



G & M RV Inspections

3 Jul 2026 / Gary Deabler

Complete

Flagged items	6
Inspection Type	Buyer: Pre-Purchase Inspection
Inspection Level	Comprehensive
Inspection Location	4279 Junction Hwy Ingram Tx
Conducted on	03.07.2026 09:00 CDT
Prepared by	Gary Deabler
RV - Category	Drivable
RV - Style	Class A: Diesel Pusher
RV - Status	Vacant: Private Seller
RV Year, Make, Model	2005 Tiffin Phaeton 40 QDH
RV Photo	
Overview	
	
Photo 1	Photo 2
Weather	Clear
Start Temperature	82

Table of Contents

Disclaimer	3
Flagged items	4
Media summary	7
	14

Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

Flagged items

6 flagged

Roof

Roof - Visual Condition

Poor

See notes of defects on the roof.



Photo 7

Roof

Roof - Are There Areas of Possible Water Intrusion?

Yes

Wine guard antenna at two of the bounce and where the wires come through the roof brakes in the sealant. Recommend this be evaluated by RV technician. This could lead to water intrusion.



Photo 8



Photo 9

Roof

Rear Cap, Joints & Seals

Fair - Sealant exhibits minor cracks, holes, and/or is firm

Left rear cap has evidence of possible water intrusion. Recommend this be evaluated by RV technician.

Right side rear cap at the joint several areas of seal and deterioration recommend this be evaluated by RV technician possible water intrusion.

Right side forward of rear cap sidewall were transitions between the roof and the sidewall has break in the sealant. Possible water intrusion recommend this be evaluated by RV technician.

Right side rear of rig above the right side slide out topper trim rail there's a screw that is not fully seated. Shows signs of rust. This could lead the water intrusion. Recommend this be evaluated by RV technician.

Right side of rig forward of right side topper,

Structure for the awning after N, has brakes and seal in several areas. This could lead the water intrusion. Recommend this be evaluated by RV technician.

Vent on roof right side in between the slide outs has numerous areas of crack sealant. This could lead to water intrusion. Recommend this be evaluated by RV technician.

Right side of rig forward portion above the entrance door sealant cracked around 3 screws on the roof. Could lead to water intrusion. Recommend this be evaluated by RV technician.

Right side of rig forward in next to airhorns above the entrance door has two areas of cracks and sealant. This could lead to water intrusion. Recommend this be evaluated by RV technician.

Right side forward end of rig next to front cap side trim rail has cracks and sealant. This could lead to water intrusion recommend this be evaluated by RV technician.

Left side forward end of roof material from the front cap approximately 5 feet going to the rear and by 3 feet going in board roof material loose. I can press down on it. Recommend this be evaluated by RV technician.

Left side of roof trim rail on the roof several screws that breaks in the ceiling. This could lead to water intrusion. Recommend RV technician evaluate.

Left side of roof midway forward of rear slide on the roof, has breaks in the sealant in the vent. This could lead the water intrusion recommend this be evaluated by RV technician.



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

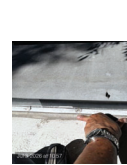


Photo 22



Photo 23

Appliances: Kitchen / Refrigerator / Refrigerator 1 / Refrigerator - Fresh Food Compartment

Refrigerator - Shelves / Door Racks - Visual Condition

Fair

Chips and cracks in door shelves



Photo 26



Photo 27



Photo 28



Photo 29

Appliances: Kitchen / Refrigerator / Refrigerator 1 / Refrigerator - Fresh Food Compartment

Refrigerator - Shelves / Door Racks - Operation

Fair

Cracks and chips on shelves



Photo 30

Water Systems / Fresh Water Tanks / Fresh Water Tanks 1

On-Board Water System - Pressure System Works

No

When filling on board tank, had a major leak Recommend this be evaluated by RV technician.



