

Seasonal Information Packet 2022 Camping Season



71 Mott Hill Road
East Hampton, CT 06424
(860) 267-5300
Toll Free 1-866-445-6520
nelsonsfamilycampground@msn.com
www.nelsonscampground.com



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2022 Seasonal Rates

Seasonal Rate	Type of Site
\$3495.00	30 amp
\$3525.00	50 amp
\$3725.00	Pond site (50 amp)
+\$300.00	Sewer site

*Sites include: water, electric, satellite TV, grey water, high speed Wi-Fi and free streaming.

*Electric is billed monthly based on kilowatt usage on individual site.

*Sewer is available on a small percentage of seasonal sites. However, we do have a free dump station on site or weekly honey wagon service (fee).

*For your convenience, we have an online payment portal for seasonal transactions. All transactions are subject to a convenience fee.



71 Mott Hill Road
East Hampton, CT 06424
(PH) 860-267-5300 (FAX) 860-267-8956
(Email) nelsonsfamilycampground@msn.com
(Facebook) Nelson's Family Camp Ground
(Instagram) @nelsonsfamilycampground

July 2021

Dear Seasonal Camper,

Welcome to Nelson's Family Campground! We are pleased to welcome you to our campground as a potential seasonal camper. Please review the seasonal information below and if you have any additional questions or would like to view 2022 sites available for the season, stop in the office or call to make an appointment. We would be happy to meet with you and answer all of your questions.

Please find the seasonal rates for the 2022 camping season below:

Seasonal Rate	Type of Site
\$3495.00	30 amp site
\$3525.00	50 amp site
\$3725.00	Pond site
+\$300.00	Sewer Site

The 2022 season begins at 3:00 pm on April 15, 2022 and ends on October 10, 2022 at 3:00 pm.

Seasonal License

If you would like to reserve your same seasonal site for the 2022 season, a **deposit of \$400 is required by August 1, 2021**. As of August 1, 2021, any site without a deposit will be considered available for 2022 and will be rented on a first come, first served basis. Please note that any seasonal reservation cancelled between August 1, 2021 and January 31, 2022 will forfeit a \$300 non-refundable cancellation fee. A second deposit of \$500 is required on or before February 1, 2022 to confirm your reservation. Reservations cancelled after February 1, 2022 are non-refundable. The balance is due April 15, 2022. There will be a \$100 late fee for any unpaid balances as of April 15, 2022.

*****On-time payment perk*****

If the balance of your seasonal site is paid in full and all paperwork has been completed before April 15, 2022, you may choose ONE of the following packages upon check-in:

1. 4 Free Pump Outs (Honey Wagon)
2. 10 Free Visitor Passes

Winter Storage

Winter storage is available on site for \$325.00+tax. If we receive a completed Seasonal Camping License and your storage payment by Labor Day, your storage fee will only be \$275.00+tax. You are required to secure and maintain insurance for liability and comprehensive coverage for your trailer. In addition, you are liable

for property taxes in East Hampton. Upon renewing your seasonal license, we will need the make, model, and year of your trailer to report to the town for tax purposes.

Payment Schedule

Due Date	Payment Amount	Description
August 1, 2021	\$400.00	First Deposit
September 6, 2021	\$275.00 + tax	Discounted Winter Storage
February 1, 2022	\$500.00	Second Deposit
April 15, 2022	Balance	Opening Day of Camping Season

- You are welcome to make additional payments at any time before the opening day of our camping season. (see note on Page 5)

Rental to a Family Unit

Seasonal sites are rented to one family only and are non-transferable. Our definition of a family is: two adults from the same address and their unmarried children living at home. An adult member of your site must be present while your site is in use; this does not include your adult children. For your convenience, you are able to include an extra “live in” adult on your seasonal license for an additional \$300.00 or child for \$200.00 (ages 5-17) with prior approval. Adult campers must supervise their children and guests at all times. Please speak to the owner and/or manager to discuss your specific needs in regards to your family.

Visitors

You are welcome to have guests. They must register to visit for the day or overnight in the office **upon arrival**. Overnight visitors must sleep in your trailer. Setting up a tent or another trailer is considered camping and requires prior approval from the office. As a reminder, all visitors’ cars must remain in the free visitor parking lot. Another parking option is to pay a \$10.00 convenience parking fee which allows the visitor to park on your campsite only, subject to office approval. At any time during the season, we offer discounted visitor passes for seasonal campers to purchase in the office.

