11815 Garden Gate
San Antonio, Texas 78213

Inspectify

hello@inspectify.com

Client	**Suzanne Felker**
Reference id	**a4xPd000003xVm1IAE**
Type	**Move Out Inspection and Floor Plan Report - 11815 Garden Gate**
Inspected by	**Olmos Professional Inspection Services**
State license	**22911-PI**
Scheduled	**March 23, 2026, 12:00 PM CDT**
Completed	**March 23, 2026, 2:51 PM CDT**

homeward

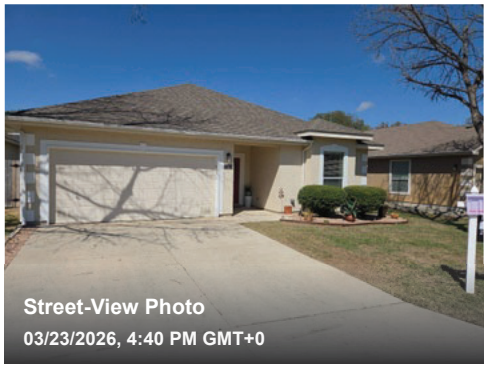
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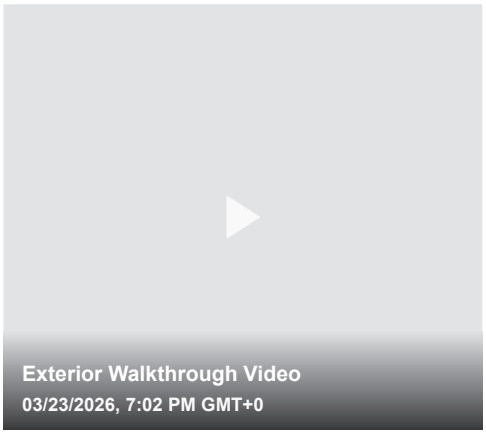
6 Inspectify flag

System	Subsystem	Issues identified
Roof	Coverings	Roof Covering Condition Issue
	Flashing	Flashing Condition Issue
	Vents	Vent Condition Issue
Structural	Foundation	Foundation Condition Issue
Plumbing	Drainage	Drainage System Condition Issue
	Water Supply, Distribution Systems, and Fixtures	Supply Plumbing Condition Issue

