

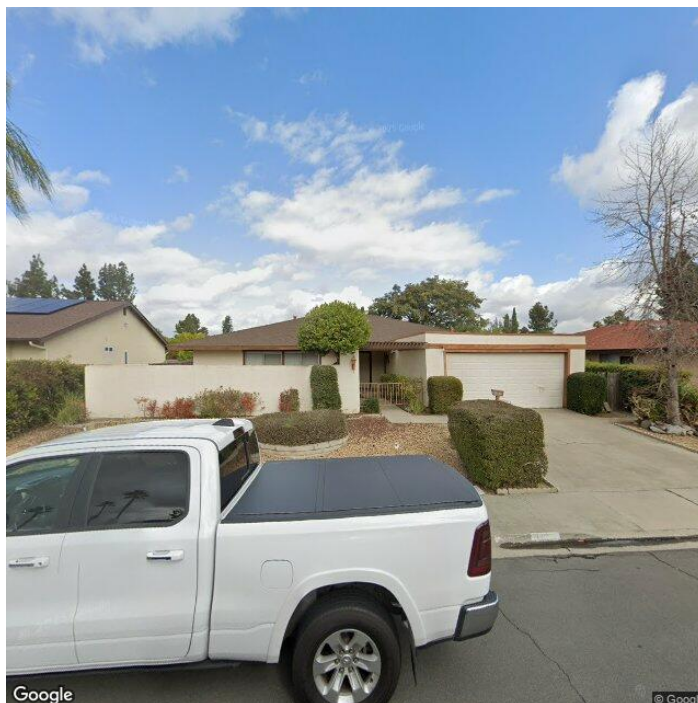


# CHOICE HOME INSPECTIONS

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## SEWER LATERAL INSPECTION

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08/24/2026



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# 1: GENERAL INFORMATION

## Information

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### Overview

Choice Home Inspections was retained for a survey of the building main sewer line in an effort to identify areas of suspect clogs or damage and to document the areas for further review. Further investigations of these areas or destructive testing may reveal additional conditions that were not readily visible at time of inspection. This report is based on information obtained at the site at the given date and time. We document our findings with videos and visual photographs of the areas. The purpose of any sewer scan service is to document problems in sewer lines. Our inspection is designed to comply with accepted industrial standards when at all possible and will be performed in a non-destructive manner, however at times destructive testing may be necessary. Prior to any destructive testing, the client will be notified and approval by the client prior to commencing additional testing. Our inspection is not meant to be a guarantee of all affected areas; only those that reveal themselves to our sewer camera, visual inspection and our experience.

This report is for the exclusive use of our Client and is not intended for any other purpose. The report is based on the information available to us at this time as described in the report. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted. We can make no representations regarding conditions that may be present but concealed or inaccessible during the survey. With access and an opportunity for inspection, additional reportable conditions may be discovered. Inspection of the inaccessible areas will be performed at an additional cost after access is provided.

### Orientation:

We will describe the locations of the various features of this property, left or right, etc., as though we were standing in street looking at the front of building or looking at it as the cover photo.

### This report includes:

Sewer inspection digital report with explanations and  
Individual report pages of all suspect wet areas.

### Comment key and definitions

**Moderate** = The area while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the area to enhance the proper function. Items falling into this category can frequently be addressed by a **qualified contractor** and are not considered routine maintenance or DIY items.

**Major** = The area noted poses a Major concern to the sewer lateral and or main drain line of the home.

The areas noted that are **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed plumbing contractor or can cause problems to the sewer lines. Areas that can be repaired to satisfactory condition may not need replacement.

### Summary of findings

We recommend attention to the items noted in this report. It should be understood that sometimes due to extent of debris or roots found, we are unable to fully access line. We recommend further review of lines in these cases when cleared and the lines can be better accessed at that time. Due to the complexity of the sewer lines; there are times where the full drain can not be accessed. We are not a plumbing company. We do highly recommend that everything be double checked by a licensed sewer expert.

There may be problems in video not listed in report. Problem areas may be shown in video; however photos may just be of 1 problem that continues to show again and again or something that did not photo well.

