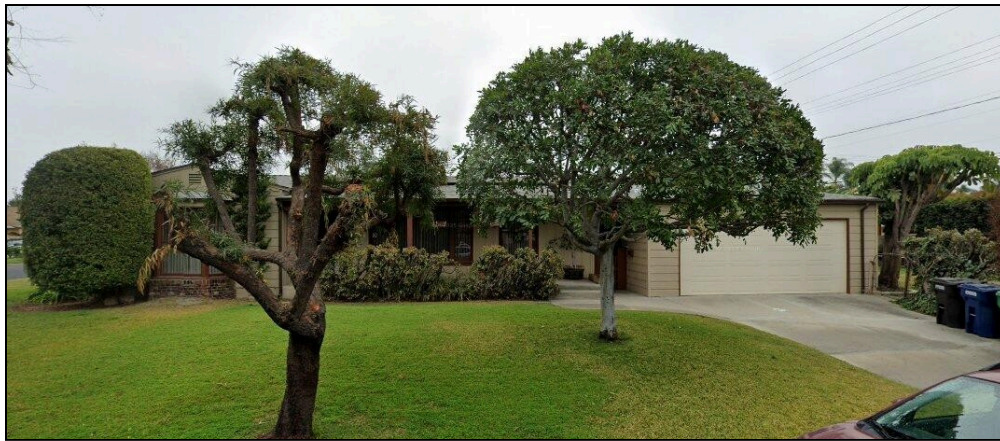




America's *Premier* Property Inspection Company!

SEWER SCOPE REPORT

8104 Arrington Ave., Pico Rivera, CA 90660



Prepared for: Matt Walker

Inspection Date: 3/14/2026
Report Number: 2026031401KL
Real Estate Agent: Joe Napoli
Home Inspector: Kenny Lu



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Date: 3/14/2026	Time: 08:30 AM	Report ID: 2026031401KL
Property: 8104 Arrington Ave. Pico Rivera CA 90660	Customer: Matt Walker	Real Estate Professional: Joe Napoli Century 21 Masters

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Recommend (RC) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Structure Type:

Single Family Dwelling

Levels:

1 Story Structure

Lot Type:

Sloped

Estimated Age of Home:

Over 80 years of age

Present:

Seller, Seller's Agent

I. Main Sewer Line



Styles & Materials

Sewer Line Types:

Cast Iron
ABS

Sewer Access Method:

Branch Cleanout

Main Access Location:

Rear

Pipe Size:

2 Inch
4 Inch

Cured-in-Place Pipe (CIPP) Liner:

Items

1.0 MAIN SEWER LINE ACCESS

Comments: Inspected

Thank you for using Morrison Sewer Scope. Your video can be viewed by clicking the following link:

[Sewer Scope Video](#)

If you have any questions, please do not hesitate to contact me

1.1 LENGTH OF SEWER LINE

Comments: Inspected

The sewer line from the rear clean-out access to the city sewer, measured at a length of 67 feet at a depth of 7 feet.

1.2 MAIN SEWER LINE CONDITION

Comments: Inspected

(1) Acrylonitrile-Butadiene-Styrene (ABS) piping was observed for a portion of the drain line. ABS is made from a thermoplastic resin. This is considered a modern building material. The estimated service life of ABS is 50+ years, depending on site conditions. Due to the flexible nature of ABS

pipings, bellies in the line can develop from inadequately compacted soil. ABS drain lines should be checked annually for any changes in condition.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)



1.2 Item 3 (Picture)

(2) Scaling observed at cast iron drain lines. Scaling may prevent us from determining if there is a crack or leak from the exterior side of the line. Scaling was not causing blockage at the time of inspection.



1.2 Item 4 (Picture)



1.2 Item 5 (Picture)



1.2 Item 6 (Picture)

(3) Grease build up observed within the sewer line. Excessive grease build up can cause slow draining and/or clogging of the main line. No blockages were observed at the time of inspection. Suggest monitoring and maintenance as needed.



1.2 Item 7 (Picture)

1.3 HYDROJETTING PREVENTATIVE MAINTENANCE

Comments: Inspected

To help preserve the condition and function of your sewer line, we recommend periodic hydrojetting as part of a preventive maintenance plan. This service uses high-pressure water to remove grease, scale, and debris that naturally accumulate over time—helping to prevent future clogs, improve flow, and extend the lifespan of the pipe. It's a simple and cost-effective way to protect your system before problems arise.

We offer hydrojetting as a maintenance service—not as a plumbing contractor looking for repair work. Because we don't perform plumbing repairs, there's no conflict of interest—just straightforward, objective care from a team you already trust. If you'd like to schedule this service or learn more, feel free to reach out.



INVOICE

Morrison Plus Property Inspections
504 E. Route 66, Suite 102
Glendora, CA 91740
877-735-7050
Inspected By: Kenny Lu

Inspection Date: 3/14/2026
Report ID: 2026031401KL

Customer Info:	Inspection Property:
Matt Walker	8104 Arrington Ave. Pico Rivera CA 90660
Customer's Real Estate Professional: Joe Napoli Century 21 Masters	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sewer Scoping	375.00	1	375.00
Bundle Packages	-1.00	50	-50.00
			Tax \$0.00
			Total Price \$325.00

Payment Method:
Payment Status:
Note:



Morrison Plus Property Inspections

**504 E. Route 66, Suite 102
Glendora, CA 91740
877-735-7050**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Cover Letter](#)

[Inspection Agreement](#)

[Hydro Jetting Service](#)



Morrison Plus Property Inspections

Kenny Lu

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