Bar Code Access

Bar Code access will be issued as soon as the license is 100% complete, the campsite fee is paid in full and proof of rabies vaccination for any dogs listed to a seasonal site is turned in. Two (2) registered seasonal cars are permitted on the site at one time. Please do not use your revocable bar code access to allow other cars into the campground. Cars must park on their own campsite. Bar Codes will expire at 3pm on October 10, 2022.

Sale of Trailers

All sales of trailers that are located on the property of Nelson’s Family Campground **require an advance full inspection of the unit by Gustine’s RV** and a review of the title paperwork. Units found to be in poor condition or without titles will not be allowed to stay. This allows sellers to set a fair price and to ensure buyers have full disclosure. Please contact our office with any questions before posting “For Sale” signs on your unit or online. This process takes several weeks; please plan accordingly.

If you do not plan on renewing for the 2022 camping season as a seasonal camper, please let us know by August 1, 2021. Sites without a deposit by August 1, 2021 will be considered available for rent for the 2022 camping season.

Finally, as we have learned through the COVID-19 pandemic, Nelson’s Family Campground will continue to adopt and execute all “best practices” as recommended by governing bodies.

Thank you very much for choosing Nelson’s Family Campground. We truly appreciate your business.

Sincerely,

The Gustine Family and Erin (manager)



Seasonal Campsite Guidelines

1. Trailers owned by seasonal campers can have a maximum width of 8.5 feet and total area of 400 square feet. If you are interested in changing your trailer while camping with us, please fill out the Campsite Improvement Request Form (page 11) and return it the office for review. Please allow up to 48 hours for approval.
2. Trailers over 20 years old will require a current picture of your unit before approval can be considered to be brought into the campground.
3. When parking your trailer on the seasonal site, we require that there are 3 (walkable) feet around the trailer after your slides have been opened. This means the trailer must be at least 3 feet from the electrical boxes, trees, boulders or other items on flat sites or 3 feet from the drop off on wooded sites.
4. Prior to making changes/improvements to your site, we ask that you please submit a Campsite Improvement Request Form (example is found on page 11). This form allows you the opportunity to detail your proposed changes. Forms are available in the campground office as well as on our seasonal page on our website www.nelsonscampground.com.
 - a. Improvements include: adding/removing plants or bushes, decking, new trailer, sheds, gazebos, *one* outside refrigerator (maximum of 5 cubic feet), fireplace, or any other additions.
5. You are welcome to have one pre-approved plastic or metal shed, but it may not exceed 30 square feet. If you are interested in purchasing a new or used shed, please see the office.
6. One pre-approved screen room/gazebo is permitted on your site. The size must not exceed 12' x 12' (144 square feet). No hard tops will be permitted at the campground.
7. Decking as well as any other built structure needs advanced approval. Please submit a Campsite Improvement Request Form. Building specifications for decks can be found on page 10.
8. We love the trees and bushes! If you find your site needs tree trimming, please let us know in the office. With this in mind, no trimming without permission.
9. Please feel free to rake your site, but not between sites or behind your site. Leaf pickup will be from the end of the season to mid-May. Please do not bag your leaves; place them at your curbside free of debris to be picked up.

10. In effort to keep our campground beautiful, please maintain the grass on your site. If your site is gravel or stone based, please remove weeds from your site. You can check in the office for options for weed maintenance. If we are forced to maintain your site, applicable fees will apply.
11. We allow one 100 lb. propane tank per site. If you would like to rent one of these tanks, we can deliver them to your site based on availability. All tanks should be secured to your trailer and placed on patio blocks to ensure stability. Tanks will be picked up at the end of the season. Please note: You may require a longer hose to connect the new tank. You are welcome to bring one of your own labeled 100 lb. tanks; however, we are unable to allow other propane companies access to the campground. See page 15 for more information.
12. Nelson's is proud to recycle; please put non-bagged bottles and cans, cardboard, and all paper in the recycling bins which are located at the entrance/exit of the campground. Please put all household garbage in the labeled compactor. Trash/recyclables need to be kept in sealed containers or removed.
13. If you would like to dispose of a car battery, propane tanks, lawn furniture, mattresses, tents, screens, air conditioner, water heater, furnaces, refrigerators, televisions, microwaves, grills, or other bulky items from your trailer, this can be arranged in the office for a nominal fee.
14. No hard awnings will be allowed at Nelson's Family Campground.
15. Kiddie pools are welcome under the following guidelines:
 - One per site.
 - Adult supervision is required at all times when water is in the pool.
 - When the pool is not in use, it should be stored empty on your site and flipped over.
16. All items added to your site are your personal property and you are responsible for their safety and removal at the end of your camping time. We provide guidelines for appearance and consistency. Ownership remains yours and we hope to get our site back cleaned when you leave and nothing else.
17. Outside showers can only be used as a foot wash. Soap is not allowed.
18. Blue boy tanks can never be left connected and they must have tightly sealed caps at all times.
19. No receptacles can be used to collect and hold stagnant water such as buckets, wagons, etc. Please put upside down or under cover.

Portable Decking Rules

Before building your deck, you must complete a 'Campsite Improvement Request Form' that can be found in the campground office, on the website, or on page 11. On this form, please explain all of the planned changes to your site. The Campsite Improvement Request Form will be reviewed promptly.

- Decks must be built in sections no larger than 4' x 8'.
- Please do not paint your deck. Paint will peel, which can be hazardous to the environment but you may stain your deck.
- If your deck is over 8" in height from ground to top of deck, you must have rails attached to a 4' x 4' with spindles. No fence parts allowed. These same regulations apply to the deck and stairs.
- 4' x 4's must be placed inside frames and bolted in. Do not notch 4x4's
- Spindles must be attached to cross members, not to the deck itself (see picture below).
- Decks must be supported by blocks. Blocks should be of the following dimensions: 2x8x16", 4x8x16" or 8x8x16". No posts or beams.
- Secondary decks being built to support alternate outdoor lounging areas can be made in various shapes but must be 32 square feet or less.
- The top boards should be deck-boards or plywood but NOT framing lumber. Trex are allowed.
- Railing 36" high must be modular or in sections
- More than 3 steps must have a hand rail, 4x4's and spindles.

If your trailer comes equipped with RV steps, you are not required to build a handrail. You do not need to inform the Nelson's or Wolf's Den store if this is the case.

You must check your deck for safety and stability annually or more often. It is your property and your responsibility to keep it safe while camping with us.



Good Railing:

36"
Attached to 4'X4' (nothing smaller)
4" or less between spindles
Spindles aren't attached to the deck
Note 4X4's must be inside the frame

Good Deck:

4'X8' sections of deck with 2'X4'
or 2'X6' framing lumber

Under 8" high- no rail needed

Good Step:

The box is less than 8" tall
The step into RV is only 8"
No rail needed under 3 steps

****Would you like to have a custom deck built on your site and have it delivered and installed on your site? Please see Glenn to discuss your plans, free quote, or purchase any available used decking.**



Campsite Improvement Request Form

Name- _____ Site # _____ Date of Request: _____

Daytime Phone Number _____

Please check which of the following the request pertains to, then fill out the corresponding box :

Deck _____ Trailer Purchase(Must include make & model#) _____

Landscaping- Specify if Mulch, Cutting or planting _____

Screen Room/Tent _____ Trailer Refurbish _____ Sheds _____ Gazebo _____

Shed Deck _____ Gazebo Deck _____

Describe what your adding/changing at your site. Please include all important information including dimensions, location on site where work will be done and any other pertinent information. Please feel free to draw a sketch on the back to further describe work to be done.

New Deck:

Decks are to be supported by blocks only- no posts, beams, or elephant feet

Framing Size: _____ (example: 4X8, sections must be less than 32sq feet)

Framing Lumber Size: _____ (Example: 2x4 or 2x6)

Type of Top Boards: *Plywood OR 5/4" deck boards*

Height off the ground: _____ **If more than 8" see below**

Handrail Height: _____ (36")

Number of steps: _____

Rail posts: 4x4 or 2 2x2 Handrails must be attached to 4x4 deck posts. **Do not notch 4X4's.** 4X4's must be inside framing and attached with bolts.

