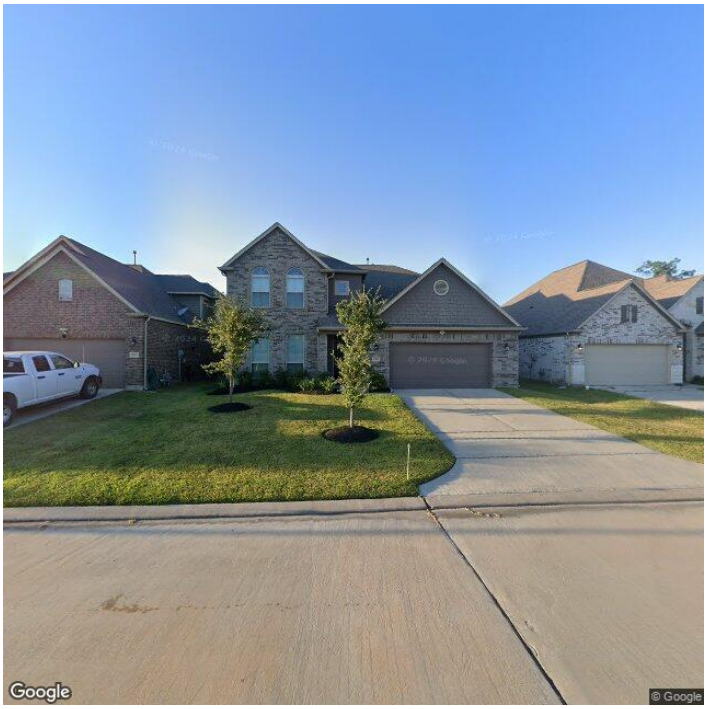
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SEWER INSPECTION

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06/03/2025

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SUMMARY

2

RECOMMENDATION

3.1.1 Qualitative Survey of Main Sewer Line - Drain System: Recommend Hydro-jetting
3.1.2 Qualitative Survey of Main Sewer Line - Drain System: Grease buildup

1: GENERAL INFORMATION

Information

Clean out location: Clean out lo0cation

Right side front

Overview

BC 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.

2: INSPECTION DETAILS

Information

In Attendance
Tenants

Occupancy
Occupied

Type of Building
Single Family

Weather Conditions
Cloudy

Limitations

General

TENANT OCCUPIED

This unit was tenant occupied at the time of the inspection. Conditions noted at this time may change before the buyer takes possession of the home.

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 BC 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 connections and from clean out to under home. 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

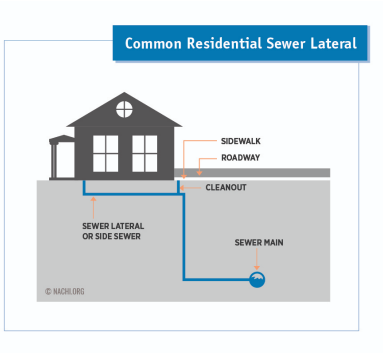
Drain System: Main Drain Access Location

