

Please forward to your salesperson.

Ideal Requirements for a Thorough MH Inspection

It is the responsibility of the buyer and his sales rep to provide an optimal inspection environment. Jim will do his best with given circumstances. Any conditions that are not met **will not prevent an inspection** from taking place but may hamper/limit the scope of the inspection.

Winter and shoulder-season inspections. Winterization prevents the inspection of all plumbing, including but not limited to water heaters, waterlines, leaks, fixtures, and tank dumping. These will need to be addressed outside of the inspection findings.

Post-winter inspections. To avoid accidental flooding, if the RV has not been de-winterized OR if the freshwater tank system has not been used since winter, have a tech ensure that the water heater by-pass valve has been opened and that the water filter plastic cover next to the water pump is not cracked. Then run some water into the freshwater tank. This will help check for leaks from broken lines/fittings and address them prior to the inspection.

If not given to the buyer already, please provide ASAP the VIN and build sheet (spec sheet) showing what options or updates/upgrades the RV is outfitted with.

Depending upon the RV and surrounding circumstances, **an inspection can run from store opening until closing!** To shorten this timeframe and to put the RV in its best light, please see to the following:

1. Black tank flushed (if pre-owned and sewer connection not provided).
2. RV parked in a dry, lighted area w/room to extend the awning and 7 ft clearance on other sides.
3. Absorption fridge turned on the night before, so it is cold by morning.
4. Connected to 30 Amp or 50 Amp service.
5. Keys to all locks, storage bins, and engine left in the RV.
6. Fuel tank **must be more than ¼ full** if the generator runs off the fuel tank.
7. Propane tank **must be more than ¼ full**, especially if the furnace needs to be used!
8. Manuals provided for the RV, including its appliances, electronics, etc.
9. All remotes w/batteries provided to TVs, fireplace, fans, electronic components, etc.
10. Leveling/stabilizing jacks should be extended.
11. Slide outs should be extended.

You are encouraged to have the RV ready to inspect before techs leave inspection eve. Else it takes time for a tech to locate the RV, move it to the appropriate staging area, plug it in and get things set up... not to mention running off campus to fill it with fuel/propane.

Due to weather or other unforeseen conditions, everyone may be called upon for flexibility. As in all aspects of life, there are things that occur out of one's control and which might dictate necessary changes in timetables. Your co-operation is very much appreciated!

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Weather Restrictions

The weather does not care about people's timetables, closings, or quotas. It forces us to work within its parameters! The following items can affect timing:

Rain or Heavy Snow

Seller and Buyer acknowledge that inspecting in inclement weather risks getting the RV wet/dirty due to a constant entering/exiting the RV. Jim can work in light rain or even brief cloud bursts, but the inspection should be re-scheduled if the chance of rain or heavy snow is greater than 50% every hour of the scheduled inspection day. Here are the reasons why:

1. Jim needs to walk/crawl on the roof and the roof must be dry to be able to do so safely. Yes, if necessary, Jim can perform a limited, perimeter evaluation only.
2. Inspector needs to lie on his back under the RV many times with equipment in hand and neither of them should be allowed to soak in pouring rain.
3. Inspector needs to stand outside for an extended period while inspecting the entire perimeter of the RV.
4. Awnings should not be extended and then retracted wet unless they can be put back out to dry.
5. The inspector's equipment needs to be stored and accessible under a covered/dry area.

Clear, Cold Weather

1. Heat pumps are tested when the temperature is above 40 degrees. Some can be tested as low as 32 degrees (or lower) depending upon manufacturer's recommendations.
2. According to industry standards, the temperature must be 60 degrees or higher to evaluate air conditioners correctly and safely.
3. Seller must ensure that the furnace is running and can continue to operate during the entire inspection period.