## Analysis and Recommendations

We recommend that your maintenance team carefully review this report. Then, with reference to the imagery and areas denoted in the report, these areas should be physically located and given a thorough visual examination. When warranted, these areas should be subjected to a destructive investigation to confirm the analysis and determine the possible detrimental effects the blockage may have caused. We recommend a specialist conduct additional testing as needed to evaluate the reliability of system. Any destructive testing performed as authorized by the client must be repaired by others and is not considered in this scope of our work. Services such as interpretation of visual patterns documented in this report and any remedial and replacement recommendations should be performed by knowledgeable experts.

We recommend all areas we locate in this report showing blockage and other anomalies should be evaluated further to find out the cause and repaired. Our recommendations are not intended as criticisms of the building, but rather as professional opinions regarding conditions that we observed.

Our reports are designed to be clear, concise and useful. Please review this report carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us as we would be happy to answer any questions.

## Standards of Practice

### What a Sewer Scope Inspection Is:

A sewer scope inspection is a video inspection of the lateral sewer line (also called the "building sewer") from near the house foundation out to either the municipal tap, HOA connection, or septic tank. Its purpose is to visually discover and report defects in that line that are visible and considered material. The inspector typically also identifies the material of the sewer pipe.

### What the SOP Requires:

The inspector must video-record the inspection and provide that video to the client.

The entire lateral sewer line (from a proper cleanout or roof vent stack) should be scoped, where accessible. If a cleanout is not visible or accessible, that must be noted.

### The inspector shall document all observed and material defects, including (but not limited to):

Visible cracks in the pipe

Plant or root intrusion

Offset joints greater than ¼-inch

More than 1 inch of standing water inside the line

Blockages, crushed pipe, broken, separated or disconnected pipe segments

Excessive rust, scale, grease, deterioration, or collapse of the line.

### What the Inspector Does Not Have to Do (Exclusions & Limitations):

The scope is not technically exhaustive; it only shows what can be seen during the inspection.

The inspector does not have to remove or pull toilets to gain access.

Obstructions like personal items, debris, snow, or ice are not required to be cleared for the inspection.

The inspector is not required to measure the entire length of the sewer line to the municipal tap or septic tank if the path is not accessible.

No estimates for repair or replacement cost need to be given.

Inspectors do not need to identify certain pipe materials (e.g., Orangeburg, Bermico, asbestos cement / transite) in all cases.

### Important Notes / Client Expectations:

The findings are based on conditions observed on the date of the inspection, not predictions of future performance.

Defects must be "material" — meaning significant enough to adversely affect value or pose unreasonable risk. Merely being old or near the end of expected life doesn't automatically make something a material defect.

If parts of the line are not accessible or cannot be scoped (due to no cleanout, blockage, etc.), that must be clearly stated in the report.

## 2: INSPECTION DETAILS

### Information

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|                                    |                            |                                          |
|------------------------------------|----------------------------|------------------------------------------|
| <b>In Attendance</b><br>Inspector  | <b>Occupancy</b><br>Vacant | <b>Type of Building</b><br>Single Family |
| <b>Weather Conditions</b><br>Clear |                            |                                          |

### Limitations

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General

#### CLIENTS REPORT

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited with out said Client(s) and Anarumo Inspections permission. Liability under this report is limited to the party identified on the cover page of this report.

General

#### SEWER SCAN

A Sewer Scan was requested of the main drain line from house to city or private sewer connection. The following is a report of our findings. If a video was completed, it will be provided under attachment section.

## 3: QUALITATIVE SURVEY OF MAIN SEWER LINE

### Information

#### Drain System: Main Drain Access

##### Location

Front Clean Out



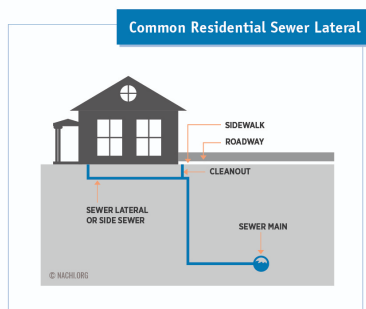
#### Drain System: Line in Good Condition

The sewer line was observed to be in generally good condition at the time of inspection, with no significant defects or blockages noted in the accessible portions. However, sewer lines can deteriorate over time due to age, soil movement, root intrusion, or buildup within the pipe. Even well-functioning lines may develop issues that are not immediately visible. It is recommended that the sewer line be monitored and that regular inspections and maintenance be performed by a qualified plumbing or sewer professional to help ensure continued proper flow and identify any developing concerns before they become more serious.

