



THE REAL ESTATE
INSPECTION COMPANY

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SEWER SCOPE INSPECTION

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09/10/2024



Inspector

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CERTIFIED SEWER SCOPE INSPECTOR

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Agent

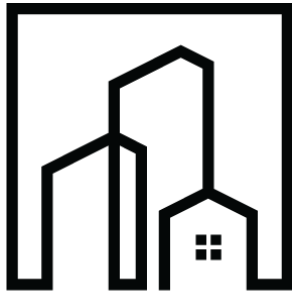
Marc Duggan

Marc Aaron Realtors

VIDEO LINKS ARE ON PAGE 10

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THE REAL ESTATE INSPECTION COMPANY

SCOPE OF WORK - SEWER SCOPE INSPECTION REPORT

IMPORTANT: A Sewer Scope Inspection is NOT intended to reveal minor defects. Please familiarize yourself by reading the Inspection agreement for limitations.

You have contracted with [The Real Estate Inspection Company](#) to perform a generalist sewer scope inspection. This sewer scope inspection is limited to a visual inspection. This means that we can only evaluate what we can see.

Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for an hour or so and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A sewer scope inspection is intended to identify evidence of problems that exist. Since sewer scope inspections are non-destructive, the inspector can only report on the evidence that is observable at the time of the inspection. An inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than an inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be. To see our [Sewer Scope standards of Practice](#), [Click Here](#)

Client must obtain estimates for any items noted in the report that require further evaluation or repair.

The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.

It is client's responsibility to obtain quotations prior to the end of the contingency period.

CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.

It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

HOW TO READ THIS REPORT

During the course of a sewer scope inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

HOW TO READ THIS REPORT

The inspection report has INFORMATION tabs, items listed in the information tabs are:

Items Inspected or Inspected OK = Inspector visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

This inspection report has LIMITATIONS tabs, click the limitations tabs to read items not inspected, not present, or other limitations:

Not Inspected = Inspector did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended, and will state a reason for not inspecting.

Not Present = This item, component, or unit is not in this home or building.

This inspection report has STANDARDS tabs. The standards tab describes what is and is not included in this inspection. Please read.

INSPECTION DEFECT CATEGORIES

Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

Recommendations/Safety - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

Action Item Repair - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

The sewer scope inspection is limited to the date and time of the inspection only as conditions in the sewer can change over time. The sewer scope inspection is only a visual inspection of the accessible sewer line and may be limited by an obstruction,

debris, build-up, or access. The inspector uses a camera to perform a visual inspection of the accessible main sewer line from no more than three access points. The report is based solely on the opinion of the inspector with the information he has available at the time of the inspection. The Real Estate Inspection Company does not offer a guarantee or warranty as part of this inspection report. The camera is only run through the main sewer line and no secondary lines will be inspected or included as part of the report. Lines 2" in diameter or smaller and traps less than 6" in diameter will not be inspected. Marked areas are for reference only and may not be exact due to signal interference and/or depth of the sewer. Damage may exceed beyond the marked areas (especially in Cast Iron). We recommend having a licensed plumbing contractor re-locate prior to repair to ensure accuracy as markings may have been moved or altered. Secondary sewer lines can be inspected upon request for an additional fee.

SUMMARY



REPAIR OR REPLACE



**THE REAL ESTATE
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This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.



2.1.1 SEWER SCOPE INSPECTION - PIPELINE DESCRIPTION FOR MAIN SEWER LINE, VIDEO FINDINGS AND REPAIR RECOMMENDATIONS: Cast Iron - Outside Home - Damaged

2.4.1 SEWER SCOPE INSPECTION - CLEANOUTS: Cleanout Cap - Improper

1: INSPECTION DETAILS

Information

General: Style of Home

SINGLE FAMILY DETACHED

General: Year Built

1950

General: Weather

Clear, Hot and Humid

General: Occupied

No

General: In Attendance

No One

Limitations

General

SELLER / PRE-LISTING INSPECTION

This inspection was performed for the homeowner selling this home and was inspected in accordance with the InterNACHI standards of practice. The comments made in this report are based on the condition of the home at the time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The prospective buyer can hire a different inspector if desired. Different inspectors may sometimes make different findings on the same home. The Real Estate Inspection Company is not responsible for any discoveries included or omitted. As this inspection report ages, the condition of this home and its components can change.

2: SEWER SCOPE INSPECTION

Information

PIPELINE DESCRIPTION FOR MAIN SEWER LINE, VIDEO FINDINGS AND REPAIR RECOMMENDATIONS:

Cast Iron Under Home - Light Scale/Rust Build-Up

The Cast Iron sewer piping under the home has light build-up, rust, and light scaling but is open and flowing at this time. Rusting and scaling were consistent with the age of the piping. Cast Iron piping appears serviceable but will continue to deteriorate and may be prone to higher maintenance or repairs over the years. We can not assess the integrity of the Cast Iron pipe (Cast Iron is a metal pipe and typically has a 50 to 75-year life expectancy, in ideal conditions Cast Iron can sometimes last longer than 75 years).

