



THE AUSTIN HOME INSPECTOR



Andrew Jordan - Principal  
TAHI Inspection Services  
512.788.1001  
andy@atxinspect.com  
TSBPE Supervising Master Plumber #M-132292  
TSBPE (Plumbing) #132292

Property Address:  
Prepared For:  
Assessment Type: Limited Plumbing Camera Assessment  
Report Type: Limited Assessment Report  
Date: 08MAY2019

**To Whom It May Concern:**

A site visit to the above mentioned property was made in order to perform a limited plumbing camera assessment. A partial and limited camera assessment of the primary sewage/drain line was conducted. A full assessment was not performed.

**NOTICE OF ASSESSMENT INTENTIONS AND LIMITATIONS:**

Multiple assessment limitations reduced the ability to fully investigate the system and additional issues/concerns, both minor and significant, may be present. The camera assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the plumbing camera assessment is intended to provide additional, basic information in regards to the buried drain line material determine is obvious, physical damage is present at the areas viewed through the camera. No work or information which requires specific licensing outside of those held by the operating inspector has been, or will be performed. This 3<sup>rd</sup> party assessment and report has been provided to the client and representing agents for the purposes of due diligence, filing of available information, and additional client protection. The assessment process and report do not, in any manner, represent a guarantee of warranty of the above mentioned property or associated system conditions. For a full analysis of the plumbing system, please call a licensed plumbing specialist.

System information noted at the time of assessment is listed below. This is not an official TREC report document.

**NOTICE OF 3RD PARTY EVALUATION AND FURTHER INFORMATION:**

All information gathered during the limited camera evaluation will be provided to the 3rd party plumbing specialists named above. Additional evaluation and/or repair recommendations, cost estimates, professional opinions, and general information may be provided by the 3rd party plumbing specialists. Client contact information will be forwarded to Peanut Plumbing for these purposes.

Any work/investigation which specifically requires trade specialization will be conducted/supervised by properly licensed individuals.



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www.atxinspect.com



Peanut Plumbing LLC  
512.924.7989  
www.peanutplumbingtx.com

## **LIMITED PLUMBING CAMERA ASSESSMENT**

### **GENERAL SYSTEM INFORMATION:**

APPX. SIZE OF HOME: Under 3000 Sq. Ft.

APPX. NUMBER OF BATHROOMS: 2-4

MAIN CLEAN OUT LOCATION: Right Side Yard

APPX./ASSUMED AGE OF SEWAGE PIPE MATERIAL: Updated at Building, Original Buried

PRIMARY MATERIAL TYPE: PVC / Cast Iron

PREVIOUS REPAIR/UPDATES: Yes - Updated to PVC Under/In Building

SERVICE RECORDS AVAILABLE: Unknown - Request All Available Records

EVIDENCE OF FOUNDATION SETTLEMENT: Common

### **GENERAL CAMERA OPERATION INFORMATION:**

CAMERA TYPE: Rigid SeeSnake (or Similar Device)

CAMERA ENTRY POINT: Clean Out

CAMERA DIRECTION IF KNOWN: Towards Utility

CAMERA DIRECTION IF KNOWN: N/A

ADDITIONAL CAMERA DIRECTIONS/ENTRY: N/A

MAX DISTANCE OF CAMERA TRAVEL (APPX.):

LIMITATIONS: Camera Route of Travel/Distance/Visibility Varies (Partial and Limited Assessment Only)

### **GENERAL ASSESSMENT INFORMATION - OBSERVATION FINDINGS:**

EXCESS PAPER DEBRIS: Not Discovered During Limited Assessment

DRAIN BACK-UP/BLOCKAGE: Not Discovered During Limited Assessment

WATER LEVEL RISE DUE TO BELLIES: Not Discovered During Limited Assessment

PIPE COMPRESSION/CHANNELING: Yes - See Below

EXCESS MATERIAL DETERIORATION: Yes - See Below

PIPE FRACTURE/PHYSICAL DAMAGE: Yes - See Below

PIPE SEPARATION: Suspect Issues - See Below

EVIDENCE OF ROOT/SOIL ENTRY: Yes - See Below

PIPE CONNECTION ERRORS: Not Discovered During Limited Assessment / Yes - See Below

INSTALLATION ERRORS/CONCERNS: Not Discovered During Limited Assessment / Yes - See Below

ADDITIONAL ISSUES OR CONCERNS: N/A

## **ASSESSMENT CONCLUSIONS AND RECOMMENDATIONS**

### ***GENERAL NOTES AND RECOMMENDATIONS***

#### **LIMITED DRAINAGE FLOW TEST - NORMAL DRAINAGE OBSERVED:**

Multiple plumbing fixtures were turned on and basins filled. Water was released and viewed from the clean out access point. At the time of inspection, waste water flowing through the primary sewage line appeared to be properly exiting the structure. No evidence of significant blockage, slope issues, and/or pipe damage was discovered during this limited, visual assessment of the plumbing drainage.

#### **CAST IRON PIPES PRESENT - MATERIAL NEARING/EXCEEDING LIFE EXPECTANCY:**

Original cast iron and/or additional dated plumbing material was noted at the structure.

According to the National Association of Certified Home Inspectors (NACHI), this material has a general life expectancy of 50-60 years (actual life expectancy varies). Although no specific issues were discovered at the time of inspection, it is recommended that additional planning and budgeting for pipe repairs/replacement take place. Proper home maintenance and regular system servicing will improve the functionality and life span of this material. Further analysis of the plumbing system and/or assessment by a licensed plumbing specialist would be beneficial in providing further system information and current condition of non-accessible portions of the system.

