



Your Sewer Inspection Report

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Date: 07/08/2025

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5036 Litchfield Road, San Diego, CA 92116

Left side of the house (Pulled the toilet on the left side of the house to gain access to that portion of the main sewer line) - Cast Iron under the house has buildup and which is restricting the visibility up to the furthest point the camera could go from the toilet sweep.

Recommendations:

1) Recommend extending a full-size cleanout to the exterior of the house to allow proper access to the main sewer line as needed by a reputable plumbing contractor.

Right side of the house - Cast Iron under the garage is damaged throughout (about 2' deep). ABS under the house has roots which are restricting the visibility. Cast Iron outside of the house has buildup and debris which is restricting the visibility. PVC outside of the house to the city main is open and in serviceable condition.

Recommendations:

1) Recommend further evaluation and repair of all Cast Iron sewer lines as needed by a reputable plumbing contractor.

2) Recommend hydro jetting by a reputable plumbing contractor prior to moving in to remove buildup in the Cast Iron (if any Cast Iron remains after the repairs) and roots in the ABS, after the full-size cleanout has been made accessible for the left side of the house.

3) Recommend a re-inspection after the hydro jetting has been done prior to moving in.

NOTE: Parking is limited to inside the garage for servicing.



No title
5036 Litchfield Rd 92126 - Job Location



No title
Cleanout access in the garage for the right side of the house



No title
Toilet sweep for the left side of the house



No title
Cleanout access near the street (not needed for this inspection)



2025-07-08-09-54-53
ABS to Cast Iron connection



2025-07-08-09-54-04
Scale buildup in the Cast Iron



2025-07-08-09-53-32
Cast Iron to PVC connection



2025-07-08-09-55-14
Damaged Cast Iron



2025-07-08-09-55-32
Damaged Cast Iron



2025-07-08-10-18-18
Scale buildup in the Cast Iron



2025-07-08-10-17-30.mp4-thumb
Scale buildup in the Cast Iron / The furthest point the camera could go from the toilet sweep on the left side of the house



2025-07-08-09-52-19.mp4-thumb
Connection to the city main



No title

General area and direction of the damaged Cast Iron (about 2' deep)



2025-07-08-09-52-19



2025-07-08-10-17-30

Maintenance Tips

- Do not flush paper towels, feminine products, or grease down the toilet.
- Limit the use of the garbage disposal and always run water for several minutes after use.
- Use screens on drains in the tub and shower to catch hair and other debris from going down the drain.
- Do not pour grease or oil down the drain.
- Have The Sewer Pros clean your sewer line annually to prevent mainline backups.

Helpful Information

- Clay sewer lines are prone to root growth due to the connections not being completely sealed. Cabling the sewer on an annual basis is recommended for Clay sewer lines to help keep the roots under control and prevent sewer backups.
- Cast Iron and PVC sewer lines are sealed at the connections and should not allow roots into the line unless they are damaged. Roots in Cast Iron and PVC will generally warrant a repair of the damaged area but they can be managed with a foaming root killer (Root-X) to help prolong the life of the sewer. This is only considered a temporary solution because repair will ultimately be required (especially with Cast Iron).
- Cast Iron & Clay were used for almost all sewer lines until around 35 years ago when PVC became the material of choice for most plumbers. We are still using PVC today for sewer lines.

Disclaimer

The Sewer Pros, LLC does not offer any guarantee or warranty as part of the sewer camera inspection. Our sewer camera inspects the underground main sewer lateral waste line. This line ordinarily runs underneath the

property's structure and grounds before connecting to the city's main sewer line or the property's septic system. Typically, this is the section of the main line the property owner is responsible for maintaining. The inspector uses a camera to perform a visual inspection of the accessible main sewer line from no more than three access points. It is our goal to inspect the entire main sewer line however; obstructions, debris, roots, buildup, damage, or partial access can all limit the scope of the inspection.

The inspection report is based solely on the technician's opinion with the information and access they have available at the time of the inspection. The inspection report and findings are limited to the date and time of the inspection only as sewer lines are subject to condition changes that may be immediate or progress over a period of time. No secondary lines (kitchen, laundry, etc.) will be inspected or included as part of the standard report. Drain lines that are 2" in diameter or smaller and traps that are less than 6" in diameter will also not be inspected. Secondary sewer lines can be inspected upon request for an additional fee.

Areas that have been located and marked are for reference only and may not be exact due to signal interference and/or depth of the sewer line. All damaged areas may not be marked and damage may extend beyond the marked areas (especially in Cast Iron). The Sewer Pros always recommend having the repair contractor re-locate prior to repair which will help insure accuracy.