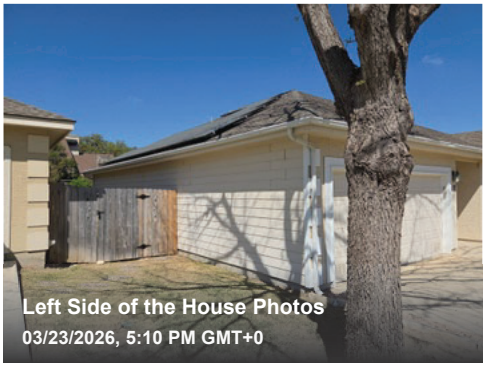
Home Inspection Details

Home Inspection Details photos / videos



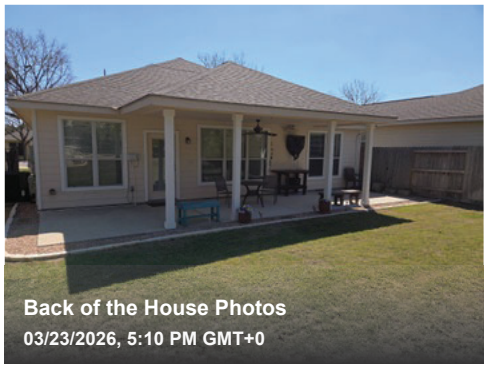




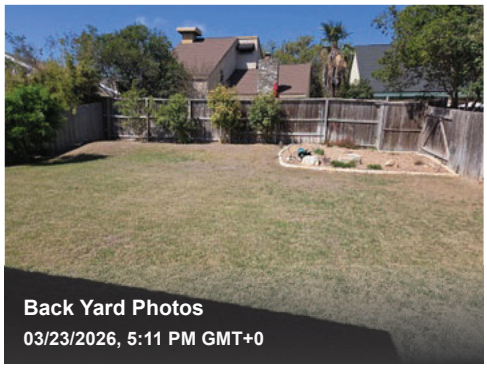


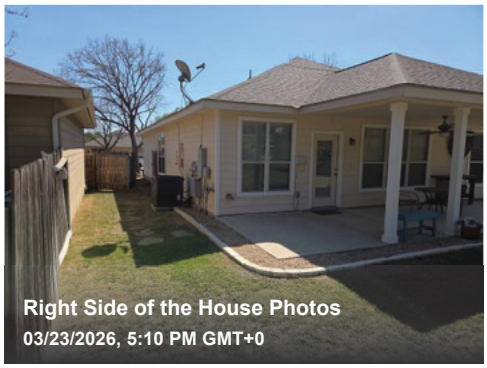
homeward

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homeward

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Roof 4 Issues

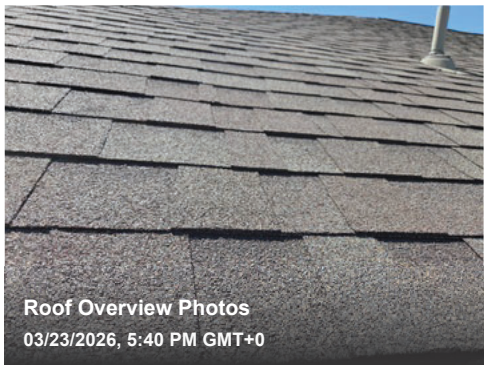
General

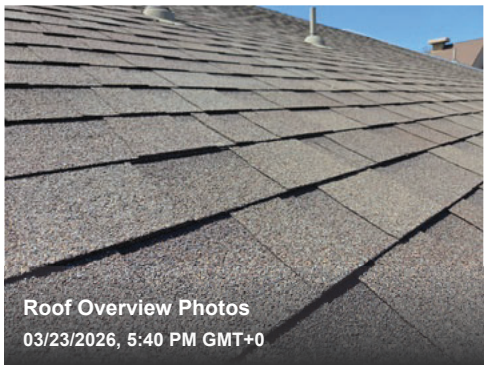
No issues

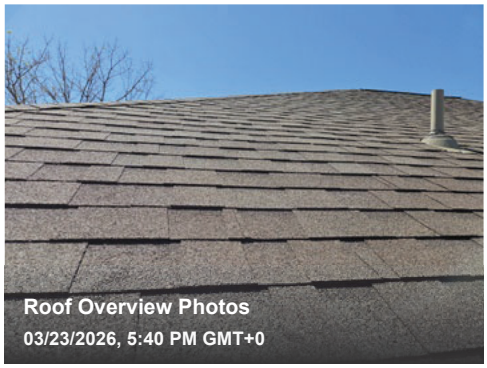
Estimated Roof Age

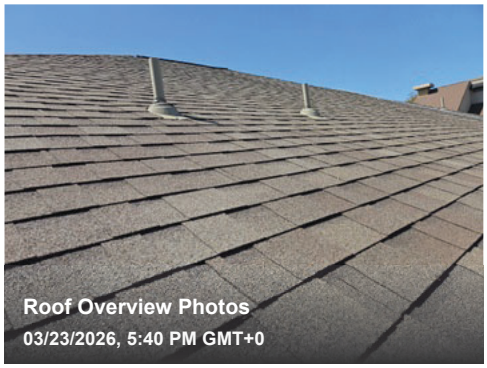
5 year(s)

General photos / videos









Coverings

1 Issue

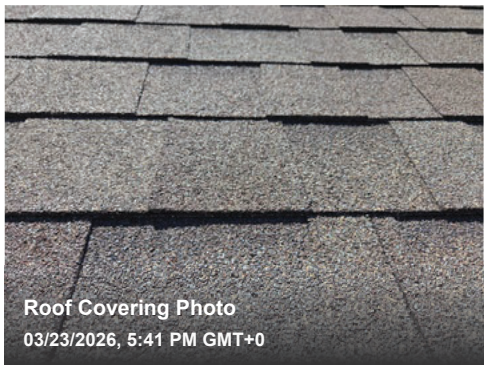
Roof Covering Condition

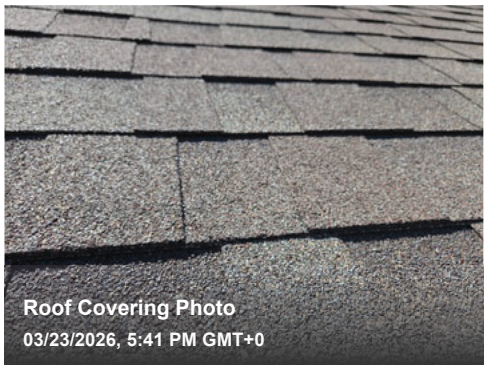
Fair (Some Repairs)

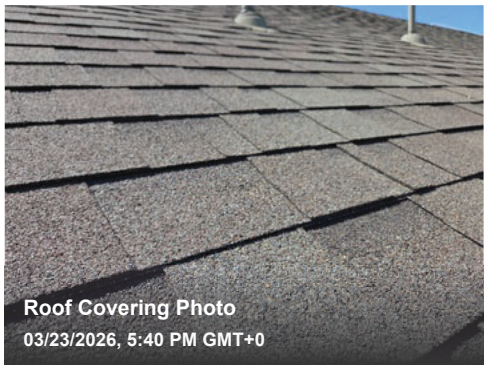
Roof Layers

1 layer(s)

Coverings photos / videos







Inspectify flag

Roof Covering Condition Issue

An isolated shingle is damaged (cracked/torn).

Coverings photos / videos



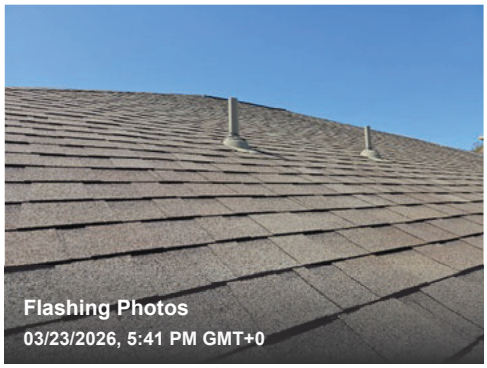
Flashing

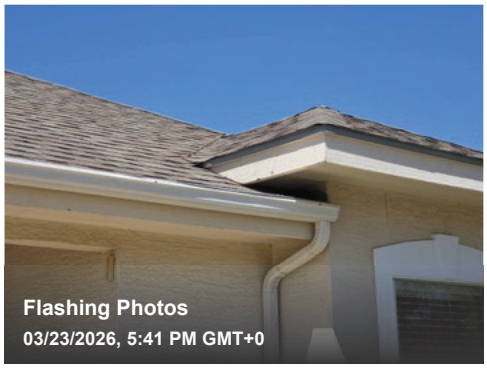
1 Issue

Flashing Condition

Fair (Some Repairs)

Flashing photos / videos





Inspectify flag

Flashing Condition Issue

A kickout flashing is missing where the roof terminates against the wall.