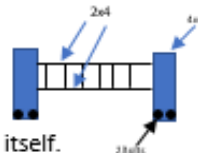
Spindles required? Yes or No

Spindle width: _____

Space between spindles: _____ (max 4")

On the back- Draw a rough picture of the placement on the site

Spindles must be attached to the crossmembers- not to the deck itself.



Gazebo:

Size: _____

Does it have Screens: _____

Placed on deck or ground

Note: No glass allowed and roof must be fabric

Max: 12' by 12'

New Trailer Purchase:

Make: _____

Model: _____

Year: _____ Size: _____

Reminder-must have three safe and flat walkable feet around trailer when slides are open.

New Shed:

Metal or Plastic

New or Used

Size: _____

Placed on Decking or on Ground (if on deck please fill out that section)

On the back- Draw a picture of the placement on the site

Max 30ft²

Approved By: _____ Date: _____ Copy Given to Customer: _____

All personal items built or added to the site are the responsibility of the camper. Safety is up to you!



Honey Wagon Service



In order to serve you better, here are some helpful hints regarding our Honey Wagon Services:

1. Sign-ups must be scheduled at least 24 hours prior to pump out day to avoid an emergency pump out fee. An emergency pump out fee will be incurred on non-scheduled days.
2. The pump out schedule can be found in the activity sheet or you can ask in the office.
3. The fee is for emptying one black waste tank. Additional fees are applied for two black waste tanks. If you have more than one tank, please inform the office which tanks are to be pumped.
4. Grey water is drained into the ground with a reducer and a garden hose. Dumping grey water is a service we do not provide. Never put septic in grey water disposal.
5. No fuss flush, or other like rinsing systems, will not be used at any time by our maintenance team.
6. Our truck will remove whatever waste flows out of your black water pipe. In order to maintain a good flow of waste we recommend:
 - a. Use of proper non-formaldehyde chemical
 - b. RV specific toilet paper
 - c. Proper amounts of water (LOTS)
 - d. A periodic wandling to wash the inside of the tank. This is a service we can provide for an extra fee, if needed. Please ask in the office.
 - e. Please provide a safe path for service people to pump out your tank (free of obstacles, wires, vehicles, etc.)
7. Pricing is as follows:
 - a. Regular pump- \$23.00
 - b. Two tank pump- \$29.00
 - c. Emergency pump- \$37.00
 - d. Wandling and Pump- \$45.00
 - e. Holiday Emergency pump- \$45.00 (Memorial Day, 4th of July, Labor Day, Columbus Day)

*Honey wagon prices are subject to change without notice
8. If you use a blue-boy tank instead of the Honey Wagon Service, the blue-boy tanks cannot remain connected and must have tightly sealed caps at all times.



For your convenience, Nelson's Family Campground provides many services and items to enhance your camping experience. Below are some of the most popular services. Please inquire if there is something you'd like that is not on our list.

1. Gustine's RV is available daily for your RV needs and would be happy to discuss special parts orders if needed. If your trailer needs regular maintenance, please consider visiting Gustine's RV for a free quote.
2. If you need your trailer moved within the campground, Gustine's RV can do this for you; please see them for a quote.
3. Nelson's offers campfire wood available in an array of sizes, ranging from a single bundle to a dump truck load of wood. Please see the office for details and pricing.
4. We have sheds and storage containers available for purchase. These items can be delivered to your site or assembled for a nominal fee. However, please note that all shed types and locations must be approved using a Campsite Improvement Request Form that can be found on page 11.
5. Outside landscaping stone is not allowed at Nelson's. Crushed stone can be delivered to your site for \$65.00 + tax (1.3 yards). *price subject to change
 - a. Stone may not be added to grass campsites.
 - b. Adding stone to your site requires advanced approval.
6. As a seasonal, we would be happy to rent our pavilion for any of your events for FREE. Visitor fees and policies apply. Please speak to one of the office staff about your function.

7. Nelson's is pleased to offer boat slips for the boating season. Our slips are put into the water two weeks before Memorial Day and remain in until two weeks after Labor Day. Please see the office for availability and cost, as the number of slips is limited each season.
8. We are happy to offer picnic tables when available for purchase here at the campground. The tables are \$229.00 plus tax and includes free delivery to your site (*prices may vary). The campground does not provide picnic tables for seasonal sites.
9. Free Wi-Fi and free streaming are provided to your campsite.
10. HD Cable is included at all the sites in the campground with the proper HD TV or adapter hook up. The channel lineup is subject to changes per Direct TV.

