

Grantham Sewer Inspections

Report #: SS-2026-1184

Sewer Scope Inspection Report

Inspector: Ray Grantham | License #: TX-11842 | Date: 2026-09-17

Client / Address: 2418 Alder St, Plano, TX

Client: M. Alvarez | Purpose: Pre-purchase evaluation

Overall: Poor **Pipe condition grade 4 / 5 -- Poor**

Structural (repair): 2 | O&M (maintenance): 3 | Minor 0 - Moderate 3 - Major 2 - Critical 0

Overview

The lateral is in poor condition over the 92 ft run. Three pipe materials are present and defects were recorded in each: an offset joint near the house, heavy scale in the cast iron run, a root mass at 66 ft and crown corrosion at 74 ft. Standing water is holding in the lower clay section and the camera could not pass the root mass at 88 ft, so the final stretch and the city tap were not inspected.

Scope, Equipment & Limitations

Access point	4 in cleanout at the front foundation wall
Pipe diameter	4 in
Pipe materials (in order from entry)	clay (0-23 ft), cast iron (23-58 ft), clay (58-92 ft)
Total length inspected	92 ft to city tap
Camera / recording	RIDGID SeeSnake CS65 - 640x480
Static water level at cleanout	2-3 in standing in the lower clay run
Flow test	Two fixtures run 8 minutes; water backed up slightly at 60 ft
Sections NOT inspected / limitations	City main connection not entered; camera stopped at a heavy root mass at 88 ft; depth of cover not verified

Detailed Findings

1. Offset Joint [S-OJ]

Moderate

Structural - Repair

Location: Approx. 11 ft from entry

Joint offset of about 3/4 in in the clay run; no soil visible at the joint.

Action: Have a drain contractor seal or spot-repair the offset joint within the next 12 months.
2. Scale / Tuberculation [M-SC]

Moderate

O&M - Maintenance

Location: Approx. 41 ft from entry

Heavy tuberculation and scale in the cast iron run, buildup 30-40% of the bore.

Action: Have a drain contractor descale the cast iron section with mechanical cleaning, then re-scope the bore.
3. Root Intrusion [M-R]

Major

O&M - Maintenance

Location: Approx. 66 ft from entry

Root intrusion occupying about 45% of the diameter; camera pushed through with resistance.

Action: Have a drain contractor cut the roots at 66 ft and evaluate the joint; spot repair or CIPP lining of this section is needed if the joint is open.
4. Deterioration [S-DT]

Major

Structural - Repair

Location: Approx. 74 ft from entry

Heavy crown corrosion with exposed aggregate at the 12:00 position.

Action: Have a drain contractor spot-repair or line the damaged section; this is a structural repair, not a cleaning.

5. Standing Water / Belly [M-W]

Moderate

O&M - Maintenance

Location: Approx. 78 ft from entry

Belly in the line with standing water about 2 in deep.

Action: Have a drain contractor confirm the belly with a level survey and clean the section; if it keeps holding water, a CIPP liner or spot repair over the belly is needed within 12 months.

Recommended Actions (priority order)

1. Priority 1: Cut and remove the heavy root mass at 66 ft and evaluate the joint; repair or line that section if the joint is compromised.
2. Priority 2: Repair or line the crown corrosion at 74 ft within 12 months to prevent further wall loss.
3. Priority 3: Descale or mechanically clean the cast iron section from 23 ft to 58 ft where scale reduces the bore by 30-40%, then re-scope to confirm the bore.
4. Priority 4: Confirm and correct the belly at 78 ft; clean and line over the low spot if water continues to stand.
5. Re-inspect the final section from 88 ft to the city tap once the root mass at that point is cleared, since it could not be reached.

Inspector Signature / Date

Client Acknowledgment / Date

Prepared by Grantham Sewer Inspections