Flashing photos / videos



Chimneys

Not present

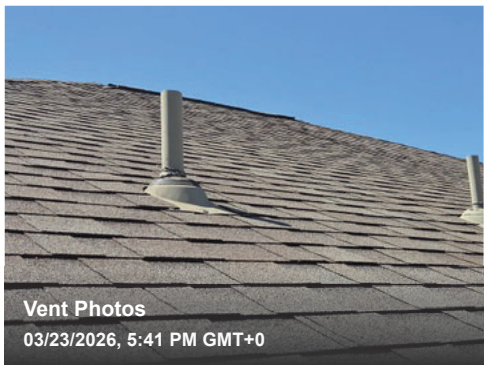
Vents

1 Issue

Vent Condition

Fair (Some Repairs)

Vents photos / videos



Inspectify flag

Vent Condition Issue

The sealant at the base of the roof vent is cracked and failing.

Vents photos / videos



Skylights

Not present

Structural 5 Issues

Foundation

1 Issue

Foundation Type

Poured Concrete, Slab

Foundation Condition

Good (Cosmetic Issues Only)

Foundation photos / videos











Inspectify flag

Foundation Condition Issue

A minor vertical crack was observed in the foundation. There is also some localized chipping of the concrete surface.

Foundation photos / videos





Crawl Space

Not present

Finished Basement

Not present

Unfinished Basement

Not present

homeward

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HVAC

Heating

✓ No issues

Heating System Type(s)

Heat Pump

Heating Energy Source

Electric

Heating Equipment Condition

Good (Cosmetic Issues Only)

Heating System Appliance Tag Photo

Beta Feature

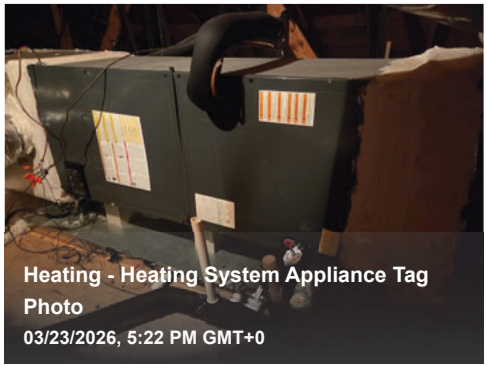
Furnace/Air Handler

Recall status **No**	Manufacture date **December 2022**
Expected life **18 years**	Model number **AMST42CU1400AA**
Brand **Goodman**	Age **3.31 years**
Estimated remaining life **14.69 years**	Serial number **2212127112**

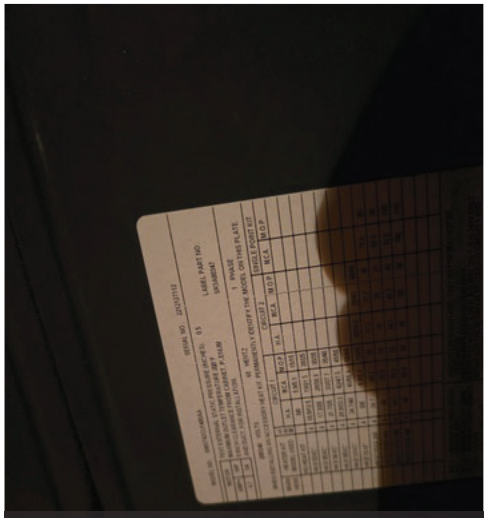
homeward

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Heating photos / videos



Heating - Heating System Appliance Tag Photo
03/23/2026, 5:22 PM GMT+0



Heating - Heating System Appliance Tag Photo
03/23/2026, 5:22 PM GMT+0

Cooling

✓ No issues

Cooling Equipment Condition

Good (Cosmetic Issues Only)