NELSON'S FAMILY CAMPGROUND CHANNEL LINE UP

Channel Name	Analog Channel Number
Local ABC	2
Local CBS	3
Local NBC	4
Local FOX	5
Disney	6
Fox News	7
Hallmark	8
TNT	9
ESPN	10
Fox Sports 1	11
TBS	12
Weather Channel	13
House Channel	14
Channel Name	HD Channel Number
Local ABC	20
Local NBC	21
Local CBS	22
Local CW	23
Local PBS	24
Local Fox	25
Disney JR	26
A & E	27
AMC	28
Cartoon	29
CNN	30
Comedy	31
CMT	32
Discovery	33
Disney	34
E! TV	35
ESPN	36

ESPN 2	37
ESPN News	38
ESPN U	39
Food Network	40
Fox News	41
Freeform (ABC Family)	42
FX	43
Fox Sports 1	44
Hallmark	45
Hallmark Movies and Mysteries	46
History	47
HGTV	48
NESN	49
Lifetime	50
National Geographic	51
MTV	52
Nickelodeon	53
Paramount	54
SYFY	55
TLC	56
Nick JR	57
TBS	58
TNT	59
TV Land	60
USA	61
VH1	62
Weather Nation	63
Animal Planet	64
NBC Sports Network	65
SNY	66
FOX Sports 1	67

Subject to changes

04/15/2021

Tips for Hooking up a 100 lb Propane Tank

Your RV was equipped with the proper propane tanks, regulators, and hoses from the factory. In the event that replacement is necessary, it should be done with the same type of hoses/fittings to ensure safe operation of your LP gas system.

Before adding an Extend-A-Stay setup or making any other modifications to your system, please check with the Gustine's RV office for guidance on the correct hoses/fittings for your individual application. SAFETY FIRST!

- 100 lb propane tank hoses require a different fitting for the tank and are typically longer than the traditional pigtailed installed on your RV. Hoses are available at Gustine's RV or the Wolf's Den camp store. Please see GRV regarding the proper type of hose.
- It is important that LP tanks be properly secured to prevent accidental tipping. If your tanks are on the hitch of your trailer, they should be fitted and attached to the existing tray. For units using tanks on the ground, they should be placed on a suitable tray and/or blocks and secured to your RV. 100 lb tanks must be placed on cement blocks or wood and secured to prevent tipping.
- Each site is allowed the propane tanks provided on the RV, a gas grill and a spare tank (max. 4 tanks including the 100#).
- Only one 100# propane tank is permitted.
- Propane tanks must be properly certified and safe for use. Any tanks that have been tampered with or damaged may not be used in the campground. Recertification is necessary at periodic intervals to ensure that your tank is safe for continued use. Please refer to the dates noted on the tank(s) and if you have questions about certification, please feel free to contact us.
- If you choose to provide your own 100 lb tank, please make sure that your name and site number are clearly marked on the tank in large letters to keep it from being confused with a campground tank.
- Alternate gas companies are not allowed in the campground.
- 100# propane tank must be secured to the RV and off the ground on patio block etc.

Our 100 lb propane tank service provides you with a full tank of gas. You pay only for the propane and we provide free delivery and pickup to and from your campsite. Whether you are using a 100 lb tank or your own twin gas bottles, it's important to remember that dual regulators (2 tanks connected to your trailer at a time) REQUIRE a bottle connected to both sides. If only 1 tank is connected, gas can leak out the other side of the regulator creating a dangerous situation. When you remove a bottle to be filled, the remaining tank should be shut down completely until the refilled tank is installed again. Any time that a propane connection is undone, it's important to test it for leaks. This can be done simply with a soapy water solution or gas leak test fluid. Just wet the connection and check for bubbles. A more comprehensive leak test is strongly recommended as a part of the annual maintenance on any RV. During this test, a technician connects to the gas system on your camper and confirms that pressure is held at a set level for a set test period. This test requires special tools and proper training. If you would like to have your 100 lb tank connected for you, please contact Gustine's RV. There is a fee for hookup and includes a complete gas leak test. Please inquire at Gustine's RV for pricing. REMINDER – Test the operation of your LP gas detector (carbon monoxide and smoke detectors too) regularly in order to ensure that they are working correctly to keep you and your family safe.

Gustine's RV Sales & Service may be reached at (860) 267-5364 or gustinessvc@msn.com.

Proper Hookup:

- Positioned on a block



- Tied to a sturdy post or support
- Unattached to a support

Improper Hookup:

- Situated on an unstable surface



RV



Visitor Policy

Visitor Fees	
Adults (18+ years old)	Day Pass: \$9.00 Overnight Pass: \$18.00
Children (5-17 years old)	Day Pass: \$7.00 Overnight Pass: \$14.00

Who is considered a visitor?

- A visitor is anyone who is not registered to a site at check in or listed on the seasonal agreement (2 adults living at the same address and any unmarried children living at home).
- Please inform all visitors to check into the office and register upon arrival. They cannot use their own camping equipment such as an additional tent or trailer.
- All visitors must sign in. A parent/guardian signature is required for visitors under the age of 18.
- All required forms must be completed before entering the campground.

How would a visitor check in?

Your visitor needs to stop in the office before entry to register and acquire a parking pass.

- You may pre-pay for your visitors in the office. The visitor must still stop in the office to sign the visitor registration form. Young children or adults in your care must be signed in. Children under 18 must be signed in by you or a parent over 18 at arrival.

- Nelson's is pleased to offer visitor discounts through visitor coupons that are available for purchase in the office. Seasonals must purchase the coupons and then give them to their visitors.
- Visitors may park for free in the visitor lot. All cars without a proper pass are subject to being towed at the owners' expense.

Can visitors drive into the campground and park on my site?

- Yes. For a \$10.00 parking convenience fee, your guest may park on your site. Please note that the visitor's vehicle must fit onto your site and cannot impede on any other site or roadway area. All visitors must check into the office and receive a visitor car tag, which needs to remain visible in their car while it is parked in the visitor parking lot or your site during their stay.
- If a visitor is handicapped, they will be able to park on your site without a parking fee, but must have their handicap tag visible and notify the office at check in.
- If a visitor needs to drive in to unload etc. they must check in at the office and leave a \$10 deposit that will be returned if they leave within 20 minutes. Any visitor whose car remains in the campground longer than the 20 minutes will not receive their deposit back.
- Please note: Any unregistered visitors or cars without proper campground tags are subject to towing at the owners' expense.

Can visitors bring pets?

- Unfortunately, no. Visitors who bring animals to Nelson's will not be allowed to stay.



Pet Policy

- All pets should be registered on your Seasonal License with current rabies vaccination information on file for the current camping year in the office.
- Although seasonal camper's pets are welcome at Nelson's Campground, we ask that your visitors do not bring their pets.
- Please secure pets on your sites by a short leash or durable chain/rope for their safety.
- Please note: pets that create a disturbance or are considered a nuisance by Nelson's Campground may be asked to leave.
- To ensure a positive camping experience for everyone, Nelson's Campground does have the right to limit the number of pets per site.
- We welcome you to walk your pets through the campground but ask they be on a leash and be walked by an adult, not children, to avoid any injury.
- To help keep our campground beautiful, please pick up after your pets. Pooper scooper bags are available at the campground for your convenience outside the office.
- For health reasons, pets are not allowed in the Rec Hall, Office, Playground, Pool, Pavilion, Beach, Pond or Bathrooms.
- If your pet bites a person or in some cases another dog, they will be removed from the premises permanently.

SEASONAL PRE-SALE TRAILER INSPECTION PROCESS

If you are considering offering your seasonal trailer for sale while it is on-site at Nelson's or Wolf's Den, please be aware of our required pre-sale inspection process. It is meant to help all parties understand the transaction fully. Please take a moment to read this policy thoroughly and contact us with any questions.

As with all things, communication is key.

1st step – Please notify the office and arrange to speak with Michele or Glenn. "For Sale" signs may not be displayed, and the trailer may not be posted for sale until approved by the office and the necessary pre-sale inspection reports have been completed.

The cost for this comprehensive inspection is \$400 plus tax.

A \$100 penalty will be charged to any seller who does not complete the inspection process before advertising the trailer for sale or lining up a buyer.

Full payment is required before the inspection will be scheduled.

