AUSTIN REAL ESTATE INSPECTIONS
(737) 259-4413
eaton@austinrei.com
https://www.austinrei.com/

RESIDENTIAL SEWER SCOPE

07/12/2026

Inspector
Eaton Bates
Eaton Bates
TREC #26867
(737) 259-4413,

Image Redacted

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SUMMARY

2.1.1 Building Lateral Plumbing - Sewer Drain Line : Standing Water (Belly)

1: INSPECTION DETAILS

Information

General Info: **Water Source**
Public

General Info: **Type of Home**
Single Family, One Story

General Info: **Weather Conditions**
Cloudy, Humid, Recent Rain

General Info: Overview

This sewer scope inspection, performed by Austin Real Estate Inspections, involves a visual examination of the main sewer line **(Building Sewer Section)** serving the subject property.

This inspection is NOT a guarantee against future sewer backups.

The inspection is limited to the main sewer line, covering the section from the foundation of the structure to, or as close as possible to, the city tap.

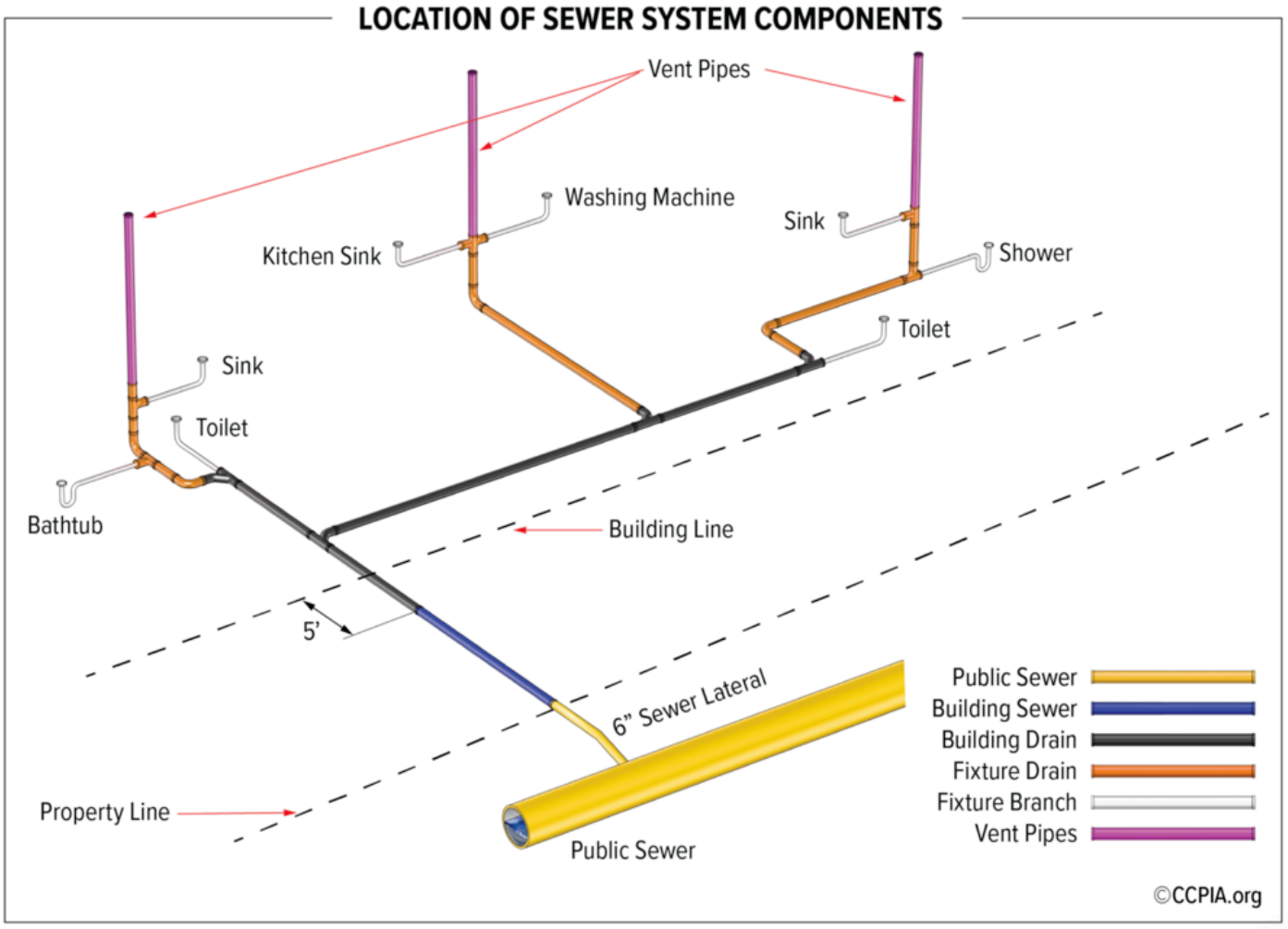
It does NOT include any portion of the interior plumbing, including those below the slab or elsewhere in the building.

