



Dear HomeGuard Customer,

Thank You for choosing HomeGuard Incorporated to inspect your home. Enclosed is your inspection report, which includes our findings, recommendations, and repair prices. Please review the enclosed report and repair proposals and feel free to call me with any comments or questions.

Sincerely Yours,

A handwritten signature in purple ink that reads "Curtis Reese".

Curtis Reese
Senior Vice President

Schedule your repairs today...



**We get the work
done when you
need it!**



**We will expedite
all required
paperwork!**



**HomeGuard
stands behind its
repairs!**

Contact the HomeGuard Repair Team at 855-331-1900 or email us
HGRepairs@homeguard.com



Sewer Lateral Inspection Report



1844 W. 39th Street, Los Angeles

Ordered by: Jafar (Jeff) Mosleh
Keller Williams South Bay
23670 Hawthorne Blvd, Suite 100
Torrance, CA 90505

Inspected by:

A handwritten signature in black ink, appearing to read 'Brian Morrison'.

Brian Morrison
June 12, 2026

SCOPE OF THE INSPECTION:

The sewer lateral of the building at the above property has been inspected by a NASSCO certified inspector employed by HomeGuard, Incorporated. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guarantee. The inspector has inspected all sewer lateral components and documented in general terms the type of sewer lateral material and overall condition at the time of this inspection. Where accessible, HomeGuard, Incorporated has noted all conditions that may compromise any inspected sewer lateral component's ability to function. Verification of actual sewer lateral performance and/or troubleshooting of existing conditions, such as water testing, are NOT included in the scope of our inspection unless specifically requested and mentioned in our report. This is NOT an inspection of the building's drain, waste and venting system. This sewer lateral was not inspected for conformance to local building codes. The inspector has not inspected any inaccessible areas. The inspector has not inspected or tested any attached drainage systems, sewer ejectors or pumps if any are present. All present and prior disclosures along with other inspection reports should be reviewed and addressed prior to the close of escrow.

GENERAL DESCRIPTION:

This is a sewer lateral for a single family residential dwelling. The pipe is 3 inches in size, 1 feet in length, constructed of ABS. The pipe is at a depth of 1 feet at the building. This sewer lateral connects with the main (public) sewer with a Unknown type connection. The main (public) sewer is constructed of Unknown. This sewer lateral serves 1 structure.

Video of this sewer lateral was recorded on 6/12/2026. The access point for the video camera was the cleanout, and the direction/orientation of the camera is against flow.

INSPECTION VIDEO:

Below is the link to view and download your sewer lateral inspection video.

All videos are made private and can only be viewed with this link. We encourage you to download a copy for your own records as the [link will expire in 90 days.](#)

[Sewer Lateral Inspection Video for 1844 W. 39th Street, Los Angeles](#)

INSPECTION LOG:

The inspection log is a linear record of all issues in the sewer lateral line.

Distance	Code	Remarks	Photo
3 feet		Install proper clean out	3
43 feet	FI	Excessive bends	1,2

FINDINGS:

1. At 43 feet the inspection was terminated due to excessive bends in the lateral pipe. The camera system can get stuck within the pipe if there are too many bends greater than 45 degrees are present, therefore the inspection was abandoned. (See Photo 1) (See Photo 2)

SUMMARY:

We could not complete the sewer lateral inspection; further inspection is required. We could not complete the inspection due to the following condition(s): Excessive bends.

PREVENTATIVE RECOMMENDATION:

Installation of a sewer lateral cleanout at the building is recommended. We will excavate the soil to a depth of 3-4 feet and remove a small section of the existing pipe to install a cleanout with a riser to grade level and cap. All soil removed during excavation will be backfilled and compacted. The cost of the recommended repair are \$4,667.00.

NOTE: In our opinion, item(s) listed in this report should be corrected to meet standards set by local building authorities or the waste water management company. Should the local building department or waste water management company require changes to the job, testing or additional repairs not outlined in this report, a supplement report with bid will be issued.

Some cities, counties and/or waste water management companies require the homeowner obtain a permit of compliance and/or certification of the sewer lateral. We recommend interested parties consult any and all local ordinances for exact details. If required by local ordinance HomeGuard will fill out and submit the necessary form. Any filling fees or costs associated with obtaining a permit or compliance are not included in any bids or the inspection fee unless otherwise stated.

NOTE: If the sewer lateral pipe is found to extend deeper than originally quoted or additional damage is discovered during the course of repairs, a supplemental report and bid will be issued.

NOTE: We will attempt repairs without disturbing any of the concrete features present, however if this cannot be done a supplemental report with bid will be issued.

Report Photographs



Photo 1



Photo 2



Photo 3



Invoice Date **6/12/2026**

Invoice

Invoice No: **1197181S**

Bill To:

**Jafar (Jeff) Mosleh
Keller Williams South Bay
23670 Hawthorne Blvd, Suite 100
Torrance, CA 90505**

Property Information:

Address: **1844 W. 39th Street
 Los Angeles, CA 90062**
Report No: **678875PS**
Escrow#:

Billing Information:

6/12/2026 Sewer Lateral Inspection	\$0.00
Total Due:	\$0.00

DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks