

Pre-inspection Information for Buyers – Please Read Carefully

Prior to the Scheduled Inspection – IMPORTANT:

- In order to inspect everything properly and provide you with a thorough report, the unit should be hooked up to at least power and water, and ideally a sewer connection to test waste valves.
- Please ensure the appropriate 30 Amp or 50 Amp RV shore power supply is available. Nothing running on 120-volt AC will be inspected with 15 Amp power as it can damage RV components.
- A city water connection must be available in order to inspect the condition of the city water inlet and related plumbing to the fresh water tank, as well as any built-in black tank flushing capability. If no city water connection is available, the fresh water tank needs to be at least 1/3 to 1/2 full in order to check the fresh water pump, bathroom and kitchen plumbing and fixtures.
- Having an RV sewer connection is needed to test the black and grey tank, lines and waste water valves. No sewer connection and lack of ability to inspect these will be noted on the report.
- The refrigerator / freezer must have been turned on and running for at least 12 hours in order to get an accurate temperature reading on the unit.
- Accurate evaluation and testing of the RV propane system is critical and can be a life safety issue. Please ensure at least one propane tank is at least half full for this part of the inspection.
- If the RV has a generator onboard, there needs to be more than 1/4 of a tank of the appropriate fuel for the testing process. This could be gas or diesel fuel from a tank, the engine, or propane.
- All slides will require testing, and evaluating seals is vital to check for water damage. Please confirm there will be sufficient room for the RV slide-outs to fully extend during the inspection.
- Any RV awnings will also need space to be extended and retracted.
- Any existing RV manuals, maintenance records, all RV keys, and remote controls with fresh batteries should be readily available for use during the inspection and for reporting detail.
- Please ensure the owner knows the inspector will be going through everything* - cabinets, drawers, storage compartments, etc., to look for water damage. Anything of value should be removed or locked in a separate area that would not be inspected.

*The buyer and/or owner is welcome to be there all day during the inspection, but please understand that with that kind of distraction it can take much longer to complete, and it can reduce the accuracy of the report – especially if there are a lot of questions or explanations that the owner may require. If the inspector is not allowed to, or is not given the time required to, inspect everything they normally would, this will be noted on your report.

Liability Concerns

If the dealership or owner has any commentary regarding insurance or liability issues, please know that we carry a \$1,000,000 policy we are happy to give them - and you - a copy of.

At the beginning of the inspection, the inspector will be asking the owner to assist with anything that moves, electric or hydraulic, such as moving the slides in and out and rolling the awning in and out especially manual ones - assuming it's not too windy (we can only move those with electric motors a little way out, if so), along with black and gray tank waste valves, landing gear, jacks, stabilizers, and levelers. If the owner is unavailable or unwilling to assist with this at the time of inspection, all actions will be video recorded to reduce the inspector's liability should something not function properly.

If it is a motorized vehicle, the inspector will not be able to test drive the RV as part of the inspection due to insurance liability restrictions. If you are concerned about driving the RV before buying it, we can refer you to a website that lists RV driving instructors available around the country.

Recommendations and Additional Information

If it is a motorized vehicle, it is highly recommended that you have a fluids analysis performed on the vehicle's engine. If you would like to have fluid analysis completed, such as the transmission fluid or generator oil or coolant (if available on your RV), these can be provided at additional cost. Fluid analysis can also be performed on a vehicle that may be towing the RV if requested in advance.

***Please know that if you are in a rush to make your RV purchase, the results of the fluids analysis can take from a few days up to a week or so, depending on the current demand at the lab and possible delays with shipment of the samples to the lab. We have unfortunately found that the two-day delivery option is no longer guaranteed by neither the US Postal Service nor UPS at this time. However, obtaining those results prior to purchase can be the deciding factor on the purchase of a motorized RV if the engine's condition is in question, especially considering the expense of major repair or replacement.

The inspection report we provide is extensive and will contain dozens (sometimes up to 75-100 depending on the unit's size and condition) of photos – both standard and 360°, if possible, along with video of anything deemed appropriate, which you will be able to view online. We strive to complete your report and have it available for your review within 24 – 48 hours post-inspection. Please see the Points of Inspection document attached to our email for more detail. If the inspection can be completed with few distractions, it is very thorough and can take 8 to 9 hours to complete, depending on the size and type of RV and how many issues we are finding that need to be photographed and noted in your inspection report. We check from roof to tires, front cap to rear wall, and everything we can in between – including the underbody to check the chassis/frame/running gear.

If you decide you would like B&B RV Inspections to perform the requested inspection, we will send you an electronic copy of the RV inspection contract to sign to ensure we are in agreement on the service that will be performed. Full payment of the invoice will also need to be received to guarantee the inspection appointment. No additional services will be performed if not requested and purchased in advance. Please know that this is not part of any required state inspection. It is a third-party independent inspection only. Any state inspection would need to be done after the purchase per state requirements.

Thank you for the opportunity to serve you. We look forward to working with you soon!