Cooling System Appliance Tag Photo

Beta Feature

Heat Pump

Recall status
No

Manufacture date
October 2022

Expected life
15 years

Model number
GSZH504210AA

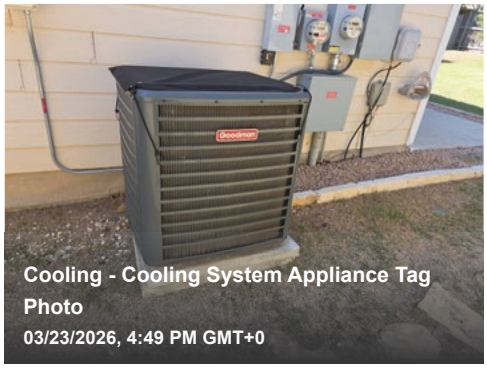
Brand
Daikin

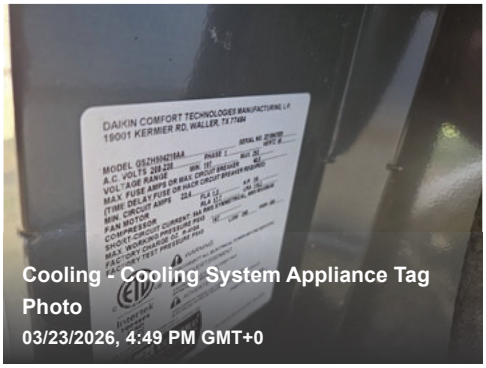
Age
3.47 years

Estimated remaining life
11.53 years

Serial number
2210047028

Cooling photos / videos





Plumbing 2 Issues

Main Water Supply

No issues

Water Source

Public

Water Shut-off Location

Exterior

Main Water Supply photos / videos



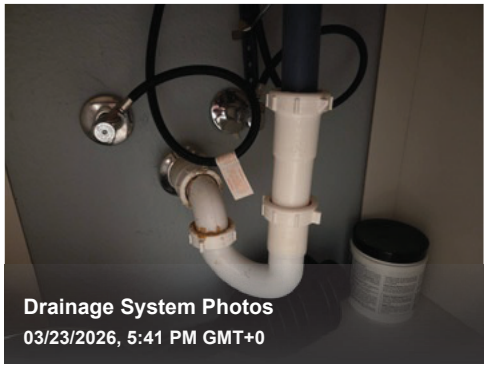
Drainage

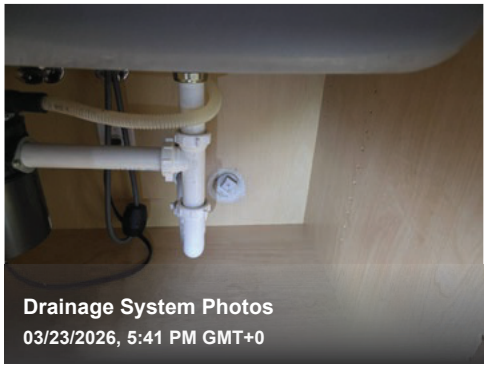
1 Issue

Drainage System Condition

Fair (Some Repairs)

Drainage photos / videos





Inspectify flag

Drainage System Condition Issue

Corrosion and/or mineral deposits are visible on a drain pipe fitting under a sink.

Drainage photos / videos



Water Supply, Distribution Systems, and Fixtures

1 Issue

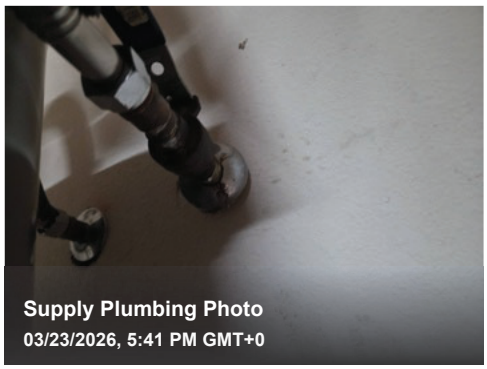
Main Water Supply Plumbing Material(s)

Copper

Supply Plumbing Condition

Fair (Some Repairs)

Water Supply, Distribution Systems, and Fixtures photos / videos



Inspectify flag

Supply Plumbing Condition Issue

Corrosion and mineral deposits are present on the water supply line and valve at the wall. There are also possible water stains on the wall around the pipe.

Water Supply, Distribution Systems, and Fixtures photos / videos



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Water Heater

No issues

Water Heater Location

Garage

Water Heater Condition

Great (No Repairs)

Water Heater Appliance Tag Photo

Water Heater Capacity

40 gal

Beta Feature

Water Heater - Electric

Recall status
No

Manufacture date
May 2024

Expected life
10 years

Model number
PROE40 T2 RH95

Brand
Rheem

Age
1.89 years

Estimated remaining life
8.11 years

Serial number
Q212420313

Water Heater photos / videos







Sewer

✓ No issues

Visible Signs of Septic System Present

No

Sewer Type

Public

Sewer photos / videos

Electrical

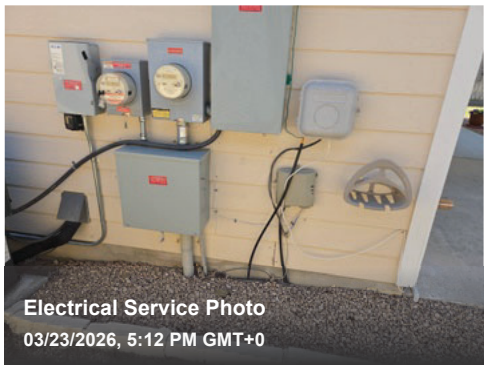
Service Entrance Conductors

✓ No issues

Electrical Service Type

Below Ground

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

✓ No issues

Main Panel Location

Exterior

Electrical Main Panel Brand

Cutler hammer

Electrical Main Panel Wiring Type

Aluminum

Electrical Main Panel Condition

Great (No Repairs)

