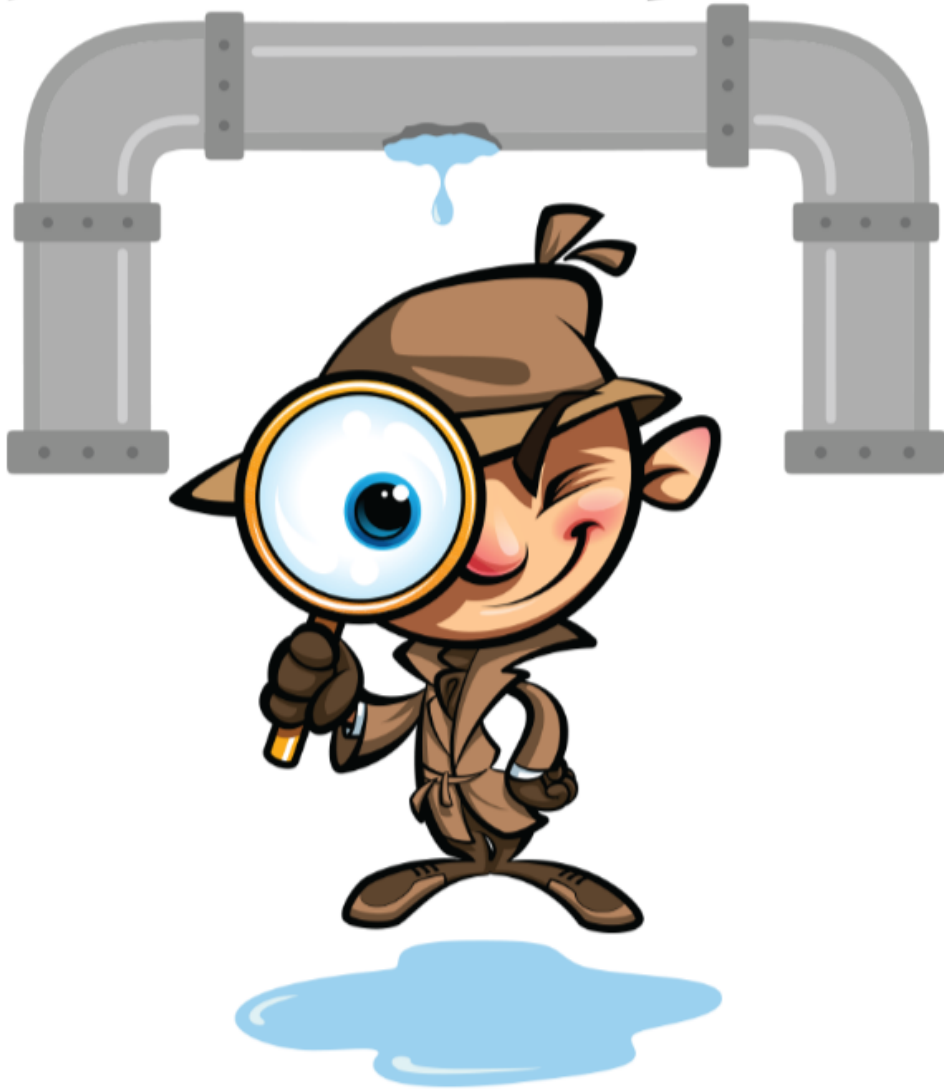


---

---

***PRIVATE EYE***



***DRAIN INSPECTION***

**PRIVATE EYE**

**DRAIN INSPECTION**

Phone: 832-630-4624

Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)

**DRAIN INSPECTION**  
**LIMITATIONS AND DISCLOSURES**

Client Name: Kevin Akins (Care of Marleen Deleon)  
Address: 5319 Laurel Creek Way, Houston, Texas 77017

Invoice #244

SPECIFIC LIMITATIONS: The Inspector will not inspect sewer pipes or yard/area drains and catch basins that are full of water. Full pipes, drains and catch basins are indicative of an existing problem. Additionally, the sewer camera will not reveal any visible issues if the sewer pipe, yard/area drains, or catch basins are full. The inspection is for discovery of any issues that may cause future problems, or no problems at all.

Additionally: camera may not make turns at T joints, though, it *may* be possible to travel into Y joints. Cast iron or concrete drain lines may also make turns unsuccessful.

GENERAL DISCLOSURES: The extent to which the inspection may be completed will be dependent on the construction conditions of the main drain system or systems. Extent of completion also includes landscaping conditions with regards to accessibility.

Additionally, neither inspector nor inspection report can account for the conditions of the drain system or systems outside of the initial inspection. The inspection report is final, solely, at the time of inspection.

## PRIVATE EYE

### DRAIN INSPECTION

Phone: 832-630-4624

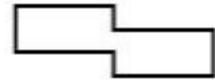
Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)

## OBSTRUCTIONS TO WATER FLOW

SAG- Pipe bows downward. Water will always stand in this section.



OFFSET/SEPARATION- Pipe has become disjointed. Water will spill into the soil. Waste can build up.



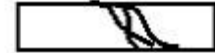
BREAK- A hole or crack has formed.



CRUSH/COLLAPSE- Ceiling of pipe has caved in.



ROOTS- Enter through joints or breaks.



TIE-IN- Another utility line has been forced into the drain line.



CLOG- Waste or debris blocks up the pipe.



REDUCER- Smaller pipe is attached to the main line. Solids may not pass easily through section.









**PRIVATE EYE**  
**DRAIN INSPECTION**

Phone: 832-630-4624

Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)

## UTILITY LINE COLOR CODES

(Tie-ins)

Electrical	
Oil & Gas	
Communications	
Potable Water	
Irrigation	
Sewer	

(It is rare, but, sometimes, utility companies can-without knowing it- push their utility lines through a home's drain line.)

## PRIVATE EYE

### DRAIN INSPECTION

Phone: 832-630-4624

Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)

### **DETAILED INSPECTION FINDINGS**

#### SEWER:

Number of Sewer Cleanout Caps: 5

Location of Sewer Cleanout Cap(s): Rear right of house, Right side x2, Exterior kitchen, Exterior laundry

Type of Sewer Piping: PVC X Cast Iron\_\_ Concrete X Clay\_\_ Orange Berg\_\_ ABS\_\_

Is Main Drain Cleanout Accessible? Yes / No / Not Installed

Drain Access: Main Cleanout / Kitchen / Roof Vent / Toilet

Condition of Pipe: Excellent / Good / Fair / Poor / Unknown  
(Most pipes will be good to fair. Typical from normal use)

Flow Rate: Strong / Decent / Poor / Not Applicable  
(Rate is affected by slope of pipe and should be strong or decent.)

Flaws: Break \_\_ Roots \_\_ Sludge X Mud\_\_ Pipe Reducer\_\_ Debris \_\_  
Tie-Ins \_\_ Grease\_\_ Foreign Objects \_\_ Offset/Separation X  
Sag(s) X

Hydrostatic Test: Pass / Fail / Not Applicable / Not Permissible / Not Requested

## **PRIVATE EYE**

### **DRAIN INSPECTION**

Phone: 832-630-4624

Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)

#### **Additional Notes/Findings:**

Camera was inserted into the main cleanout in the backyard. The camera traveled toward the city main and went through the PVC pipe and into the concrete pipe beneath the yard. The camera traveled approximately 9 feet before encountering an offset of the concrete line. The camera was unable to pass beyond the offset due to the height of the offset. The offset is against the drain flow. If solid wastes are unable to pass the offset, it could lead to a blockage of the main drain line.

The camera was reset and traveled toward the front yard. The camera progressed approximately 41 feet where the inspector noted a slight amount of standing water. The camera continued approximately 4 more feet before coming out of the water at approximately 45 feet. There appears to be a minor sag of an approximate length of 4 feet.. The camera continued forward to approximately 50 feet where it was noted to go under another minor amount of water. The camera progressed approximately 3 more feet before coming out of the water. This section also appears to have a minor sag of an approximate length of 3 feet.

Both sags are short in length and shallow in depth. As such, they are not, currently, a major issue. However, over time both sags may increase in length and depth, leading to blockages and possibly the pipe being pulled from its fittings.

The kitchen and laundry drain lines appear to have been rerouted at some point in the past. The inspector was not informed of the plumbing history of the house. The camera was inserted into the kitchen cleanout and traveled toward the laundry line. There is a significant amount of sludge in the line. A simple drain cleaning should be enough to remove the sludge from the line, but an increase of food waste while sludge is present may lead to a kitchen sink clog.

The camera was removed after traveling to the laundry cleanout.

The camera was reset and entered into the laundry line. The camera traveled just below the above ground pvc stack but was stopped at the bottom of the stack. The camera was unable to proceed due to the layout and the flat end of the camera. The stack drops into the main kitchen/laundry line T joint. As such, the camera strikes the bottom of the joint and cannot bend. Because of this, the camera could not be maneuvered farther down the drain line. It is a possibility that such a layout could prevent proper drain cleaning. A sewer cable machine or hydro jet *may* have difficulty proceeding beyond the T joint, if able to proceed at all. In such a case, a proper drain cleaning (when needed) *may* be unfruitful.

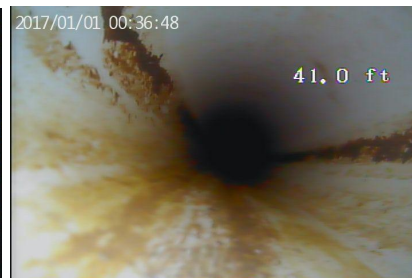
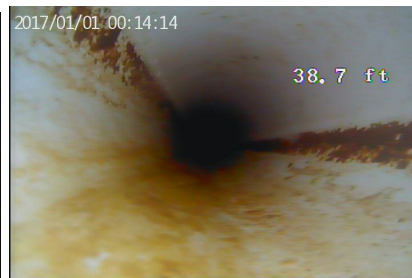
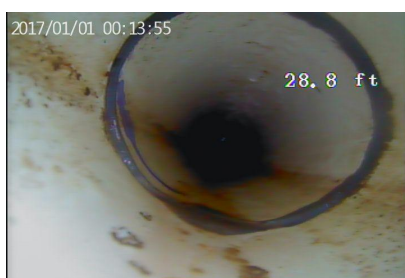
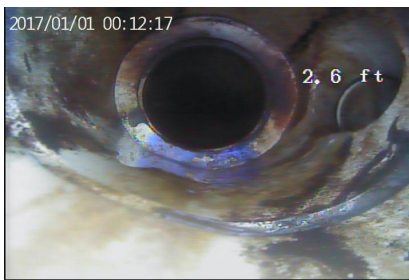
Outside of the above issues, the drain line is free of any major obstructions or flaws.

**PRIVATE EYE**  
**DRAIN INSPECTION**

Phone: 832-630-4624

Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)

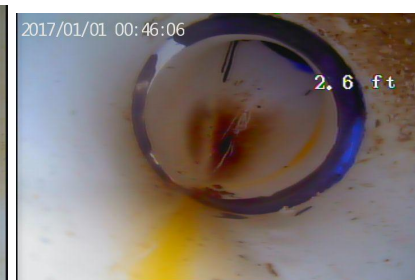
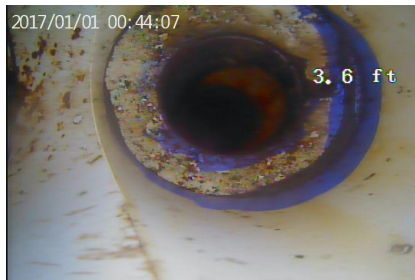
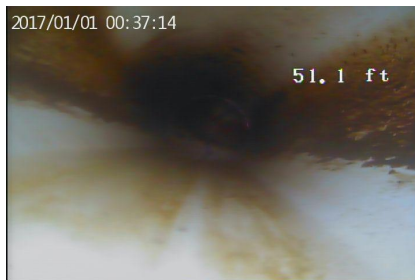
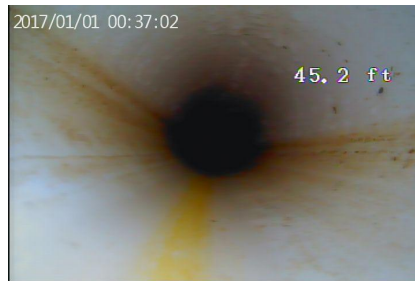
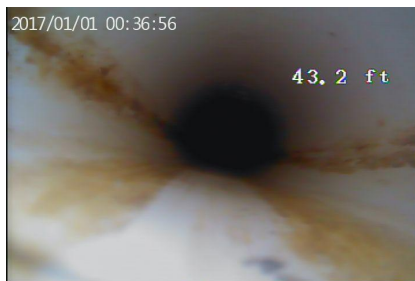
**INSPECTION PHOTOS**



