



PRO-TECH INSPECTIONS

864.386.3810

info@pro-techinspections.com

<http://www.pro-techinspections.com/schedule>



SEWER SCOPE INSPECTION

711 E Suber Rd
Greer, SC 29650

Mike MacGregor

06/10/2025



Inspector

John Cabral

864.551.3863

john@upstatepestpros.com

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1: GENERAL INFORMATION

Information

A Word from our Owner...

We appreciate the opportunity to conduct this home inspection for you. We recognize and value the trust you have placed in us to provide a thorough report and document the condition of the home you intend to purchase. This is likely the single largest purchase of your life, and we are honored to be a part of it. We do not wish to satisfy you, anyone can do that - rather, we seek to "delight" you with our service from beginning to end of the process.

Part of our commitment to providing the highest quality and most comprehensive inspection report includes default photos, drawings, YouTube videos, and item specific links for the purpose of better illustrating and educating you on different facets of your home. Further, we provide videos of defects where it will better help you to understand our report comments. **We are the first and only local inspector to integrate 360 degree photos of your home to document the conditions at the time of inspection, and allow you a way to share in the excitement with your family and friends.**

If you have a question regarding your home inspection, it is always best to contact your Inspector directly. They are best equipped and have first hand knowledge of the home and can best serve you. Their contact information is available by clicking on their photo or on the report download page.

If you have a concern or complaint, I invite you to contact me. In fact, you will be receiving a request via email and text in the next few days asking you to provide feedback on our service. If for any reason you can not provide us a five star feedback I would love to chat with you. We strive to provide the absolute best experience and most comprehensive report available. So if we haven't met that expectation, please give me a call or shoot me an email. Thank you again for your trust and choosing us. We appreciate your business. **Lastly, Please Don't Keep us a Secret!**

Best Regards,

Dave Adams, SC RBI.48921

864.386.3810

dave@pro-techinspections.com

www.pro-techinspections.com

How to Read Your Home Inspection Report

Our modern home inspection report software delivers upon our promise of providing the most up to date in tools, technology, and standards. To ensure you understand the power of this new tool, please take just a few minutes to view the video below. It's the absolute best way to get the most of out of this report.

[How to Read Your Home Inspection Report](#)

Realtors - How to Create a Repair Request

In addition to the features listed above, you have options available just to you as the Real Estate Professional supporting your Client. Now, you can create Repair Request List directly from our report. Just follow the link to written tutorial, or watch the video linked below to see how we continue to make your life easier!

[Repair Request Instructions](#)

[Video - How to Create a Repair Request](#)

Overview

A Sewer Scope was requested of the main drain line to city or private sewer connection. This video inspection of the main waste water drain line is limited to 130 feet in length or to the connection with the main sewer line. If blockages or damage are noted, the inspection may stop at that location due to limited continued access or the possibility of damage to the camera. All terms and conditions of the Pro-Tech Inspections Inspection Agreement apply to the Sewer Scan service. If cleaning, excavation and/or repairs are to be made to the drain lines, the company or individual performing those services will be responsible for identifying any and all defects, as well as their own locations; whether or not they are identified in or excluded from this report. Additional defects may be exposed after cleaning and re-scoping or when repairs are being made which Pro-Tech Inspections will not be liable,

The main sewer line between the home and the street/Septic tank is scoped as part of this home inspection.

This report includes:

Sewer Scope digital report with explanations and descriptions of any suspect wet areas.

This report does not include, and our limits of liability:

A Standard Residential Home Inspection report, which will be provided separately, if the named Client also retained Pro-Tech Inspections for that service. If a home inspection report was obtained from another home inspector, we specifically exclude and are held harmless by the Client for any report(s) we did not complete. We are not aware of, nor responsible for the reporting of conditions, disclosed or unknown at the interior portions of the home. This inspections is limited solely to exterior sewer laterals.

Notice to Third Parties

Notice to Third Parties: This report is the property of Pro-Tech Inspections and is **Copyrighted**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

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.

Comment Key - Definitions

This report divides deficiencies into three categories; Significant/Major Defects (**in red**), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the **Red** or **Orange** categories depending on their perceived danger, but should always be addressed ASAP.

 **Major Defect/Safety Concern**

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

 **Repair/Replace**

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

 **Minor Defect, Maintenance, or FYI**

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization of items are designated as **"Minor Defect, Maintenance, or FYI", "Repair/Replace", or "Safety Concern"**. The recommendations in each comment are more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again, it's the "Recommendations" in the comment pertaining to each defect that is paramount, not its categorical placement.**

Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

2: INSPECTION DETAILS

Information

In Attendance

Home Inspector, Home Owner

Occupancy

Vacant

Type of Building

Single Family

Weather Conditions

Clear

Extended Vacancy Information

FYI - Extended vacancy noted. Depending on how long the home has been vacant, the plumbing system can be affected. Rubber seals in fixtures, faucets, and valves need water in contact with them to remain pliable. A lack of water can cause them to dry out, and eventually leak. The same concept applies to waste/drain pipes and septic/sewer systems. The introduction of paper and solid waste may allow clogs to develop that were not present at the time of inspection. I can not replicate lived in conditions during an inspection.

Sewer Scan

A Sewer Scope was requested of the main drain line from house to city or private sewer connection. The following is a report of our findings. If a video was completed, it will be provided under attachment section.



3: MAIN SEWER LINE CONDITIONS

Information

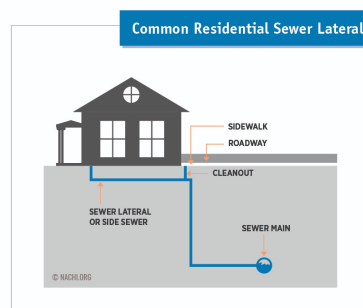
Drain System: Clean Out Location Drain System: Drain Line

Interior, Exterior, Crawlspace

Materials

PVC

All sewer line materials are not always identifiable.



Drain System: "Proper Working Level"

A proper working level is required. What is "proper working level"? Proper working level is where the water level in your tank meets the outlet T of the tank. As water enters your tank it should push water out of your tank through the outlet pipe. Even after one week of septic pumping service, your septic tank should return to a "proper working level" about 1 foot from the top of the tank. Your septic tank will hold liquid in order for the separation of solids and liquid to happen. Only the liquid (or grey water) should flow out to the leach field pipes.

Drain System: Clean Out Requirements

The waste water clean out must be located in an accessible area at the exterior of the home in order to perform a sewer scope inspection. If the clean out is buried or cannot be located the scope cannot be performed. If the clean out is located at the interior of the home there is a significant potential for water entry and damage if the cap is removed and the sewer scope cannot be performed.



Drain System: No Solids Inserted

No solids are put into the system at the time of the inspection. We recommend consulting with the Seller regarding any potential history of waste line blockages.

4: VIDEO

Information

Sewer Scope Video

Please click link below or copy and paste to search bar to watch the sewer line video inspection:

[Sewer Scope - 711 E Suber Rd](#)