



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](mailto:HGRepairs@homeguard.com)**



## Sewer Lateral Inspection Report


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**1177 Muirlands Vista Way, La Jolla**

Ordered by: Romina Spinelli  
Berkshire Hathaway  
1299 Prospect Street #218  
La Jolla, CA 92037

Inspected by:

  
Christopher Benne  
October 8, 2025

### **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, 84 feet in length, constructed of ABS, PVC and clay. The pipe is at a depth of 2 feet at the building, 6 feet at the curb, and 7 feet at the main (public) sewer line. This sewer lateral connects with the main (public) sewer with a Wye type connection. This sewer lateral serves 1 structure.

Video of this sewer lateral was recorded on 10/8/2025. 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 1177 Muirlands Vista Way, La Jolla](#)

### **FINDINGS:**

1. At various lengths, the pipe joint has a small offset.
2. At full length, fine debris has settled at the bottom of the pipe causing less than 10% obstruction of the pipe.
3. The pipe material changed as noted in the inspection log, ABS, PVC and clay are currently in use.

### **SUMMARY:**

The sewer lateral has PASSED inspection. Minor defects were noted in one or more segments of pipe. No repairs are currently recommended

#### **NOTE:**

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.





Invoice Date **10/8/2025**

Invoice No: **1160443S**

## Invoice

### Bill To:

**Romina Spinelli**  
**Berkshire Hathaway**  
**1299 Prospect Street #218**  
**La Jolla, CA 92037**

### Property Information:

Address: **1177 Muirlands Vista Way**  
**La Jolla, CA 92037**

Report No: **665525TPR**

Escrow#:

### Billing Information:

<b>10/8/2025 Sewer Lateral Inspection</b>	<b>\$295.00</b>
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<b>Pay-At-Time Discount</b>	<b>(\$40.00)</b>
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<b>Total Due:</b>	<b>\$255.00</b>
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**DUE UPON RECEIPT**

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

*There is a \$25 fee for all returned checks*