



EGA HOME INSPECTION

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EGA SEWER SCOPE REPORT

1234 Main St. Rocklin Ca 95765

Buyer Name

04/18/2021 9:00AM



Inspector

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How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP. All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the inspectors professional judgement and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

SUMMARY



MODERATE CONCERN

- ⊖ 3.3.1 Lateral Sewer Line Location, Material & Recommendations - Inspection: Clean and Re-Inspect
- ⊖ 3.3.2 Lateral Sewer Line Location, Material & Recommendations - Inspection: Root Intrusion

1: GENERAL

Information

Overview

EGA Inspection 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.

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.

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.

2: INSPECTION DETAILS

Information

In Attendance
Client, Clients agent

Weather Conditions
Clear

Occupancy
Vacant

Type of building
Single Family

3: LATERAL SEWER LINE LOCATION, MATERIAL & RECOMMENDATIONS

Information

Access Point: Single Outside Clean-Out



Access Point: Do You Know about Your Sewer Cleanout – Why it's Important and How to Locate It?

Sewer cleanouts aren't the subject of everyday conversation, but they sure are when something goes wrong, aren't they? In fact, most homeowners don't know where their cleanouts are located or even what they do. Since backed up waste water in a home is such a terrible thing to contemplate, much less experience, we thought we'd take homeowners through a sewer cleanout – why it's important and how to locate it. When they become the topic of everyday conversation, homeowners will know how to advise their fellow sufferers.

What is a Sewer Cleanout?

Plumbing pipes run all through a house. They come together in a main pipe system called a stack. From there, the sewage runs out of the house and into the county sewage system or a septic tank. Stuff happens, though, such as clogs of a dozen different types stopping a pipe from allowing waste water through. A sewer cleanout allows a snake or a hydrojetting tool to disperse the clog and get things running again.

And They're Important for What Reason?

Waste water isn't only smelly and unpleasant, it forms a health risk as well. When it seeps into the floors and baseboards before it's cleaned up, waste water stays there, unless it's cleaned immediately by professionals. That is a continued risk to the health of all who live in the house. Moreover, if the health department finds out about it, then the homeowner will be fined and instructed to get it cleaned up.

Additionally, dangerous gases build up in piping. Without a sewer cleanout with a proper cap on it, those gases could get into the air around the house or inside the house.

Where are Sewer Cleanout Pipes Located?

Not all plumbing is done to code, or in some places at least just enough to pass code. While most cleanouts are located outside the home, some (especially in older homes) are located inside. That could put the cleanout in several different places, including on the drain stack in the basement. A few pipes coming into the stack usually bend somewhere, and the cleanout on the stack is a better way of getting at the clog than removing a fixture like a toilet to get at the clog. Each stack has a roof exit, where a cleanout could be located. There are also cleanouts located outside the house in a line each 100 feet until they get to the main sewer line. The pipes will generally be either cast iron or PVC (plastic) piping with a cap of either plastic, brass or cast iron on top.

Anything Else We Should Know?

Absolutely. First, if you have a sewage problem, turn off the water immediately and stop using water fixtures like the washing machine and toilet. Second, find the sewer cleanout outside the house. Clear it of grasses, landscaping, dirt and debris and keep it clear. If homeowners can unscrew the cap, then they can get in there with a snake to unclog the line. If the homeowner can't open the cap, then plumbers might need to be called. They will have the right wrenches with which to open the cap. They will also have a long enough snake or perhaps a hydrojetting tool if hydrojetting is required.

Hundreds of people every day need to unclog their sewer cleanout, but they haven't a clue. Plumbing is usually a dank, dark, wet subject that homeowners don't want to contemplate. Occasionally, though, you'll need to know where the sewer cleanout is located.



Material: ABS

Sections of the lateral sewer line appeared to be ABS, which is a modern plastic-like material used for constructing residential sewer lines. It is a low maintenance, smooth wall material. We recommend avoiding putting kitchen grease down the home's drains, avoiding the use of chemicals to "repair" clogs, and also avoid flushing wet wipes (even the "flushable" wet wipes).



Material: Vitrified Clay

Sections of the lateral sewer line appeared to be vitrified clay. Clay sewer lines are susceptible to root intrusion and leaks, therefore we recommend having the sewer line evaluated and any roots be addressed routinely.



Inspection: Distance to Transition Point	Inspection: Distance to City Sewer or Septic
0 Unable to Reach	0 Unable to Reach

Recommendations

3.3.1 Inspection

CLEAN AND RE-INSPECT

I recommend having the line cleaned, then re-inspected by a qualified sewer professional prior to closing.

Recommendation

Contact a qualified professional.

Moderate Concern

3.3.2 Inspection

ROOT INTRUSION

Root intrusion was observed inside the lateral sewer line. Root intrusion will collect debris, which will prevent proper flow. In order to allow proper flow, I recommend having the lateral sewer line cleaned by a qualified contractor and then re-inspected prior to closing.

Recommendation

Contact a qualified professional.

Moderate Concern



Towards the street

4: VIDEO

Information

Inspection Video (towards the property)

Click on the link below to view the video of the sewer line inspection.

Towards the property

View you Lateral sewer line inspection here.

Inspection Video (towards the street)

Click on the link below to view the video of the sewer line inspection.

Towards the street.

View you Lateral sewer line inspection here.

STANDARDS OF PRACTICE