Photo 32

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Media summary



Photo 1



Photo 2

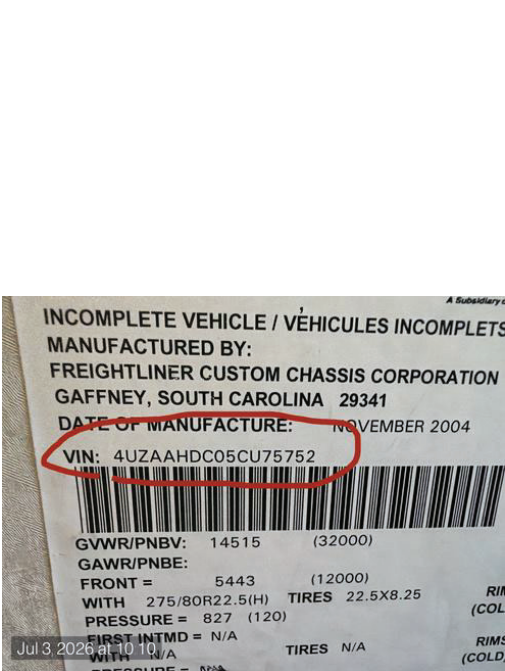


Photo 3



Photo 4



Photo 5

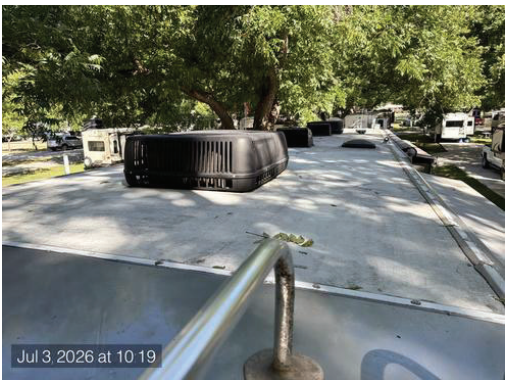


Photo 6

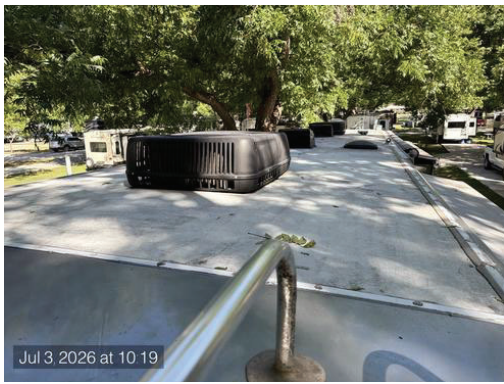


Photo 7



Photo 8



Photo 9



Photo 10

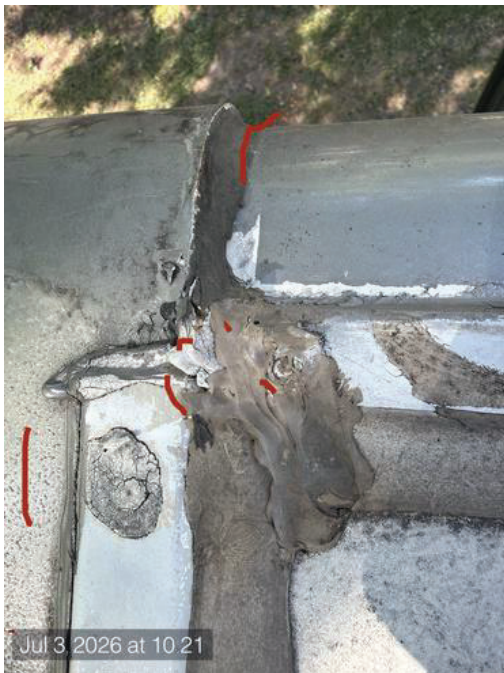


Photo 11



Photo 12



Photo 13



Photo 14

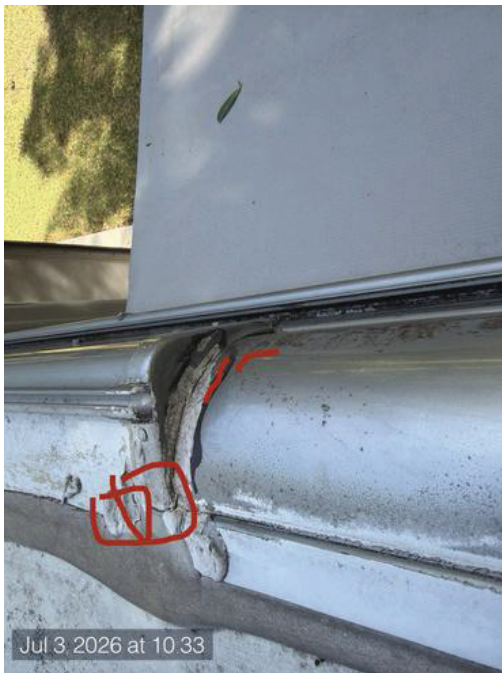


Photo 15



Photo 16



Photo 17



Photo 18

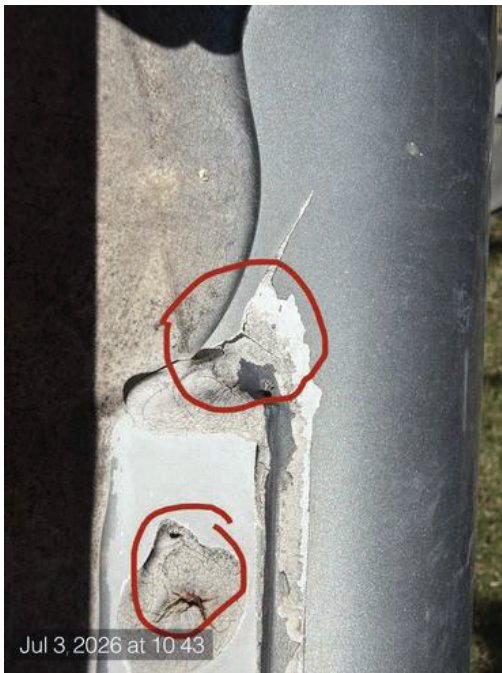


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26





Photo 31



Photo 32

File summary

[IMG_2772\[1\].MOV](#)