom Sink - P-Trap Holds Water

Comments: Yes

17.69

Bathroom Sink - Sink(s) Holds Water

Comments: Yes

17.70 Bathroom Sink - Hot and Cold Water Available

Comments: Yes

17.71 Operation and Condition of Washer

Comments: Not Present

18. Furniture**Styles & Materials****Chairs - Condition:**

Acceptable

Sofa - Condition:

Acceptable

Dinette / Table / Chairs - Condition:

Acceptable

Beds - Condition:

Acceptable

Cabinets / Dressers - Condition:

Acceptable

Cabinets / Dressers - Types of Hinges:

Exposed

Items**18.0 Chairs Inspected**

Comments: Yes

18.1 Chairs - Fabric Tears or Separation

Comments: No

18.2 Chairs - Fabric Discolored or Stains

Comments: No

18.3 Chairs - Signs of Excess Wear

Comments: No

18.4 Chairs - Water Damage

Comments: No

18.5 Sofa(s) Inspected

Comments: Yes

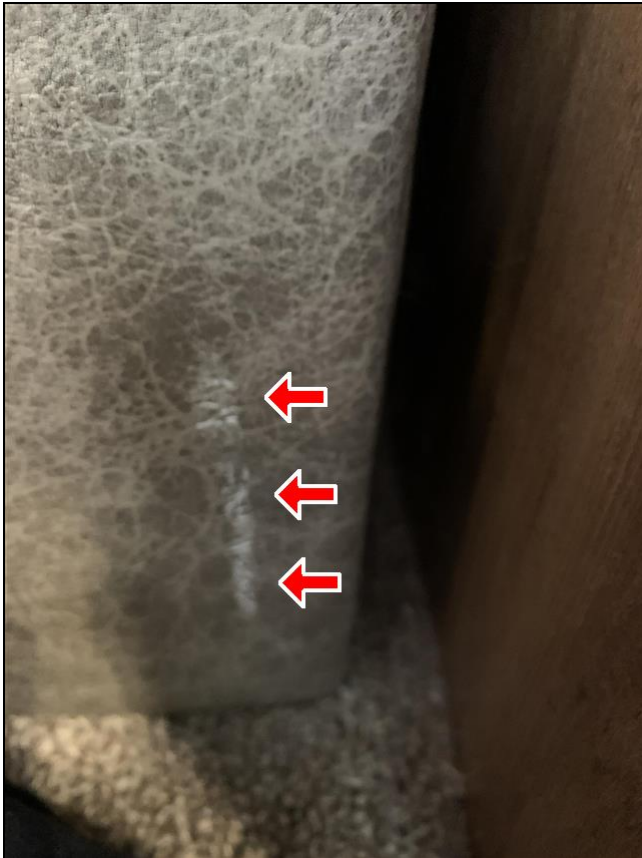
18.6 Sofa - Fabric Tears or Separation

Comments: No

18.7 Sofa - Fabric Discolored or Stains

Comments: Yes

Inspector observed a spot on the left front sofa arm near floor.



left front arm near floor

18.8 Sofa - Signs of Excess Wear

Comments: No

18.9 Sofa - Water Damage

Comments: No

18.10 Dinette / Table / Chairs Inspected

Comments: Yes

18.11 Dinette / Table / Chairs - Fabric Tears or Separation

Comments: No

18.12 Dinette / Table / Chairs - Fabric Discolored or Stains

Comments: No

18.13 Dinette / Table / Chairs - Signs of Excess Wear

Comments: No

18.14 Dinette / Table / Chairs - Water Damage

Comments: No

18.15 Dinette / Table / Chairs - Previous Repairs Performed

Comments: No

18.16 Beds Inspected

Comments: Yes

18.17 Beds - Fabric Tears or Separation

Comments: No

18.18 Beds - Fabric Discolored or Stains

Comments: No

18.19

Beds - Signs of Excess Wear

Comments: No

18.20 Beds - Pillow Top Mattress

Comments: Not Present

18.21 Beds - Bed Covers

Comments: Not Present

18.22 Beds - Covers Match Decor

Comments: Not Present

18.23 Cabinets / Dressers Inspected

Comments: Yes

18.24 Cabinets / Dressers - Door Damage or Scratches

Comments: No

18.25 Cabinets / Dressers - Counter Top Damage or Scratches

Comments: No

18.26 Cabinets / Dressers - Wood Rot or Broken

Comments: No

18.27 Cabinets / Dressers - Drawer Damage or Scratches

Comments: No

19(A) . TV #1

Styles & Materials

Unit Brand:

Other

Model # / Other Specify : Jenson JE4015 - F01916XQCN00884

Antenna Power Booster Operates:

Yes

Items

19.0.A Unit Works Properly

Comments: Yes

Jenson TV located mid coach



TV



Model of TV

19.1.A Unit Cleaned and Maintained

Comments: Yes

19.2.A Unit Properly Mounted and Secured

Comments: Yes

19(B) . DVD Player

Styles & Materials

Unit Brand:

Other

Model # / Other Specify : Jensen

Antenna Power Booster Operates:

Not Inspected

Items

19.0.B Unit Works Properly

Comments: Yes

Jenson-DVD and Radio mid coach



Jenson-DVD and Radio mid coach

19.1.B Unit Cleaned and Maintained

Comments: Yes

19.2.B Unit Properly Mounted and Secured

Comments: Yes

19(C) . Radio / Stereo

Styles & Materials

Unit Brand:

Other

Model # / Other Specify : Jensen

Antenna Power Booster Operates:

Not Inspected

Items

19.0.C Unit Works Properly

Comments: Yes

19.1.C Unit Cleaned and Maintained

Comments: Yes

19.2.C Unit Properly Mounted and Secured

Comments: Yes

**Serenity RV**

**479 W Sam Ridley Pkwy
Ste 105 box 234
Smyrna Tn 37167**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Keystone 2017 owners manual](#)