# PRIVATE EYE DRAIN INSPECTION

Phone: 832-630-4624

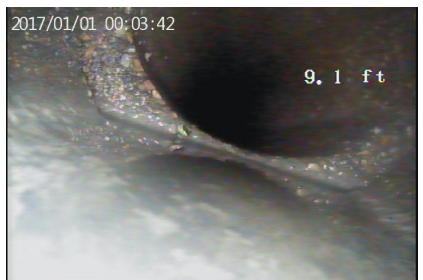
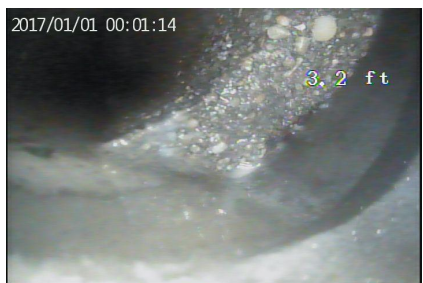
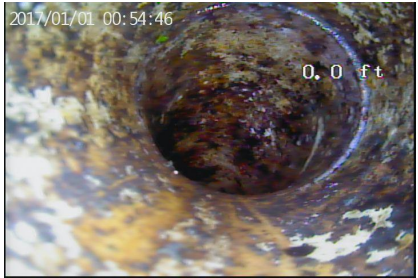
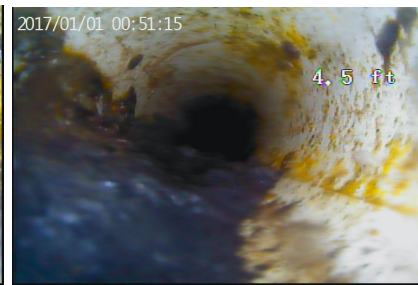
Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)



# PRIVATE EYE DRAIN INSPECTION

Phone: 832-630-4624

Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)



# PRIVATE EYE DRAIN INSPECTION

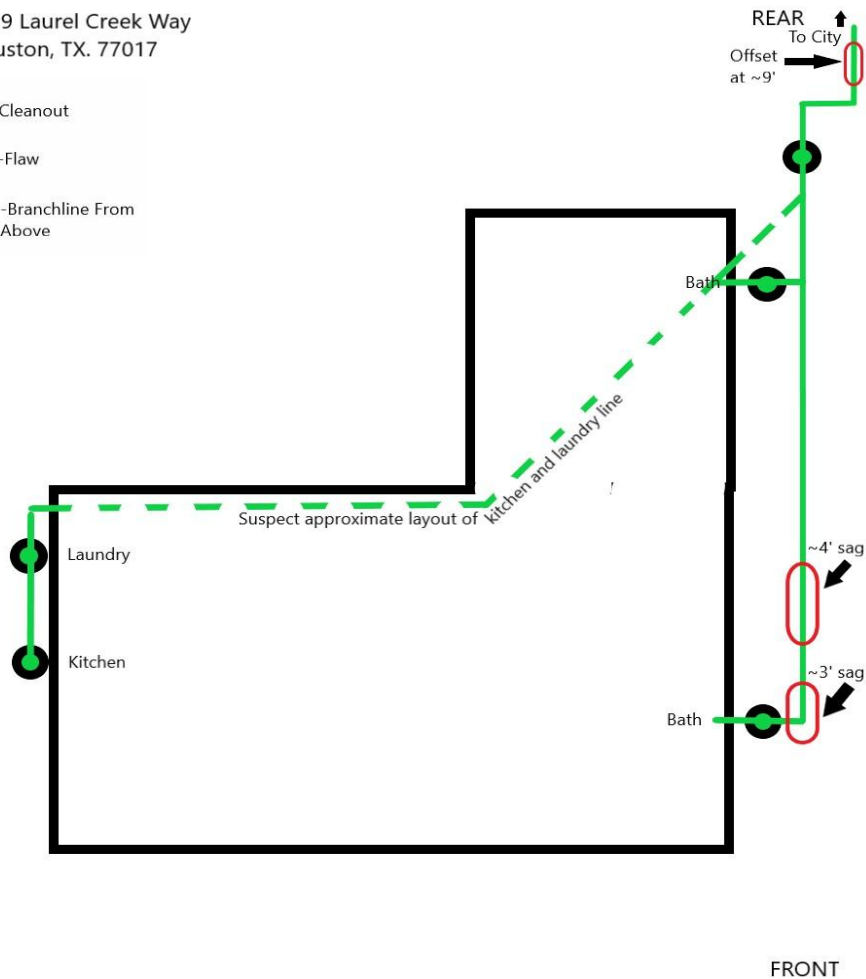
Phone: 832-630-4624

Email: [chadathackston@gmail.com](mailto:chadathackston@gmail.com)

## **BLUEPRINT SCHEMATIC** (approximation)

5319 Laurel Creek Way  
Houston, TX. 77017

-  -Cleanout
-  -Flaw
-  -Branchline From Above



**WE HOPE YOU ENJOY YOUR NEW HOME. AND THANK YOU FOR YOUR BUSINESS.**

Private Eye Drain Inspection --- 832-630-4624-- Houston, Texas  
[www.privateeyedraininspection.com](http://www.privateeyedraininspection.com)