

# Residential • Commercial • Sewer • Mold

# SoCal Home Inspects, LLC



1234 Pleasant Ave., Beautiful, CA 91234  
Inspection prepared for: Sewer Scope  
Real Estate Agent: Bitu Tahmasebi - Berkshire Hathaway HS California Properties

Date of Inspection: 9/8/2022 Time: 12:30 PM  
Age of Home: 1951 (71 Years Old) Size: 1,019 Sq. Ft.  
Weather: Cloud, Warm, Dry  
Order ID: 537

Inspector: Ruben Mariscal  
Phone: (714) 343-3207

# Inspection Report



ABOUT YOUR INSPECTION - PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW

In order for you to receive the full value of this inspection, please read all of the information we have provided.

ALL ITEMS IN RED PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE OF ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

This IS a limited Inspection: It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and DOES NOT reflect, anticipate, or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It is not uncommon for conditions to change between the time of the inspection and the closing date. During this inspection, your Inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible, are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. SoCal Home Inspects, LLC inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person, and this report is the opinion of the inspector and must be considered as such. The Inspector DOES NOT determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the Disclaimers page in complete detail to understand the limitations of a Home Inspection. An attorney and/or real estate broker should be consulted on additional items not included in this report.

ENVIRONMENTAL DISCLAIMER: Mold spores, asbestos, formaldehyde, radon, lead paint, Chinese drywall, poria, and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items, and will not include any information on them in this report. It is recommended that the client have the property tested by a certified expert in these areas, in all cases.

Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout the structure. It is recommend that a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor, regardless of the age of the plumbing.\*

Houses/structures built prior to 1978 can contain asbestos materials. It is recommend that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.\*

Houses/structures built prior to 1978 can contain lead paint. It is recommend that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.\*

\*SoCal Home Inspects, LLC will not engage in any claims regarding aluminum wiring, asbestos, or lead paint.

PHOTO DOCUMENTATION: Your report may include digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector CANNOT use photos provided by anyone else for the inspection report. Any photos included in the report must be taken by the Inspector only, with the Inspector's camera only!

#### ABOUT YOUR INSPECTION CONTINUED

Please carefully read your entire Inspection Report. Call your Inspector after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather, and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the Inspector believes may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

We advise you to check all building permits for all areas of the structures present. A home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion: Maintenance, repair, or upgrade is needed, and the item should be further evaluated. Often, the items discovered by the Inspector are only clues to a potentially larger

issue; further evaluation may uncover other items the Inspector did not see or disclose during the inspection.

For your safety and liability purposes, we recommend that licensed contractors further evaluate and repair any and all concerns and defects noted in the report.

Lateral Sewer Line Camera Inspection: Underground drains cannot be viewed by the Inspector and can often have internal issues that do not reveal themselves during the home inspection. We highly advise you to have a sewer camera inspection prior to the release of inspection contingencies.

Every home or structure is different; therefore, it may be inspected in various formats. Inspections can take anywhere from one to four hours, depending on the size of the structure, the age of the structure being inspected, and accessibility. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all Inspectors; however, experience and Inspector's personal preferences may differ between Inspectors. This is the same for report-writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection.

The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of the inspection, then the Inspector cannot be liable for not notifying you of the defect. For example: The inspector evaluates the exterior of the home first and finds no defects...but later runs the water at the kitchen sink and the water is not visibly leaking under the kitchen sink, but somehow is leaking through the exterior wall to the exterior. The Inspector will not back-track and re-inspect the exterior and will likely not see this or note the defect.

During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted! A home inspector cannot determine if there are plumbing leaks inside walls or ceilings, unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture.

Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection, immediately before closing, to check the condition of the property, using this report as a guide. Conditions can change at any time during escrow time periods. You are 100% responsible for verifying all conditions prior to close of escrow.

**THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.**

**THANK YOU FOR USING SOCAL HOME INSPECTS, LLC**

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**NOTICE TO THIRD PARTIES:** This report is the joint personal property of SoCal Home Inspects and the client(s) listed above. **UNAUTHORIZED TRANSFER** to any third parties or subsequent buyers **IS NOT PERMITTED**. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of a qualified inspector of their choice to provide them with an updated report.

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# Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report! For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety. **Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

## SEWER SCOPE/DRAIN CAMERA INSPECTION

Page 8 Item: 2	Condition	<ul style="list-style-type: none"><li>• A belly/low point that was holding water and debris was visible in the main sewer line/pipe at approximately <b>13 to 26</b> feet from the access point - the main sewer line/pipe should be hydro-jetted and repaired as needed and re-inspected with a camera before the inspection objection deadline</li><li>• Heavy rust/scale was visible in the cast iron portion of the main sewer line/pipe - the main sewer line/pipe should be cleaned of scale/hydro-jetted and re-inspected with a camera for damage and repaired or replaced as needed before the inspection objection deadline</li></ul>
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# OVERVIEW

## 1. Type of Structure - Structure's Orientation - Occupancy - Modifications

- **SEWER INSPECTION:** The Inspector inserted a sewer camera into the drainage system of the property. This inspection will reveal the condition of the property's sewer drainage system
- Single Family Residence
- All Utilities were ON for this inspection
- The property was OCCUPIED at the time of the inspection. Personal items throughout the structure prevented access and/or view to some areas. Personal property, furniture, and moving boxes were not moved, and prevented a complete inspection and limited visible access to some areas (this applies to all areas inside and outside the property inspected). In this case, the Inspector disclaims the identification of any defects that may exist in the occupied areas due to lack of access/visibility
- There was evidence of major remodeling present - the Inspector recommends you to check all building permits for all areas of the property to ensure that all remodeled areas were completed properly to city/county code