#### Drain System: Materials From Access

ABS, SDR (PVC), CIP (Cured in Place Pipe)

All sewer line materials are not always identifiable.



## Drain System: Sewer Line Types

Here's a breakdown of common sewer line pipe materials and their general characteristics, including advantages, drawbacks, and typical age/concerns:

**Cast Iron** was widely used in homes built before the 1970s. It is very durable and strong, but prone to internal rusting, scaling, and eventual corrosion over time, which can lead to restricted flow or leaks. Cast iron lines often last 50+ years but may show deterioration in older homes.

**Clay (Vitrified Clay Pipe - VCP)** pipe was commonly used in the early to mid-20th century. It is highly resistant to chemical corrosion but is brittle and prone to cracking, shifting, and root intrusion at the joints. Clay pipe sections are typically short, with many joints, making them more vulnerable to defects.

**Concrete / Asbestos Cement (Transite)** pipes were sometimes used in the mid-1900s. Concrete pipe is strong but can deteriorate due to acidic soils or wastewater. Transite (asbestos cement) is no longer used due to asbestos content; it can become brittle with age and may require professional evaluation if present.

**Orangeburg (Fiber Pipe)** is a fiber-based pipe made of wood pulp and pitch, used mostly from the 1940s–1970s. It is considered highly unreliable, with a lifespan of only 30–50 years. Orangeburg is prone to collapsing, blistering, and deformation and is usually recommended for replacement if found.

**ABS (Acrylonitrile Butadiene Styrene)** is a rigid black plastic pipe used in sewer systems beginning in the 1970s. It is lightweight and resistant to corrosion but may crack under stress. Some early ABS batches in the 1980s had manufacturing defects and may be more failure-prone.

**PVC (Polyvinyl Chloride)** is the most common modern sewer pipe material. It is lightweight, durable, smooth, and resistant to corrosion. It has fewer joints, reducing the risk of root intrusion. Proper installation is key, as poor bedding or connections can lead to issues.

**HDPE (High-Density Polyethylene)** is a flexible plastic pipe used in newer installations. It is resistant to corrosion, chemical damage, and cracking. HDPE often comes in long continuous runs with few joints, reducing leak potential.

**Galvanized Steel** is rarely used for main sewer lines but sometimes for short sections or drains. Galvanized pipes are prone to internal corrosion and scaling, leading to flow restrictions and eventual failure.

## Drain System: Photo of City/HOA Tap

The city tap is the point where the property's private sewer line connects to the municipal sewer system. This connection is typically located near the property line or within the street right-of-way. The homeowner is generally responsible for maintaining the private portion of the sewer line up to the point of connection at the city tap, while the municipality maintains the public sewer beyond that point.

The condition of the city tap cannot always be fully evaluated during a standard inspection, as access is often limited to what can be viewed through a sewer camera. Problems at the tap—such as offsets, breaks, or obstructions—can cause drainage issues or backups within the private line. It is recommended that a qualified and licensed plumbing or sewer contractor perform a complete camera inspection of the sewer line, including the city tap connection, to verify proper alignment and flow. If deficiencies are identified, coordination with the local utility or public works department may be necessary to determine repair responsibilities and next steps.



## Drain System: CIP Liner

A cured-in-place pipe (CIPP) liner was observed within the sewer line. This type of liner is often installed to rehabilitate older or damaged piping without full replacement. While CIPP liners can extend the service life of the sewer line and improve flow, the quality and longevity of the installation depend on the condition of the original pipe, the installation process, and proper curing. Some lined systems may still experience issues such as root intrusion at unlined sections, offsets at pipe transitions, or debris accumulation at the liner ends. It is recommended that a qualified and licensed plumbing or sewer specialist evaluate the lined section to confirm proper installation, verify that the liner is intact and functioning as intended, and assess any remaining unlined portions for potential defects or maintenance needs.

## 4: VIDEO 4

### Information

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#### Video

Please click link below or copy and paste to search bar to watch the sewer line video inspection:

