

Ottawa Valley RV Checklist

This applies mostly to Class A, B & C motorhomes and pull along trailers
Checklist can be checked in pdf format on your phone

Opening & Closing Tips

Opening

Roof: Check for any damage or areas that need attention. Do NOT ignore!

Exterior: Check the seal of all window, doors & storage compartment doors. Address as soon as possible if required. Check your shed for damage too, especially if your area is mouse, chipmunk and/or squirrel prone.

Trailer Belly: Again check for any new opening created over winter. I'm assuming that you've kept it sealed all along.

Sewage: Make sure that both tank gates are fully functional and in their correct positions.

Batteries: Connect your battery/s and check condition of connections.

Power: Check the outlet and water source for any issues to be addressed.

Power Cable: Make sure that there are no issues with your power cable & connect to the shore power and RV power inlet, **securely**.

Power: Check the microwave display to indicate that the power is connected.

Slide-out: Make sure nothing is behind your slide-outs and fully extend them one at a time.

Electrical: Check that all lights and plugs are working.

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Opening cont'd

Rodents: Check all cabinets, drawers, etc. for any rodent damage, scat etc.

Water Hoses: Re-check the condition of the water hose. **Replace if needed.** This is could be a source for bacteria if your hose and/or ends are not clean. Oh yes, make sure there is a good washer on the hose and the city water inlet.

Water cont'd: Replace filter if required & check condition of regulator before connecting your hose. Don't open the water just yet.

Water Test: As on the Main Checklist, check under all sinks and behind the water heater for signs of mouse damage. There's no sense starting your season with a flooded interior.

Water Lines: With your water heater by-pass still on, flush bold lines fully. Once fully flushed open the by-pass on the water heater, open the PRV (pressure release valve) and fill the tank. Once the water spurts out of the PRV close the PRV. Open the hot water taps inside to release any trapped air in the line.

Toilet: Make sure the toilet water and tank gate are functioning as expected. Start your season off properly by adding at least 2 gallons of water down the toilet and then the appropriate amount of **RV designed chemical** to start the new batch of bacteria in the black water tank. Yes we have it for you.

Refrigerator - I like to give the frig and freezer a quick wipe inside before adding products. You know it won't happen again until closing. Make sure that the frig is in 120 V mode. Give it time to get cold before adding your food etc.

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Opening cont'd

PROPANE TANKS: Install and connect your **full** tanks. I leave them closed until the interior is ready.

Stove: First turn the overhead fan off to remove any potential fumes. I will light one burner at a time. Make sure each one has a strong clean flame. *If not call us.* Make sure each burner is fully turned off before the next step. I then proceed with the water heater.

Water Heater: If it has electric ignition then hit the switch. You should hear it trying to ignite. It's a good practice to go outside, open the water heater door and make sure you see a strong blue flame. If it is orange then **call us** to have it checked and cleaned as needed. An orange flame creates excessive soot and compromises steady water temperature.

If it is manually ignited then follow the procedure as required. Again, make sure it is a strong blue flame. **If not then call us.**

Air Conditioner: I know it's probably still chilly out but you can try the AC to make sure it will be ready for when you need it. Run it for a few minutes to make sure it is fully functional. You can wait too until it is actually warmer out. To me it makes sense to try it before I start the furnace so that I'm not in for an unpleasant surprise in the summer. That's a personal call.

Furnace: Chance is that the outside temperature is not swimsuit ready. It's a good time to start the furnace. You should hear the blower first come on to expel any potential fumes. You'll hear it try to ignite and then you should hear it fire up. It's not as easy to check the flame with a furnace but if you see soot on the outside of the furnace exhaust port call us. It needs attention.

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Closing

Every great season always ends far too early; it's time to shut things down.

It's basically just a reverse of opening, with the addition of winterizing the plumbing. We can help with this process but call us ahead as we have many scheduled clients in the area.

Once you have the food and linens all removed, double check all the cabinets and drawers so that any would be rodent doesn't utilize them.

Rodent prevention: Prior to closing it's a good idea, in my opinion, to have the under belly of your RV sprayed with rodent repellent; it does work. We can put you onto the right people for the job.

Clean: It's a good idea to give the place the once over before closing. It helps make next year's opening easier.

Tires: So we know you're not travelling with it but your tires still wear due to the weather. Some folks have them removed completely (obviously their RV is on pillars) and stored away, while others simply cover them. Remember that at some point in the life of the RV it will need to be moved. Attention to them is always a good idea.

Blinds: Might as well close them for the winter.

Roof Vents: Make sure each one is fully closed. Covering them on the roof won't hurt either.