The evaluation of the sewer line is based solely on professional opinion, as current codes apply only to the initial installation. Other professional opinions may differ from that of the inspector.

For optimal preventative maintenance, **residential sewer lines should be cleaned initially and then every 1 to 2 years for clay pipes, and every 3 to 5 years for plastic pipes.**

If any locations were marked during the inspection, these are approximate and should be verified by a licensed plumbing contractor before any repairs or other work is performed.

We retain reports, images, and videos for 90 days from the date of this inspection. Once you open the link for the video, you may download a copy for your records. Please contact our office for further information if needed.



2: BUILDING LATERAL PLUMBING

Information

Sewer Drain Line : Material Type/Types
PVC

Sewer Drain Line : Length of Sewer Line
80 FT

Sewer Drain Line : Location of Camera Entry
Cleanout Exterior

Sewer Drain Line : Sewer Drain Line Overview
exterior

A sewer scope was performed at the exterior cleanout in the front yard, with the camera pushed approximately 50 feet toward the house and 30 feet toward the street. Between 15 and 20 feet from the cleanout, a section of the line showed standing water indicating a belly (sagging section) in the pipe. Despite this belly, drainage was still performing as intended with no blockages observed at the time of inspection.

Sewer Drain Line : Sewer Drain Line Video

A sewer camera inspection was performed on the lateral drain line serving the property. Video documentation of the inspection findings has been provided via Google Drive links for your review and records.

https://drive.google.com/file/d/1oiR48o7l4uEFRjPQX2RfvaiTghxmJ2gt/view?usp=drivesdk

https://drive.google.com/file/d/1X8QVUsXZNkYYQa3VUUSTO4MbVo05zhWD/view?usp=drivesdk

https://drive.google.com/file/d/1VufEhsZCXbdr_W10sMI53r_luVv4Ry2C/view?usp=drivesdk

https://drive.google.com/file/d/105ktKRcWAUIHJZCuVxxMXrRXZSQjNHzV/view?usp=drivesdk

Limitations

Sewer Drain Line

LIMITED LIABILITY

This sewer inspection was conducted by Austin Real Estate Inspections in agreement with the client, as outlined in this report. All recommendations are based on the professional expertise of our technicians; however, please note that this inspection cannot guarantee the identification of all existing or potential issues.

Austin Real Estate Inspections shall not be held liable for the costs of repairs or replacements resulting from defects that may occur after the inspection, including those caused by acts of nature, ground movement, obstructions, root intrusion, or misuse of the system.

While we may attempt to locate specific areas of interest, any approximate locations and depths provided are estimates and not guaranteed. Due to the potential influence of nearby utilities, electrical interference, or atmospheric conditions on our equipment, we cannot ensure the exact locations, depths, or positions of identified problem areas. For further evaluation or repair of these areas, consultation with a certified contractor, licensed plumber, or excavation specialist is recommended.

We are committed to providing you with the information necessary to make informed decisions regarding the general condition of the sewer line. Austin Real Estate Inspections shall not be liable for any consequential damages.

Sewer Drain Line

NOT COMPLETELY VISIBLE

During the inspection, portions of the sewer line **were not visible**. This is often due to standing water or accumulation of grease and other deposits within the line, which can obstruct visibility during a standard inspection. Per the InterNACHI Standards of Practice, this inspection is limited to a visual examination of accessible plumbing components, and it does not extend to assessing the interior condition of underground sewer lines, nor can it detect potential blockages or other hidden issues unless visible symptoms are observed at accessible fixtures or cleanouts.

Recommendation: To ensure the sewer line remains clear and functional, it is advisable to have it regularly maintained and inspected by a qualified plumbing contractor. This may include periodic cleanouts or video inspections to ascertain the condition of the line and address any buildup that could impede proper drainage.

Deficiencies

2.1.1 Sewer Drain Line

General Maintenance

STANDING WATER (BELLY)

FRONT YARD

During the inspection, standing water was observed in one or more sections of the sewer line. Such occurrences are commonly attributed to buildup within the line or external factors like ground movement, settling, or intrusion from tree roots. These issues can cause the sewer line to lose its proper slope or develop low points, known as "bellies," where water accumulates instead of flowing freely.

This didn't appear to be negatively affecting proper drainage at the time of the inspection.

Recommendation

Contact a qualified plumbing contractor.

STANDARDS OF PRACTICE

Inspection Details

Building Lateral Plumbing
This sewer scope consists of a visual inspection of the sewer main servicing the subject property and is NOT a guarantee against future backups.
The inspection is limited to the main sewer line from the foundation of the structure to (or as close to) the city tap as possible and does NOT include the rest of the interior plumbing either below the slab or elsewhere in the building.

Evaluating a sewer line is based solely on opinion as the only published codes are for initial installation. Other opinions may differ from that of the inspector.

For adequate preventative maintenance, residential sewer lines should be cleaned initially and at least every 1 to 2 years for clay pipes and 3 to 5 years for plastic pipes.
If any locations were marked, they are approximate and need to be verified by a licensed plumbing contractor before any work is done.

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