Right side of home

Drain System: Materials from access

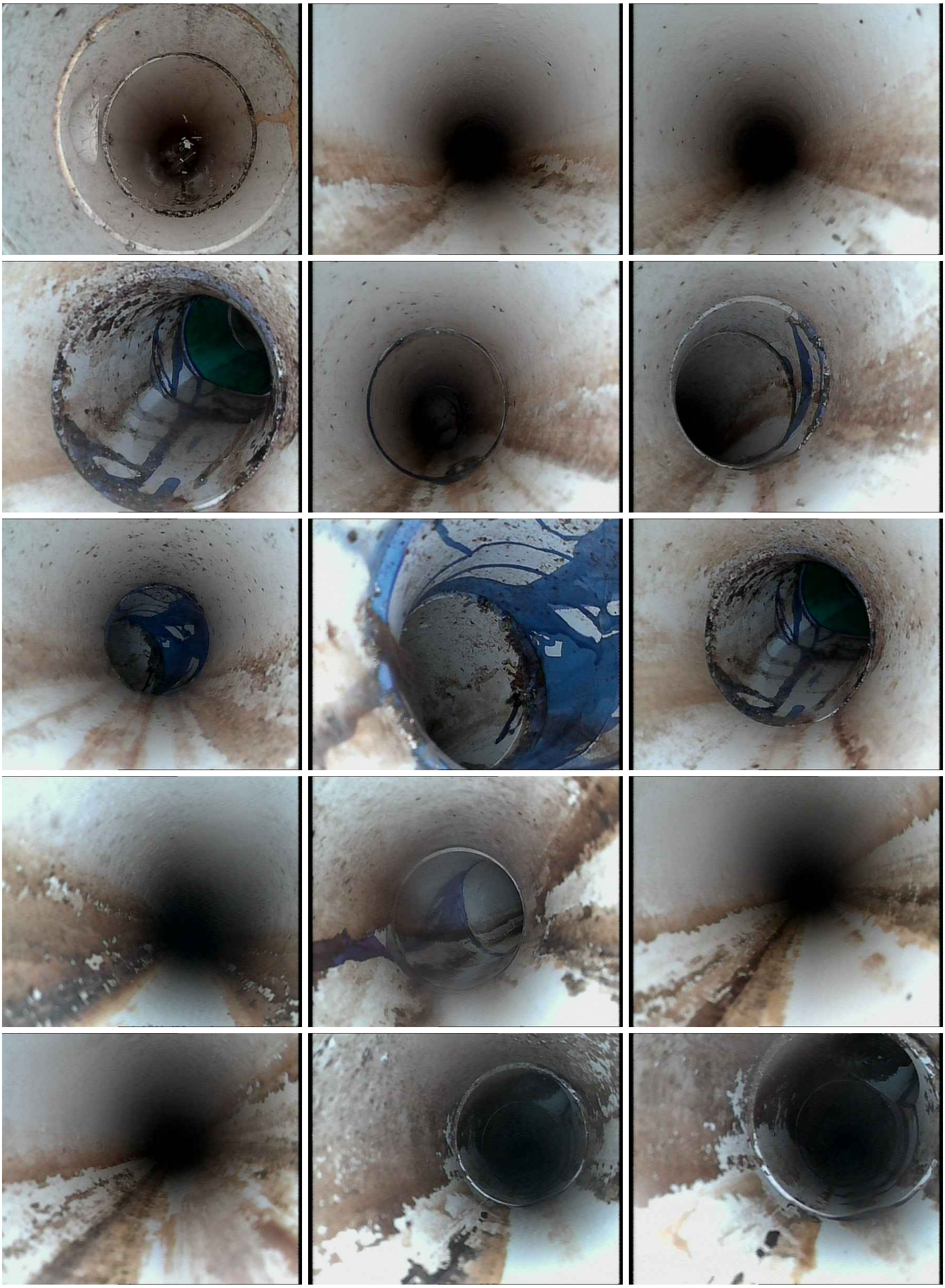
PVC

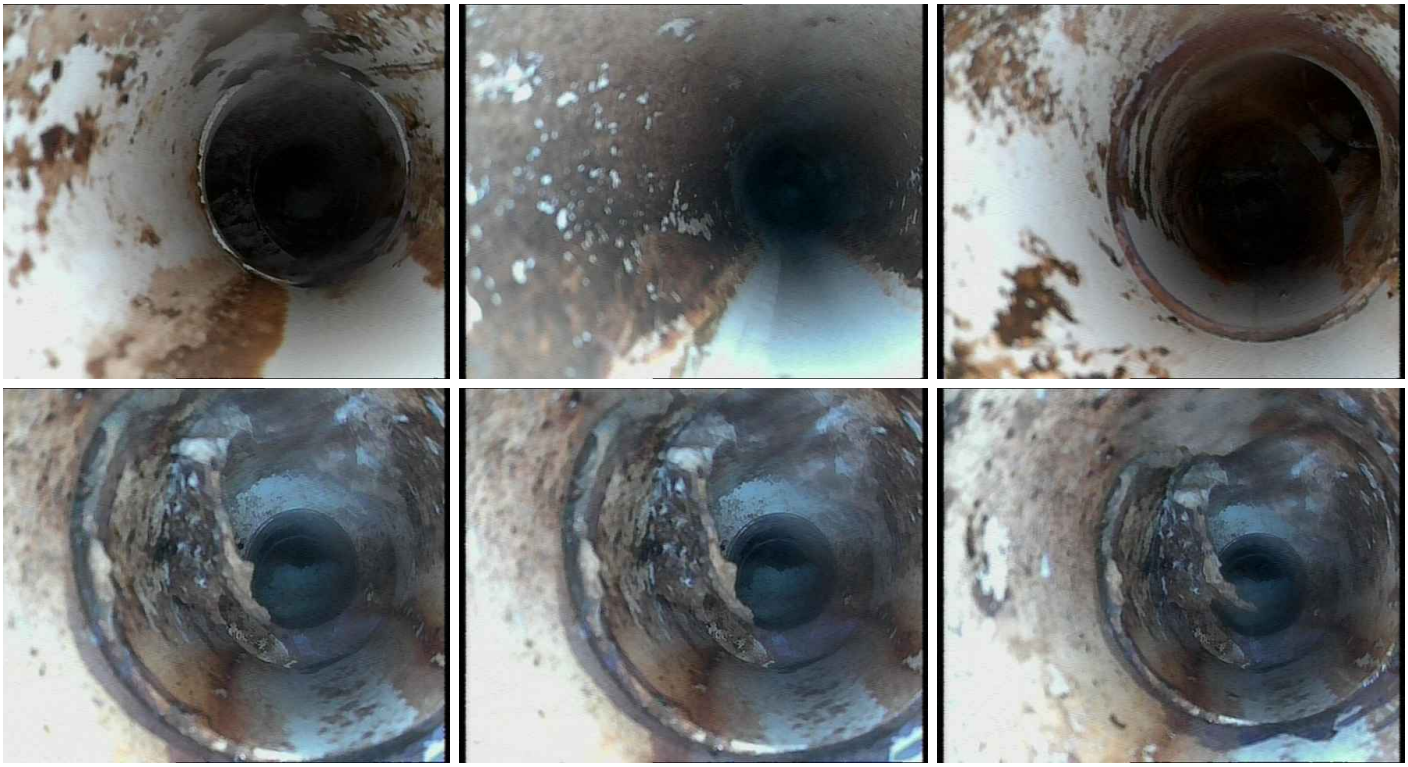
All sewer line materials are not always identifiable.



Drain System: **Sewer line condition**

Debris, Hydro-jetting Recommended





Observations

3.1.1 Drain System

RECOMMEND HYDRO-JETTING

Hydro-jetting offers a comprehensive cleaning of your plumbing. The system uses, on average, 4000 psi. That level of pressure and the amount of water is sure to tackle even the smallest of dust particles. It clears out any obstructions, clogs, or build up, allowing the