## 2. Attendance

- The Buyer's Agent and Seller's Agent were present during the inspection
- A Termite Inspector was present during the inspection and was performing the termite inspection - see the additional report and/or notes provided by this contractor regarding wood at this structure
- A Home Inspector was present during the inspection and was performing the general inspection - see the additional report and/or notes provided by this contractor regarding the condition of the property at this structure

## 3. Notes

- The General Home Inspection is based on the [InterNACHI Standards of Practice \(SOPs\)](#) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion; however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector

# SEWER SCOPE/DRAIN CAMERA INSPECTION

## 1. Orientation and Objective

- The purpose of a sewer drain scope inspection is to determine the condition of the property's sewer line from the point accessed to the city main sewer line, and to determine if the system is functioning as designed. This inspection usually does NOT include sewer lines that run under the home, but only those that run from the cleanout (or access point) to the main city connection, if reachable.

Sewer drain scope inspections have become a standard component of the pre-purchase inspection. A standard drain scope inspection for a single family residence takes approximately 30 minutes to one hour to complete (time may vary and is based on accessibility to the sewer cleanout location). Lack of a proper cleanout access WILL prevent a complete inspection. Some areas may only be accessible from a roof plumbing vent; however, these inspections are VERY limited, and the camera may not be able to pass some turns within the sewer line piping due to tight turns.

The Inspector will insert a mini video camera into the sewer line through the sewer cleanout (or sometimes a roof plumbing vent pipe). The cleanout may be located in the basement, crawlspace, or outside where the sewer line exits the home. If no obstructions are encountered, we will inspect the drain from the cleanout to the city main (if the main is reachable with the camera length limitations (140 feet)). If problems with the line are found, we will provide you with an approximate distance to the trouble area from the cleanout/camera entrance point, and this may be aided by a sonde (camera locator) pinpoint location on the ground.

Common sewer drain problems are: root intrusion, holes, pooling, standing water, cracks, clogging, and pipe separation. A functioning sewer drain may have problems that do not affect the performance of the drain at the time of the inspection; however, these problems may cause a future sewer backup leading to an unexpected emergency line repair or replacement.

When the inspection is complete, if present, you will be verbally informed as to the condition of the sewer drain, based on the Inspector's opinion of what he viewed at that time. This verbal information may change upon the Inspector's review of the camera video prior to filing the final report, so please read your final report AND watch the full video for full disclosure. Your Inspector will send out a final report within 24 from the time of the original inspection (if you do not receive your report, please contact us by phone at (714) 343-3207 so that we may re-send it to you). Still photographs may be included, and a link to view the video will be provided in your final report. Upon receiving the report, we kindly ask you to view the report, watch the ENTIRE sewer drain video, and contact your Inspector with any questions, PRIOR to the release of contingencies. If any problems are found in the sewer drain, we recommend that you contact a licensed plumber immediately for further evaluation or repair.

**Disclaimer:** This is not a pass or fail inspection. This inspection does not cover plumbing or other building code violations. The Inspector cannot predict future problems or issues with the drainage system. If you view something in the video that you feel the inspector did not properly disclose on the written report, you ARE expected to contact your Inspector to discuss the condition and have the Inspector update the report as needed. Conditions can and often do change after the inspection; root intrusion, breakage, cracks, etc. can occur at any time without any previous signs during the inspection. The Inspector is not responsible for damage found or damage occurring during the inspection. The hiring party is expected to have proper insurances or approvals for this inspection by the existing homeowner.

A drain camera inspection is intended to reduce risk; however, it cannot eliminate all risk. The Client acknowledges that the Inspector will not observe every square inch of the sewer system and that the Inspector could fail to see or note a defect, and that defects may exist that cannot be detected by visual inspection only. The Client agrees that the inspection and report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future.

## 2. Condition

### General Information:

- Equipment used: Forbest 3188DNDT-130-MC, 130-foot Self-Leveling Sewer Camera
- Inspection performed by a Certified Master Inspector
- Drain line materials (sometimes difficult to tell with older pipes): Cast Iron and Clay
- Clean out location:
- Clean out size: 2"
- Approximate final length/distance reached during this inspection: **92'**
- \*\*\*Please click on the following link (in blue) to view your sewer inspection video: [CLICK HERE FOR VIDEO](#); deficiencies in any particular component will be noted below

### Observations:

- Debris was observed in the sewer line - the Inspector recommends cleaning the line for proper and optimal flow
- Only one cleanout was found. Generally-accepted modern standards require a cleanout to be installed a minimum of every 100 feet of straight, horizontal run. The Inspector recommends correction by a qualified plumbing contractor.
- The Inspector observed rats in the sewer during a sewer inspection - recommend contacting a qualified pest control contractor to discuss options and costs for ridding the structure of rodents and securing it from further rodent entry
- A belly/low point that was holding water and debris was visible in the main sewer line/pipe at approximately **13 to 26 feet** from the access point - the main sewer line/pipe should be hydro-jetted and repaired as needed and re-inspected with a camera before the inspection objection deadline
- Heavy rust/scale was visible in the cast iron portion of the main sewer line/pipe - the main sewer line/pipe should be cleaned of scale/hydro-jetted and re-inspected with a camera for damage and repaired or replaced as needed before the inspection objection deadline



See next picture



Cleanout Location



Termination point



Termination depth



Low point begins at 13' and ends at 26'



Heavily rusted



**Sewer rat**

Photos

