

		\$1,334.50			\$1,334.50	2010 Trailmanor 3023, VIN: 5NZBF...
Date	Type	Location	Part Name	Cost	Notes	
08/11/22			PURCHASE	\$1.00	Purchase made.	
08/10/22	Replacements	Outside	Tires	\$500.00	Goodyear Endurance 225/75/15 E rated. Three new, balanced. Installed by small tire business in Delano, MN.	
02/20/22	Accessories	Electrical	12v Meter, USB, Acc.	\$18.00	Unit mounted on the forward side of the refrigerator cabinet. As on/off switch for panel, 12 volt accessory outlet, 2 USP outlets and volt meter. Power was piggybacked from the TV amplifier 12 volt wiring. Look good!	
08/11/22	Maintenance	Outside	Brakes	\$0.00	Brakes cleaned and adjusted. 12" manual brakes. Still in good condition.	
08/11/22	Replacements	Outside	Bearings & Seals	\$35.00	<p>All wheels and bearings inspected/replaced as needed. Left side bearings were OK, repacked with Lucas Tacky Red. New seal.</p> <p>Right side: Inside bearing showing signs of failure. Race and bearing removed, repacked and replaced. Outside bearing was OK, repacked. Seal replaced.</p> <p>NOTE: On trip home both hubs ran cool. No issues noted.</p>	
08/15/22	Repair	Inside	Refrigerator	\$20.00	Broken gas line (corrosion caused by rat urine). Caused a small fire on top/rear of unit while operating on gas. Gas line repaired with a new piece of 1/4" copper and flared fittings. Electrical inspected, wrapped and run inside a sheath. Layer of reflectix installed on the top of unit and everything re-taped with HVAC tape.	
08/16/22	Repair	Inside	Refrigerator Cabinet	\$28.00	Insulation replaced in top of cabinet, over refrigerator. Had to buy a new roll of insulation.	
08/17/22	Replacements	Electrical	Battery	\$110.00	New Walmart EverStart Maxx Lead Acid Marine & RV Deep Cycle Battery, Group Size 29DC (12 Volt / 845 MCA). Larger battery box installed.	
08/19/22	Repair	Outside	Window leak	\$0.00	<p>Rear center escape window was leaking water to the inside. Screws were loose and the window was off-centered in the opening. Factory opening was cut too large making the rubber seal difficult to mate. All surfaces cleaned and reinstalled. Will check this after a rain or washing.</p> <p>NOTE: window still leaks. Applied a bead of clear caulk around window. Problem solved.</p>	
08/20/22	Accessories	Electrical	Water Heater Switch	\$0.00	Installed an ON/OFF switch under the sink (left door access) to turn the 110vac on/off for the water heater. The breaker panel has the fridge, converter and water heater on the same breaker...this gives me the opportunity to easily control it. Removed wires from box on heater. Moved them to the switch box and added a length of wire to go from the switch back to the heater box. All working good!	

08/20/22	Replacements	Electrical	CO2 & Propane Detector	\$75.00	Unit was 8 years old and beeping. New unit installed. Working well.
08/20/22	Replacements	Electrical	Smoke Detector	\$34.00	Replaced OEM unit. Installed a Kidde dual unit. Same forward location.
08/23/22	Accessories	Bathroom	Shower Curtain	\$24.00	Installed 1 shower curtain on back/side wall. Installed two metal wall plates to support magnetic shower head holder and curtain holds. Works well.
08/23/22	Repair	Outside	A/C water leak	\$0.00	It appears water is getting under the outside shell at the rooftop level. Need to wash and repair. Caulk between shell and roof was poorly mated. All removed, cleaned and eternabond tape applied. No leaks noted since repair.
08/24/22	Accessories	Interior	TV Mount	\$0.00	Installed TV mounts (4) on front bathroom wall. TV can be hung horizontal or vertical to keep it out of the hallway. Horizontal it extends about 6" into the hallway. Works well.
08/24/22	Accessories	Interior	TV with remote	\$135.00	New 32" TV installed. Roku/smart. Works well with good sound.
08/24/22	Maintenance	Interior	Sink Wall Cabinet	\$0.00	Moved the cabinet to the right 4" to allow greater clearance for the TV.
08/24/22	Maintenance	Exterior	Roof Shell Torsion Bars	\$0.00	Increased the tension on the front and rear torsion bars to assist with roof lifting. May require further tweaking.
08/29/22	Accessories	Electrical	12 volt Master Switch	\$18.00	Installed a master ON/OFF switch for the battery. Mounted on the port side of the battery case. Also installed an inline fuse block with a 30 amp standard blade fuse. Extra fuse is on top of the battery.
08/29/22	Maintenance	Interior	Stove grate grommets	\$10.00	Installed four new grommets on stove top. Tightened up spring bars on top and made adjustments so top would lock properly. Amazon.com.
08/30/22	Accessories	Electrical	110V amp/volt meter	\$19.00	Installed coil/trigger wire on main black lead in breaker panel. Wire routes through the tub/toilet wall just above the vent fan, behind the toilet, through the sink cabinet and terminates at the meter located on the face panel below the sink. 110 volt power was pulled from the water heater switch (hot and neutral). Unit is working properly.
09/01/22	Maintenance	Plumbing	Tub, soft floor	\$0.00	Soft floor around drain. Outside shower removed to run trigger wire for 110vac volt/amp guage. Removed the vent box under the trailer (above the gray water drain) to access the area. Access panel removed in left rear storage compartment for access. A 1x2 was cut with enough length to span the floor cutout. The tub was gently lifted with a small jack so the 1x2 could be inserted on the left side (trailers side) of the drain. a 3x4" piece of treated plywood was also inserted under the existing foam spacer that was not properly placed. Shower drain area of tub is a lot more firm and no risk of breaking the tub floor or drain.

