



## Gneiss Goods, LLC RV Inspections

### Instructions/Requirements for the Clients (and Sellers)

We at Gneiss Goods, LLC appreciate your business and look forward to providing you with the most advanced RV Inspection available in today's RV market. ***Here is what we need for a thorough inspection:***

1. **Hookups:** In order to inspect everything properly and provide you with a thorough, helpful report, the unit should be hooked up to at least power and water, and ideally a sewer connection.
  - a. **Power:** Please ensure the appropriate 30-amp or 50-amp RV shore power supply is available. A 15-amp power adaptor just is NOT sufficient, as it can cause damage to RV components, especially the air conditioner. A good option for having correct hook-ups is for an individual seller to rent a space at a reputable RV Park. At a dealership, hook-ups for water and electricity are usually available.
  - b. **Water:** A city water connection and water hose must be available to inspect the condition of the city water inlet and related freshwater tank plumbing, as well as any built-in tank flush systems.
    - If no city water connection is available, the freshwater tank will need to be at least ½ full for plumbing testing or completely full for waste tank testing. It will be noted in the report that freshwater connections were not inspected.
  - c. **Sewer:** Having an RV sewer connection allows the inspector to test the black and grey water tank lines and valves. If a sewer connection is not available, it will be noted on the report. Waste tanks should be empty and clean at the start of the scheduled inspection.
  - d. **Propane:** Accurate evaluation and testing of the RV Propane System is critical and can be a **life safety issue**. Please ensure there is at least half a tank/cylinder of propane if the RV uses propane.
    - Due to regulatory requirements, a propane leak test may only be performed at the stove burner connection or outdoor grill port. While most RV stovetops allow access to those connections, some (newer) stovetops are manufactured in such a way as to restrict access to those connections. If the style of stovetop restricts access to the burner connection and no outdoor port is available, Gneiss Goods LLC will not perform the propane leak test. In such a case, the report will note that the propane system should be tested for leaks by a qualified RV technician.
  - e. **Refrigerator:** RV absorption refrigerators take at least 12 hours to cool, therefore if an RV refrigerator is present, it must be running for 12 hours prior to the start of the inspection, for an accurate temperature reading to be taken in the freezer and refrigerator compartments.
    - Residential refrigerators must have been in operation for at least 4 hours prior to the start of the inspection.

**Important:** If the above requirements are not met, Gneiss Goods, LLC will NOT be able to complete portions of the inspection that require hookups of water, electricity, sewer, or propane, or that require the refrigerator to be pre-cooled. Any such issues will be noted in the inspection report.

## 2. Setups:

- a. **Generator:** We require enough fuel to power the generator for all the required inspections—at least 1/3 tank of gas, whether that be gas or diesel from the fuel tank, or propane.
  1. Most generators are prepped with a ¼ fuel tank shut off safety feature, therefore anything close to that mark will make it difficult to thoroughly inspect functionality. If such tests cannot be completed, they will be noted in the inspection report.
- b. **Roof:** Please note that the roof inspection is one of the most important parts of an RV inspection, as it gives hints to the inspector about where to look for other problems. Please ensure there is enough clearance to properly maneuver the roof. However, the roof cannot be inspected when it is raining, when lightning has been spotted or when there is snow/ice on the roof. For this reason, an inspection date may be postponed by rain or other inclement weather.
- c. **Maneuver Room:** The inspector will require room around all sides of the RV to adequately maneuver a stand-alone ladder (about six feet).
- d. **Slide-outs:** All slide-outs will require testing of operation and we will evaluate seals along the sides of the slide-outs. Please confirm there will be sufficient room for the RV slide-outs to fully extend and allow space to move around them.
- e. **Awnings:** Awnings will need space to be extended and retracted.
  1. Awnings can only be tested if weather permits. If conditions are too windy for full operation, electric motored awnings will be brought out just slightly and quickly brought back in to test functioning of the motor. If full test cannot be completed, it will be noted in the report.
- f. **Air Conditioning and Heating:** On extreme temperature days, the efficiency of either the air conditioner or furnace function may not be able to be determined. On extremely hot days, the interior of the RV may not be able to be cooled enough to trigger the furnace thermostat. On extremely cold days, the interior may not be able to be warmed enough to trigger the air conditioner thermostat. If such tests cannot be completed, it will be noted in the report.
- g. **Batteries:** RV batteries should be properly installed and charged.
- h. **Cabinets/Drawers/Storage Areas:** Please ensure the owner knows the inspector will be going through everything—cabinets, drawers, storage compartments, etc., to look for water damage and functioning of drawers/doors. Anything of value should be removed or locked in a separate area that would not be inspected. Note that the inspector will not move or remove personal items that are present. We will visually inspect around items or note in the report (most likely with a photo) if unable to inspect an area.
- i. **Manuals and Remotes:** Any existing RV manuals, maintenance records, the “build sheet,” all RV keys and remotes with fresh batteries should be readily available for use during the inspection and for reporting details.

**Important:** Please ensure that the owner has the RV setup as if ready to camp before the start of the scheduled inspection time. This would be completely hooked up to all services, all leveling jacks, and stabilizers down, with the RV leveled, and slide-outs in the extended position. Note that awnings do not need to be extended if wind is present. Gneiss Goods, LLC will not provide any needed accessories (i.e., water hose, sewer hose, power supply) to complete inspection due to liability reasons. Please ensure all of these are available.

### 3 **Liability Concerns:**

- a. **Motorized Vehicle:** The inspector will NOT test drive the RV as part of the inspection due to insurance liability restrictions. However, we can “ride along” as the current owner drives it, and we can video the experience.
- b. **Insurance:** If a dealership or owner has any commentary regarding insurance or liability issues, please know that Gneiss Goods LLC does carry a \$1,000,000 policy. We are happy to provide a copy of the Certificate of Insurance to anyone that requests it.
- c. **Attending inspection:** A typical inspection usually takes between 6 and 9 hours to complete. At Gneiss Goods LLC we prefer to have few to no distractions when conducting an inspection, as this helps us be as thorough as possible. We usually ask that if the buyer wants to attend the inspection that they come after 3 pm and we can go over our findings to that point. This allows us time to complete critical testing without interruption.

We do offer New RV Orientation which can be scheduled for another day that provides valuable information to new RV owners. And/or we can be present when the dealership does a walk-through of your new RV—often we think of helpful questions.

3. **Inspection Report:** The online inspection report will include dozens of photos and quite a few videos. You may forward it to whomever you wish, and you will always have access to it. We guarantee to have it ready for our client within 24 hours after we return to our office, and we usually get it done the same night.