Air Conditioner: While you're at it you may as well cover the AC on the roof. It helps to protect the AC shroud as best you can.

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Closing cont'd

Refrigerator: Make sure all contents are removed and the door to the frig and freezer left open enough to allow air in them so that any mold will not be as apt to grow. I like to unplug mine so that I can prepare it come spring first.

Propane: Having made sure that all propane appliances are off disconnect the propane tanks and store. If you have a shed it's a good place for them. If you don't have a shed at least make sure that they are covered for the winter.

Sewage: Prior to winterizing the plumbing, make sure that both tanks have been emptied. You do **NOT** want any solids left in the black water tanks! Once emptied you can close both sewage gates or leave open to allow the water that will be dispelled from the lines during winterizing to drain from the tanks. Once that is completed close both gates.

Plumbing: Make sure that you have allowed the hot water tank to cool sufficiently to avoid a nasty burn when draining. Engage the water heater bypass and then choose your option:

1. Most RV's these days have gravity drain points. Open both to drain the plumbing. Opening a couple taps will help it drain. While they drain you can drain the water heater. First, open the PRV to release pressure in the tank and avoid the drain plug from shooting across the park. It's a good idea to have first let the hot water to cool down sufficiently so that you don't burn your hands at seasons end. Remove the drain plug and drain as fully as possible. Once drained, replace the drain plug and close the PRV. You may use **RV designed anti-freeze only** in the plumbing. Know that you will end up with bursts from the taps as it expels the air.

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Closing cont'd

#1 cont'd - When the pink pours out that tap can be closed. Repeat with **ALL** taps **and** the toilet valve.

2. With the by-pass on you may now pump the **RV designed anti-freeze** into the plumbing. Open one tap at a time and when the pink comes pouring out close that tap. Repeat with **ALL** taps **and** the toilet valve. You can slowly open the gravity drain points till you see the pink and then close. This can be done after the main lines are winterized, releasing slowly till you see pink as it won't affect the lines inside with the minute amount of pink that will drain from them. For the water heater it's the same procedure. First, open the PRV to release pressure in the tank and avoid the drain plug from shooting across the park. As said previously it's a good idea to have first let the hot water to cool down sufficiently so that you don't burn your hands at seasons end. Remove the drain plug and drain as fully as possible. Once drained, replace the drain plug and close the PRV.

Refrigerator: Make sure the frig has shifted to shore power. Unlock the frig doors and check for spills. Better now than when you go to get the mustard.

Water Hose: Assuming you, of course, removed the water hose to pump the RV Anti-freeze into the plumbing system, drain the water hose, inspect and store away if in good condition for next year.

Slide-outs: Time to close each slide-out. Make sure there is nothing in their way to obstruct them from fully closing without damage.

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Closing cont'd

Power: I usually leave this towards the end in case I need it for blowing away the leaves with the electric blower or any other electrical device that needs to be plugged into the exterior electrical outlet. Once done, disconnect the power cable, inspect its condition and then store safely away from rodents.

Batteries: Batteries do not like to be left out in the cold. Disconnect and remove the batteries and take them home. The basement works fine but remember to charge them at least once over the winter charge.

Covers: Today's RV industry now offers vented RV covers designed for the size of your RV. They have pros and cons.

- They can be a real pain in the butt to install if there is any wind. Case in point is that I nearly fell off a client's RV when a strong gust attempted to use it as a kite, and that was with someone on the ground holding the overlap.

Once covered it is a matter of ensuring that it is secure. As a rule they come with the required ropes etc. Come spring it's then a matter of untying, folding and storing for the summer. They are not exactly small.

That said they do provide a certain amount of protection for the roof from ice and snow weathering effects and potentially damage from small branches.

I highly suggest that you NOT use a tarp to cover your RV as they DO NOT breathe; that's a recipe for interior mold.

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That's a wrap!

As said before, we could make endless lists for you but we figure that would just drive you crazy!

It is our hope that the points we have provided will be of some use to you in a positive manner. While we are mainly in the business of providing product sales and repair services we also know the disheartening that comes with poor maintenance, often due to owner ignorance of what they must do to protect their investment.

I have probably forgotten to list some pointers, or have them arranged in a manner not preferable to all but you can use them regardless.

Products & Services

As mentioned in the list, somewhere, rodent prevention can be a real plus. Contact us to help determine the cost for your RV and arrange scheduling.

info@ottawavalleyrv.com

Need chemicals, cleaning or other products? Contact us and let us know what you need. We do not always have everything in stock but we'll do our best to make it happen as quickly as possible.

sales@ottawavalleyrv.com

Need advice or repairs? repairs@ottawavalleyrv.com

Have yourselves a great time and a great season!!