BPI INSPECTIONS
760.925.7873
office@bpisocal.com
https://bpihomeinspection.com/



SEWER SCOPE INSPECTION

2888 E Venetia Rd
Palm Springs, CA 92262

Eric Blad
10/26/2026



Inspector
Coy Bradstreet
Certified Master Inspector
760.925.7873
office@bpisocal.com



Agent
Charles Banfield
Realty Trust
310-975-9401
info@banfieldrealestate.com

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MAINTENANCE ITEM

SUMMARY

3.1.1 Qualitative Survey of Main Sewer Line - Drain System: No Defects Identified
3.1.2 Qualitative Survey of Main Sewer Line - Drain System: No 3” or 4” Ground Level Clean Out Near Home

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1: GENERAL INFORMATION

Information

Overview

BPI 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.

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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.

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2: INSPECTION DETAILS

Information

In Attendance
Client's Agent Associate

Occupancy
Occupied, Vacant, Seasonal

Type of Building
Single Family

Weather Conditions
Clear

Limitations

General

CLIENT'S REPORT

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited without said Client(s) and BPI 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 the Video section.

General

NO CLIENT PRESENT

The client was not present at the time of inspection. Property conditions can change from the date of inspection to the date of closing.

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3: QUALITATIVE SURVEY OF MAIN SEWER LINE

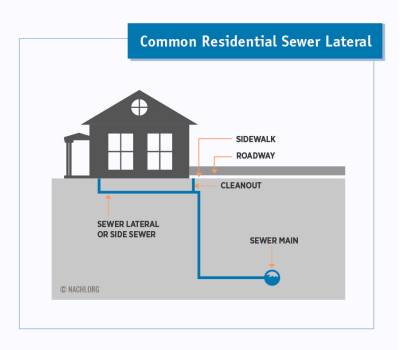
Information

Drain System: Main Drain Access Location
Roof

Drain System: Inspection Length (Approximate Feet)
100 - 118

Drain System: Materials from access
ABS, Clay

All sewer line materials are not always identifiable.



Drain System: Type of Service
City Connection

Observations

3.1.1 Drain System

Maintenance Item

NO DEFECTS IDENTIFIED

For the portion of the main sewer line that was accessible and inspected, no defects or concerns were observed or noted at the time of the inspection.

3.1.2 Drain System

Maintenance Item

NO 3” OR 4” GROUND LEVEL CLEAN OUT NEAR HOME

Many older homes were originally constructed without accessible sewer cleanouts, as cleanouts may not have been required under the standards in place at the time of construction. No accessible ground-level cleanout was observed. This condition is common in older homes and is not considered a defect; however, the addition of an accessible cleanout is considered a recommended upgrade that may improve future access for sewer maintenance, cleaning, and inspections.

A licensed and qualified plumbing contractor can install an accessible 3-inch or 4-inch ground-level cleanout to help improve servicing and maintenance access to the sewer drain system.

Recommendation

Contact a qualified plumbing contractor.

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4: VIDEO

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