Electrical Panels, Grounding, Main Overcurrent Device

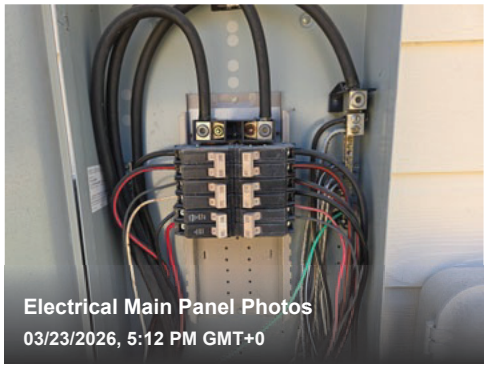
homeward

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photos / videos







Branch Wiring

✓ No issues

Branch Wiring Material(s)

Copper

Branch Wiring photos / videos

homeward

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Interior

Interior Walkthrough

✓ No issues

Interior Walkthrough photos / videos



Bedrooms

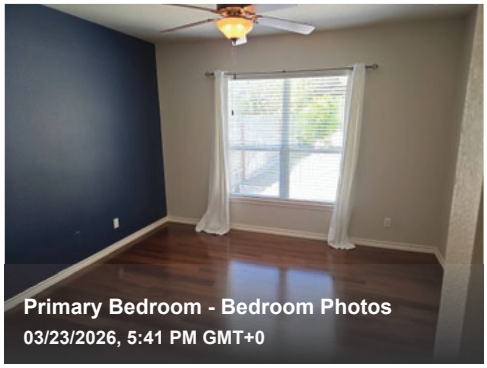
Primary Bedroom

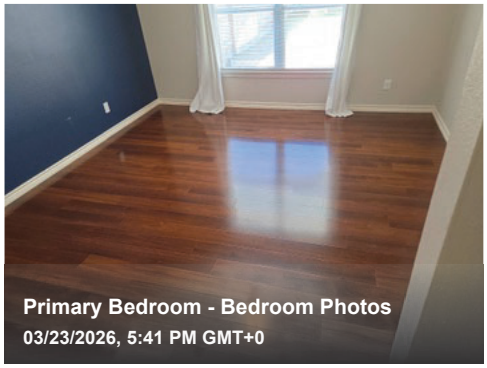
✓ No issues

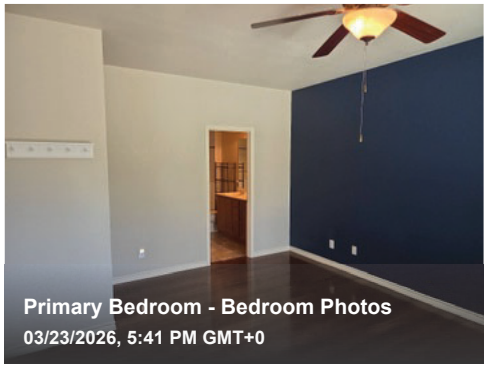
Odor Present

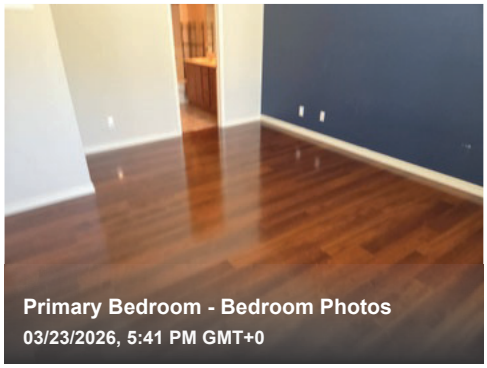
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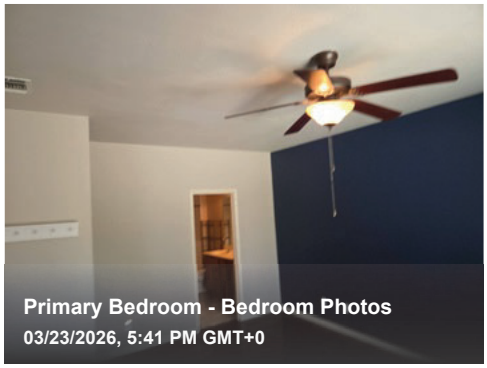
Primary Bedroom photos / videos











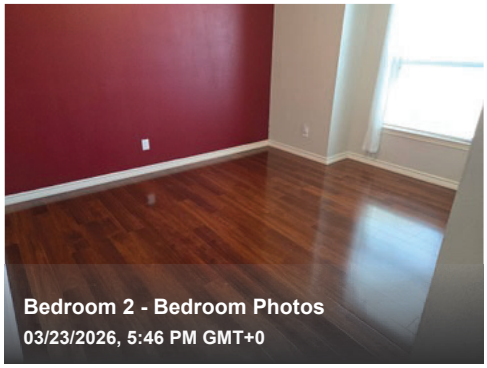
Bedroom 2

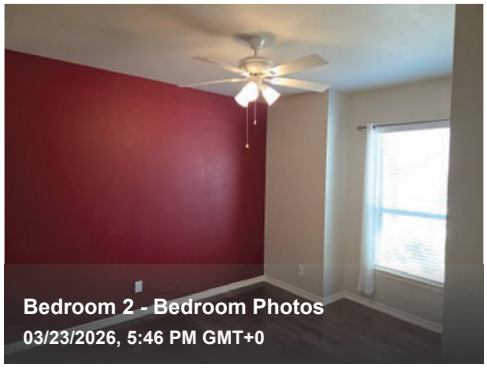
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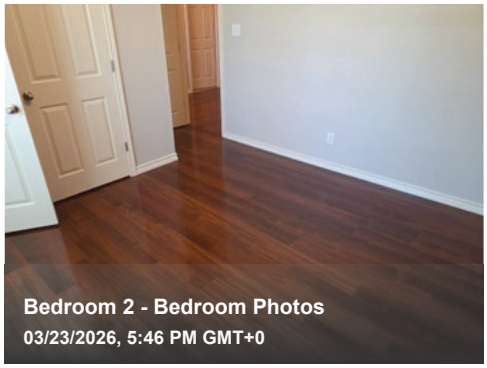
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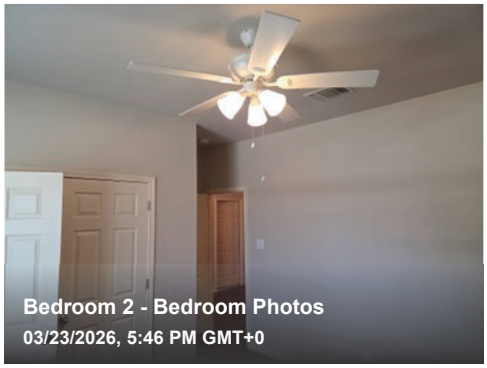
No

Bedroom 2 photos / videos









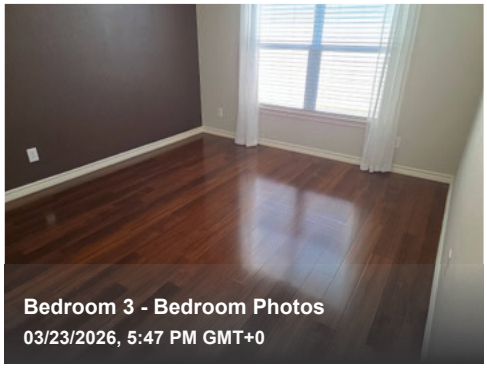
Bedroom 3

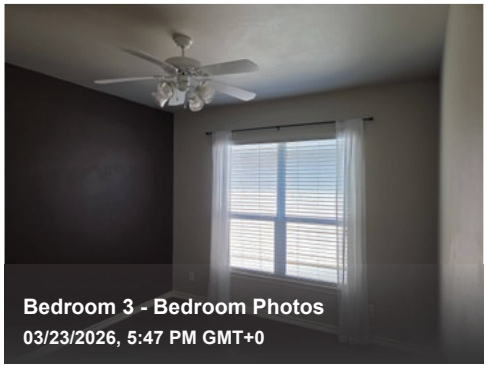
✓ No issues

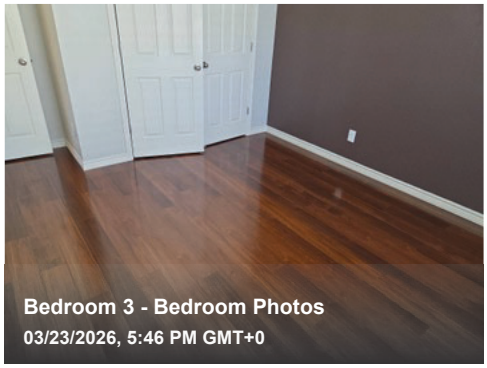
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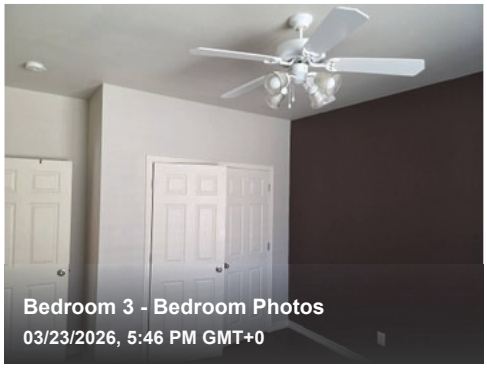
No

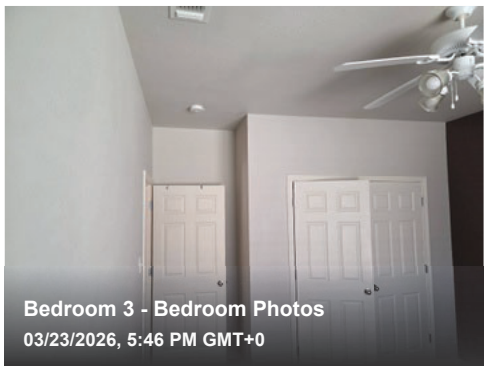
Bedroom 3 photos / videos











Bathrooms

Primary Bathroom

✓ No issues

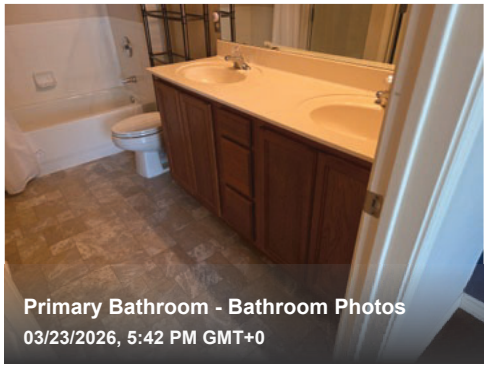
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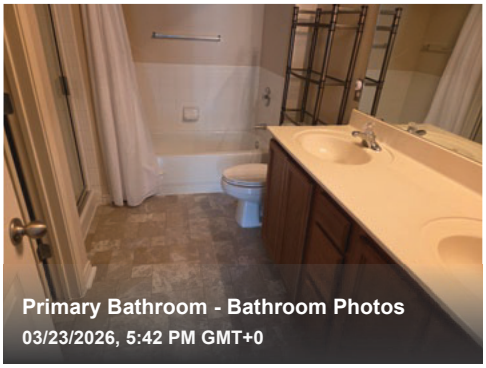
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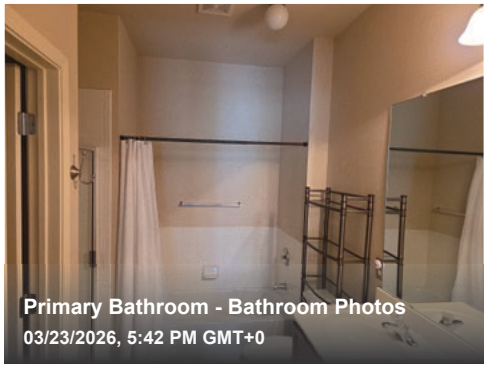
homeward

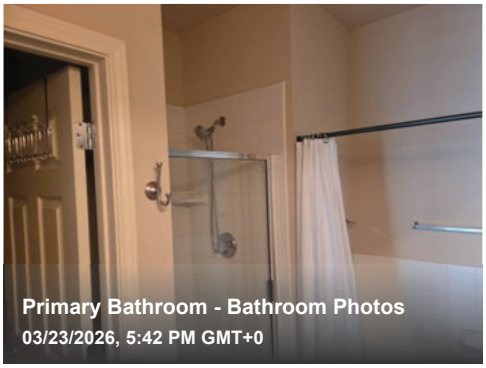
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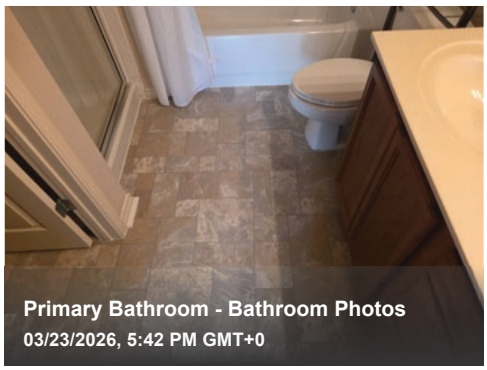
Primary Bathroom photos / videos











Bathroom 2

✓ No issues

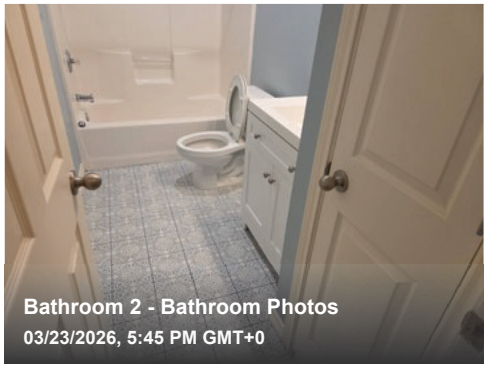
Odor Present

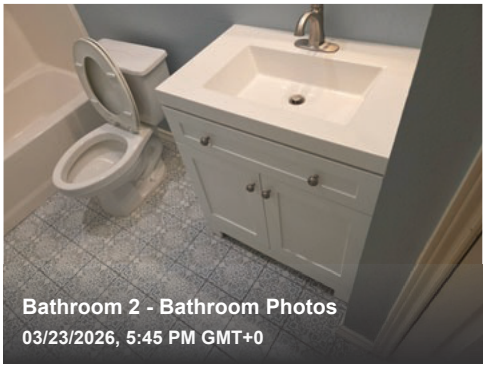
No

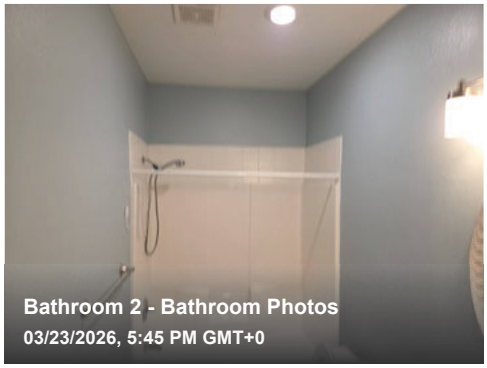
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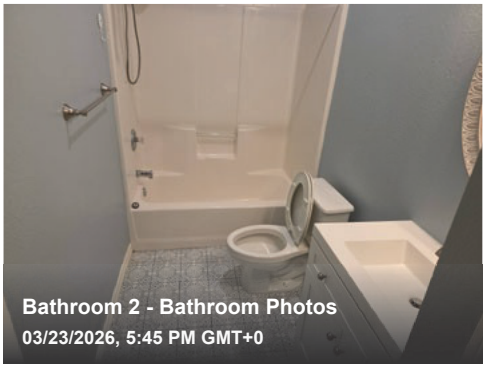
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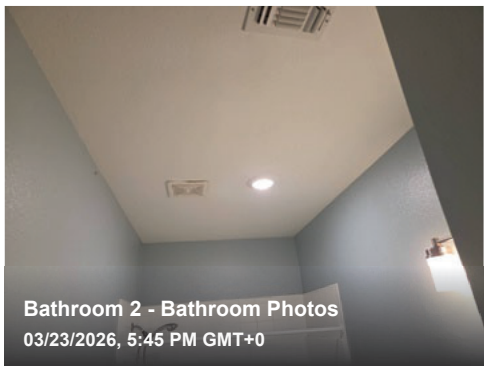
Bathroom 2 photos / videos