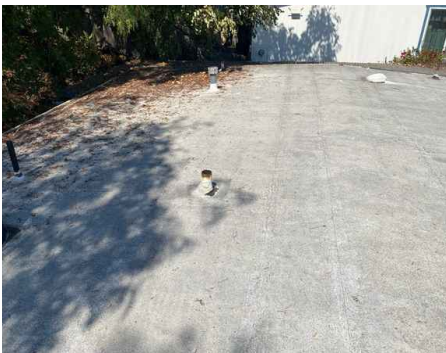
CLEANOUTS: Two Way Cleanout Front Yard

There is a two-way cleanout access located in the front yard.



ROOF VENT: Roof Vent - Full Size

A full-sized roof vent was used for the sewer lateral inspection. (meaning a 3" or 4" roof vent). Although a vent was used, this inspection does not include the condition of or presence of defects in the vent piping.



SEWER LINE TIPS/INFORMATION: Tips/Information

- Do not flush wet wipe products, feminine products, or paper towels/napkins into the sewer line.
- Do not pour oil or grease down your kitchen sink drain or any other drains.
- Good preventive secondary line care (meaning sink drains, tub drains, etc.) is to use screen nets over your drains to catch hair and any other debris from going down the drain.

Repair or replace

2.1.1 PIPELINE DESCRIPTION FOR MAIN SEWER LINE, VIDEO FINDINGS AND REPAIR RECOMMENDATIONS



CAST IRON - OUTSIDE HOME - DAMAGED

Cast Iron outside of the home is damaged in two areas, first location in the front yard near the home marked with a flag (depth about 2'0"). The second location was at the cleanout in the front yard near the parking are (depth about 7'0"). We recommend repairing or getting a quote for the repair of the damaged Cast Iron by a licensed plumbing contractor prior to the end of your contingency period.

September 10, 2024



Watch on  [← CLICK HERE TO VIEW SEWER INSPECTION VIDEO #1](#)

September 10, 2024



Watch on  [← CLICK HERE TO VIEW SEWER INSPECTION VIDEO #2](#)

Recommendation
Contact a qualified sewer pipeline plumber



2.4.1 CLEANOUTS

CLEANOUT CAP - IMPROPER

 Repair or Replace

There is a cleanout that has an improper cap and therefore does not seal properly. We recommend replacing the cleanout cap with a qualified plumber prior to the end of your contingency period.

Recommendation

Contact a qualified plumbing contractor.



STANDARDS OF PRACTICE

INSPECTION DETAILS

Standards of Practice - Sewer Scope Inspection

The sewer scope inspector will inspect and video-record:

- A. the main or exterior lateral sewer line from a proper cleanout or roof vent stack;
- B. record the entire video and provide the video to the client as either an online link or a physical copy;
- C. document any and all defects observed in the video inspection; and
- D. if a cleanout is not visible or accessible, the inspector will note that in the report.

When possible, the sewer scope inspector shall describe:

- A. the type of lateral sewer line or pipe materials.

The inspector shall report as in need of correction:

- A. the presence of visible cracks;
- B. the presence of any observed plant or tree root intrusion;
- C. the presence of any offset over ¼-inch;
- D. the presence of over 1 inch of standing water;
- E. the presence of a blockage or restriction;
- F. the presence of a crushed line or pipe;
- G. the presence of a broken line or pipe;
- H. the presence of a separated or disconnected line or pipe;
- I. the presence of excessive rust or scale;
- J. the presence of an excessive amount of grease;
- K. the presence of deteriorated concrete;
- L. the presence of an egg-shaped line;
- M. the presence of a collapsed line or pipe; and
- N. the presence of delamination or deterioration.

The inspector is not required to:

- A. identify the presence of Orangeburg or Bermico (bituminous fiber pipe).
- B. identify the presence of asbestos cement or Transite pipe.

SEWER SCOPE INSPECTION

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Limitations, Exceptions & Exclusions Limitations:

A sewer scope inspection is not technically exhaustive. A sewer scope inspection will not identify concealed or latent defects. This Standards of Practice applies to properties with four or fewer residential units.

Exceptions:

The sewer scope inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The sewer scope inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

Exclusions:

The inspector is not required to:

- A. remove or pull toilets to access the main or lateral sewer line.
- B. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, boxes, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, or anything else that might restrict the sewer scope inspection.
- C. climb a roof to access a sewer vent pipe if deemed unsafe by the inspector.
- D. enter or access any area or do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property.
- E. enter crawlspaces or other areas that may be unsafe or not readily accessible.
- F. locate and/or mark any defect observed in the sewer scope video.
- G. provide the length of the main or lateral sewer line to the municipality's or HOA's tap or septic tank.
- H. scope or inspect underfloor or in-house portions of the building drain or sewer system.
- I. give correction, replacement or repair cost estimates.