Pre-Sale Inspection Includes:

- * Complete Sealtech™ rain leak test and visual assessment for water damage and active leaks
- * LP gas leak test
- * Operational test of major components (fridge, furnace, water heater, AC, etc.) of the RV
- * Document review

This is an overview of a trailer's current condition when the inspection is performed and not a guarantee that other issues will not come up in the future.

Mandatory repairs for safety issues, such as LP gas leaks, GFI circuit issues, expired detectors, etc., must be completed before the final inspection report is released and the trailer is cleared to offer for sale in the campground. Sellers may opt to make required repairs themselves and Gustine's RV will reinspect once at no additional charge.

Ownership Document Review – Buyers/sellers often exchange incomplete or improper documentation which can create issues for both sides later. Our staff will guide you through collecting the current paperwork and necessary docs to transfer ownership in accordance with the current CT DMV requirements. Please note that since the document review is part of the final inspection report, it is important to provide your paperwork promptly to avoid delays.

Your final inspection report will be provided within 3 weeks from when your payment is received provided that all required repairs have been made and complete title documentation has been received. These results will be fully disclosed to any potential buyers as well.

Decks, sheds, & screen rooms, etc., will be checked by the camp management to confirm that they are in full compliance with the current rules. Any non-compliant site features must be corrected before anything can be sold on-site.

Off season inspections are subject to weather conditions and available utilities so reports may be delayed or incomplete. You are encouraged to request your inspection during the camping season if possible.

Inspections will expire after 1 year. At that time, an updated safety check (gas leak, detectors, GFI) and visual sealant re-inspection will be required at a discounted fee of \$75.00. The inspection is also valid for 1 ownership transfer only regardless of when it was completed.

Seller Advantages

- ✓ Physical inspection of your trailer allows you to address major concerns up front.
- ✓ Knowing the condition of your trailer allows you to set a reasonable value so you can sell as quickly as possible.
- ✓ Being able to advertise your trailer as fully inspected eases buyers' concerns about conditions and helps you get top dollar for your RV.
- ✓ Correct paperwork means fewer headaches for you as well as for your buyer.

Buyer Advantages

- ✓ No surprises! With every trailer inspected before sale, you may rest easy knowing exactly what your new RV needs.
- ✓ Our technicians are fully trained and may spot concerns even long-time owners are unaware of.
- ✓ Lining up proper paperwork with your purchase saves you difficulty down the road.
- ✓ Get started on your new camping adventures in the right way!

Buyers wishing to camp seasonally with us must meet with management before their seasonal camping license will be approved. This gives us a chance to chat with them, explain the camp facilities, rates, and rules, and review the completed inspection report.

There are no warranties or guarantees with Gustine's physical inspection or document review. It is simply an attempt to provide valuable info about an RV's condition and to recommend what is most likely needed for proper ownership documents and maintenance.

Buyers and sellers remain 100% responsible for all aspects of the sale transactions.

BEFORE YOUR INSPECTION

Several things are commonly overlooked. Your inspection process can be streamlined by addressing them in advance. Before we come out to inspect the trailer, we encourage you to do the following:

- ***Check your dates*** - Smoke detectors are good for 10 years while propane and carbon monoxide detectors must be changed every 5. Each detector will be marked with either a manufacturing or install date. Expired detectors are a required repair. ***(Also, are the batteries in your smoke detector still good?)***
- ***Do you have gas?*** To perform a gas leak test and check the operation of propane appliances, our tech will need to have gas in at least one of your propane tanks. ***If you have a dual tank regulator, there also must be 2 gas bottles connected to it for safety.***
- ***Ownership documents*** - You will need to have a current title to your RV. If the title was issued to a previous owner, you'll also need documents to establish a clean and complete trail of ownership. Original documents are required by the DMV (not photocopies). Please bring these along when you come in to sign up for the inspection so we can look at them with you and let you know if anything is missing.
- ***Keys!*** Our technician will need a key to access your RV. Please provide us with a key so we can complete your inspection.
- ***Feel free to ask*** - Both Gustine's RV and campground staff are available to answer any questions that you may have about the inspection process. Please do not hesitate to reach out to us with any other questions or concerns and we'll do our best to assist you.

*Thank you for considering joining the
Nelson's Family!*

