

Please forward to seller

Ideal Requirements for a Thorough MH Inspection

It is the responsibility of the buyer and seller 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, water lines, leaks, fixtures, and tank dumping. These will need to be addressed outside of the inspection findings if unable to be inspected during the inspection.

Post-winterization inspections. To avoid accidental flooding, if the RV has not been de-winterized OR if the freshwater tank system has not been used since winterization, ensure that the water heater by-pass valve has been re-opened and that the glass/plastic cover to the water strainer next to the water pump is not cracked. Then put some water into the freshwater tank and run the water pump with an open faucet. This will help check for leaks from broken lines/fittings to be addressed prior to the inspection.

De-winterized inspections.

If not given to the buyer already, please provide ASAP a copy of the build sheet or a spec sheet showing what options/updates/upgrades the RV is outfitted with. It is important to know if the RV is equipped with solar panels and if there is a solar panel disconnect switch. Note: the inspection can take from 4 to 12 hours depending upon the type of inspection ordered, the RV, and circumstances. To shorten this timeframe and ensure that the RV performs in its best light, please do the following:

1. Black tank flushed prior to inspection (if sewer connection not provided).
2. RV parked in a dry, lighted, level area w/room to extend the awning and with 5-7 ft clearance on other sides to extend ladders and to crawl under.
3. Have ample cord/shore power available and preferably not to a 15/20-amp **GFCI protected circuit**. Inspector will plug in at the appropriate time.
4. Turn on refrigerator the night before if it's an absorption (propane) unit.
5. Have 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** (or more to ensure heater can run all day).
8. Provide manuals for the RV, its appliances, electronics, etc.
9. Provide all remotes w/batteries: TVs, fireplace, fans, electronic components, etc.
10. After inspector's arrival - leveling/stabilizing jacks system needs to be operated.
11. After inspector's arrival - slide outs/awnings need to be extended/retracted.

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 a very brief 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. Jim needs to stand outside for an extended period while inspecting the entire perimeter of the RV, including climbing ladders and lying on his back under the RV and Jim will not do this anymore in the rain.
3. Awnings should not be extended and then retracted wet unless they can be put back out to dry.
4. 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 delta "correctly" and safely.
3. Seller must ensure that the furnace runs and can continue to operate during the entire inspection period.

Weather Forecast for [DATE]

[ACTUAL FORECAST TBD]

Inspection Conditions: [ACCEPTABLE/UNACCEPTABLE]

[Please schedule the inspection to a time with more acceptable conditions unless the inspection can take place inside a heated or sheltered bay].