homeward

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Common Areas

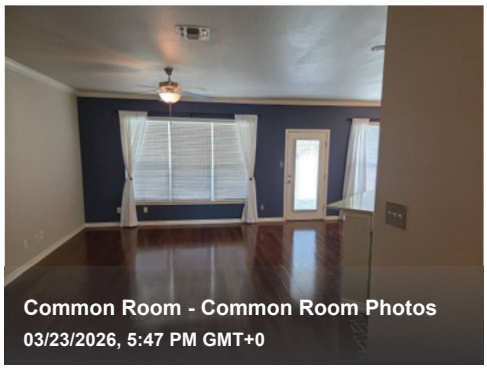
Common Room

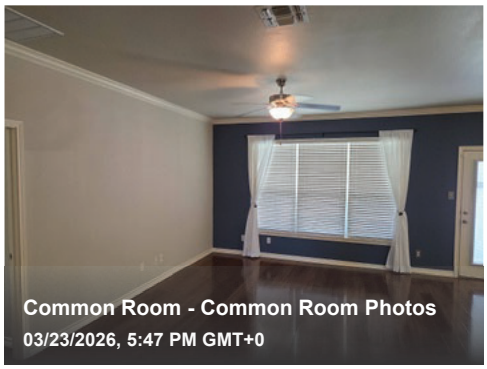
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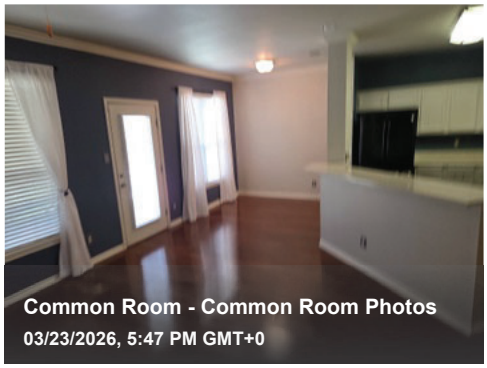
Odor Present

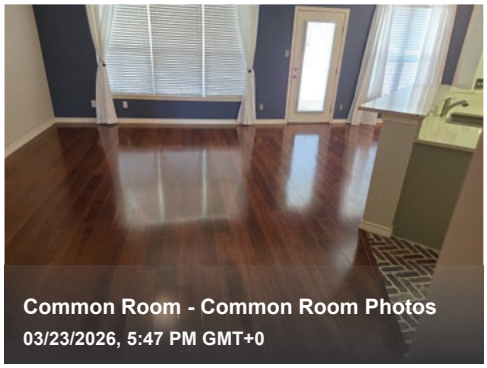
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Common Room photos / videos









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Kitchen

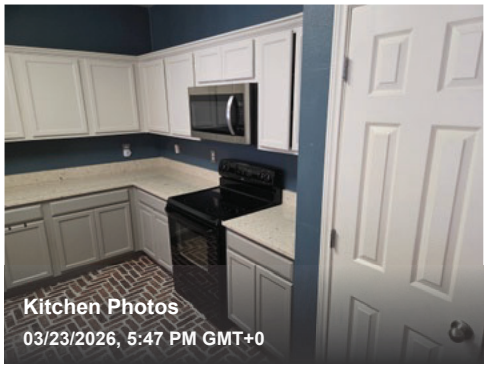
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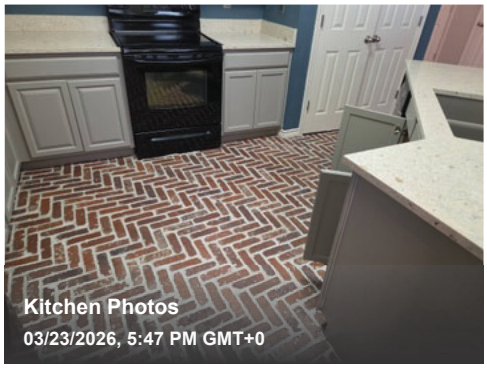
Odor Present

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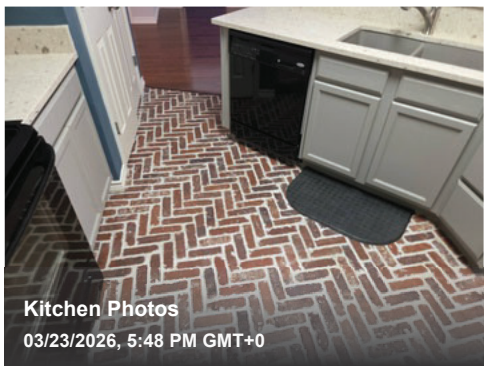
Kitchen photos / videos











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GoToScan

✓ No issues

GoToScan Floor Plan

Yes

GoToScan photos / videos