09/01/22	Maintenance	Plumbing	Outside Shower	\$0.00	Upon removal of the unit to aid in working on the soft area of the tub, water started leaking from both the hot and cold connections. The fittings could be turned with two fingers! Upon reinstallation, new seals were added to the fittings and they were properly tightened. While the back panel was off, the tub faucet fittings were tightened as well. They were only two-finger tight as well! No leaks noted. Outside shower assembly sealed/caulked.
09/01/22	Replacements	Electrical	Tail/Brake light	\$45.00	Installed a complete replacement light assembly with tail/brake and back up. The back-up light was not needed and will be stored. Wires were cut and used barrel crimp connectors to reattach the new light unit. Works well.
09/01/22	Replacements	Exterior	LP Tank Hoses	\$20.00	The left hose was leaking at the connector just past the tank connector. New hoses installed using Rector T-Seal on the threads. Both tanks were rotated slightly outward to reduce the bend on the hose. Much better. Checked for leaks. All is good!
09/01/22	Replacements	Electrical	30 Amp Plug	\$15.00	Amazon.com. OEM plug cut off and new installed without problems. Working well. Note...this plug will NOT fit in the typical 30 amp mouse hole on a trailer!
09/02/22	Accessories	HVAC	Heater Element	\$82.50	Heating element kit for roof a/c. Amazon.com. 8/30/2022. Removed interior shroud to access mounting location. Unit mounted on air intake side close to the Evaporator coil. Single mounting bolt tightened. Unit plugged into the control box. Had to bend/re-shape the thermostate tube to clear the heater. Reassembled, filters cleaned, New knob attached (OEM knob is in extra box). Working well.
09/02/22	Accessories	Electrical	Extension cord/rear bed	\$5.00	Installed an extension cord from the microwave outlet, through the closet and into the bedroom side of the closet. Used for plugging in the heated mattress pad. Cabinet is notched to allow the plug to plug into the wood cabinet for storage.
09/02/22	Maintenance	HVAC	LP Furnace	\$0.00	Removed the heater. Cleaned mouse poo and dead mouse from cabinet. Signs of urine inside the base of the heater. Heater washed with soap and water, dried. Burn chamber and air pump side are all clear. Reinstalled, LP leak tested and unit turned on. Working properly.
09/02/22	Maintenance	Plumbing	Fresh Water Tank	\$5.00	Replaced existing vent hose (was crimped and not connected to outside vent). Used heavy wall vinyl tubing. A 3/8 to 1/2" sleeve was added to better fit external vent fitting. Tank drain hose was also replaced. Protective through-floor sleeve was removed so larger hose would fit. a 3/8 to 1/2" sleeve was added at the end to better fit the external drain valve.
09/03/22	Maintenance	Exterior	Door Weatherstripping	\$15.00	Replaced with open cell and D cell weatherstripping. Moved bottom moustache for better sealing.

09/03/22	Maintenance	Exterior	Shell Adjustment	\$0.00	Left door jamb was hard to lock into position, dragging against the top shell. Front shell, right rear pivot arm raised 1/8" to provide clearance. Door jamb now swings and the pin latches properly.
09/03/22	Repair	Electrical	Front shell roof lights	\$0.00	Lights flickering and not working. Checked wiring junctions behind refrigerator. Found that the male/female plug connector, male side was never crimped! Connector was brown from getting hot. New connector installed and properly crimped and reinstalled. Lights working properly. Wiring harness secured behind refrigerator.
09/03/22	Repair	Exterior	Top Door Repair	\$0.00	Found that bottom trim on the door was loose. That is an indication of rotten wood in the bottom of the door. Door removed from camper and opened up. Entire bottom wood was rotted. Cleaned out, removed staples and scraped until clean. Cut a piece of aged treated 2x4 to fit and sealed in place with adhesive. Bottom trim prepped with adhesive and installed. New screws added. Worked well. Door reinstalled. Tomorrow I will caulk all the exterior trim to the door panel to prevent future water entry.
Pending	Accessories	Exterior	Rear View Camera	\$120.00	STAT
Pending	Maintenance	Exterior	LP Gas Leak Check		STAT
Pending	Maintenance	Plumbing	Water Heater Anode Rod		STAT Inspect and replace/reinstall rod.
Pending	Accessories	Exterior	LP Quick Connect Fitting		AFTER MONTANA TRIP Install line and quick disconnect fitting for gas grill and firepit.
Pending	Accessories	Exterior	Plumbing guard		AFTER MONTANA TRIP Build plumbing guard
Pending	Accessories	Exterior	Hitch receiver		AFTER MONTANA TRIP Build heavy duty 2" receiver hitch on rear of camper.
Pending	Maintenance	Electrical	Converter Maintenance		AFTER MONTANA TRIP Remove converter and have Tom upgrade all caps and weak components.
Pending	Maintenance	Exterior	Exterior caulking		AFTER MONTANA TRIP Recaulk all exterior joints to prevent water intrusion. Mainly bottom of roof shells.
Pending	Accessories	Exterior	Storage box		AFTER MONTANA TRIP Install pick up truck tool box on tongue. Will need to be from a mini truck. Battery box will move to inside of tool box.