### ***ISSUES AND CONCERNS - FURTHER ACTION RECOMMENDED***

#### **DRAINAGE ISSUES/PIPE BELLIES DISCOVERED - FURTHER ACTION RECOMMENDED:**

Pooling, static water most likely caused by a sewer line belly (sag or low area) was discovered during the camera assessment. A 'belly' is defined as a pipe holding water due to inadequate slope percentages at one or more sections of the lateral drain. A belly in a sewer line is often caused by geological events (soil movement/erosion), foundation settlement, inadequate soil compaction during installation, or a combination of various factors. Often, pipe bellies do not cause immediate or complete failure of the sewage system, however, bellies become problematic when/if debris collects and causes system blockage or backup. In most cases, it is not possible to determine if pipe settlement has stabilized or is ongoing. Due to this limitation, the possibility of increasing drainage flow disruption and future repair needs at seemingly inconsequential bellies/sags can not be ruled out. Professional opinion and repair/replacement recommendations to address pipe bellying will vary from one specialist to the next and is often decided on a case-by-case basis. Due to the inability of a home owner or maintenance specialist to regularly monitor portions of buried plumbing, a proactive approach to addressing sewage system issues is considered to be a best practice and proper preventative maintenance care. Based on the current degree of drainage disruption, the possibility of increasing issues, and various additional factors noted at the time of assessment, it is recommended that a plumbing specialist be contacted to

verify/eliminate all pipe bellies and/or any other issues affecting the gravitational drainage of sewage material. Specific issues and concerns discovered during the limited assessment process which have prompted this recommendation include, but are not limited to:

- Appx. 42-44' from clean out: Short span of belly (60-100% pipe)

- For additional information regarding pipe bellies and other common issues, please visit: [theaustinhomeinspector.com/pipe-belly](http://theaustinhomeinspector.com/pipe-belly)

#### INDICATORS OF SEWAGE SYSTEM ISSUES - FURTHER ASSESSMENT ADVISED:

Indicators of sewage functionality issues and/or material damage was discovered during the limited assessment of the plumbing drainage system. Additional investigation by a plumbing specialist (to include static testing) is recommended to verify the noted concerns and determine what update/repair options are available and warranted. Conditions noted at the time of inspection which prompted this recommendation include, but are not limited to:

- Dated or problematic plumbing material observed (cast iron)

- Evidence of material damage and/or significant deterioration at visible locations

- Tree roots, soil, and/or other material discovered which indicate damage/separation of pipe material

- Additional Notes: Appx. 100' of cast iron piping present (recorded with pipe scoping camera)

- Additional Notes: Buried sewer line passes through 2x retaining wall and driveway pavers (additional costs associated with pipe replacement)

- Additional Notes: Buried sewer line passes through various protected root zones (additional costs associated with pipe replacement)

**PLUMBING CAMERA ASSESSMENT - PHOTO LIBRARY**



CAST IRON AT BURIED SEWER LINE



SUSPECT FRACTURE/DEBRIS AT PIPE



ROOT ENTRY POINT #1



ROOT ENTRY POINT #2



ROOT ENTRY POINT #3



ROOT ENTRY POINT #4



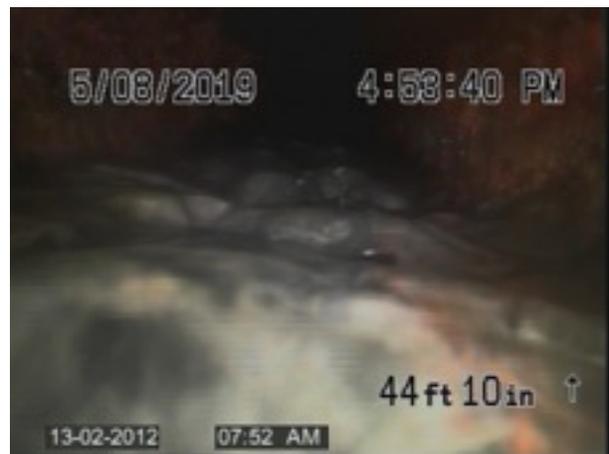
SUSPECT PIPE DAMAGE/FRACTURE



PIPE DEFORMATION/COMPRESSION



42': START PIPE BELLY



44' 10": END PIPE BELLY



DETERIORATION, SUSPECT FRACTURE



DETERIORATION, SUSPECT FRACTURE



ROOT ENTRY #5



DEFORMATION NEAR CITY CONNECTION

**ADDITIONAL NOTICE OF LIMITATIONS:**

The limited plumbing camera assessment is not designed or intended to diagnose specific issues, isolate exact locations of areas of concern, or determine the degree/significance of damage (if discovered). Rather, this limited assessment is intended to provide additional, basic information in regards to plumbing material and signs of possible functionality issues or material damage. All noted information and concerns should be assessed, verified, and remedied as needed by a licensed plumbing professional. Multiple limitations to the camera assessment are present and additional issues may go undiscovered during the limited assessment.

NOTE: This is not an official TREC report document and should not be used as such.

**FURTHER INVESTIGATION MAY BE REQUIRED TO VERIFY NOTED ISSUES AND CONCERNS:**

Indicators of issues or possible issues will be noted if discovered during the limited pipe camera assessment. Due to scope of work and visual limitations, further assessment of the plumbing system by a system specialist may be required to verify issues and concerns which may be included in this report.

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