water to run smoothly after. We always recommend consulting a professional for any work that gets done.

Recommendation

Contact a qualified professional.

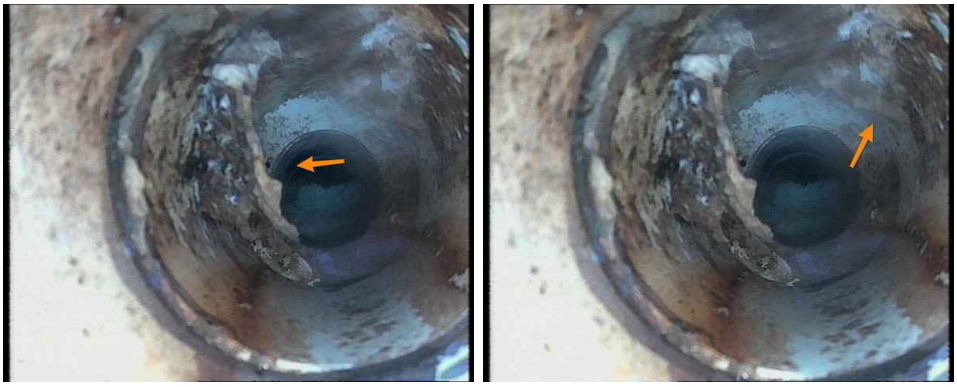
3.1.2 Drain System

GREASE BUILDUP

Grease buildup was noted at the lateral connection from the kitchen. Recommend cleaning.

Recommendation

Contact a qualified professional.



4: VIDEO

Information

Video

Please click link below or copy and paste to search bar to watch the sewer line video inspection:
Clean out to city main: https://youtu.be/o14caqqwmX0
Clean to under home: https://youtu.be/39t3wp5g4Fo