GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Peanut Plumbing LLC

Prepared By:
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Plumbing App #139890
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Prepared For:
Client Name: David Rowe
Property Address: 2804 Pecos St, Austin, Texas 78703
Assessment Type: Plumbing Camera Assessment
Date: 02/11/2025

To Whom It May Concern:
A site visit to the above mentioned property was made in order to perform a limited plumbing camera assessment. A partial and limited camera assessment of the primary sewage/drain line was conducted.

NOTICE OF ASSESSMENT INTENTIONS AND LIMITATIONS:
Multiple assessment limitations reduced the ability to fully investigate the system and additional issues/concerns, both minor and significant, may be present. The camera assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the plumbing camera assessment is intended to provide additional, basic information in regards to the buried drain line material determine is obvious, physical damage is present at the areas viewed through the camera. No work or information which requires specific licensing outside of those held by the operating inspector has been, or will be performed. This 3rd party assessment and report has been provided to the client and representing agents for the purposes of due diligence, filing of available information, and additional client protection. The assessment process and report do not, in any manner, represent a guarantee of warranty of the above mentioned property or associated system conditions. For a full analysis of the plumbing system, please call a licensed plumbing specialist. System information noted at the time of assessment is listed below. This is not an official TREC report document.

NOTICE OF 3RD PARTY EVALUATION AND FURTHER INFORMATION:
All information gathered during the limited camera evaluation will be provided to the 3rd party plumbing specialists named above. Additional evaluation and/or repair recommendations, cost estimates, professional opinions, and general information may be provided by the 3rd party plumbing specialists. Client contact information will be forwarded to Peanut Plumbing for these purposes. Any work/investigation which specifically requires trade specialization will be conducted/supervised by properly licensed individuals.

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Greenbelt Structural PLLC
512.788.1001
www.atxinspect.com

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512.924.7989
www.peanutplumbingtx.com

LIMITED PLUMBING CAMERA ASSESSMENT

GENERAL SYSTEM INFORMATION:
APPX. SIZE OF HOME: 3806 Sq. Ft.
APPX. NUMBER OF BATHROOMS: 4
MAIN CLEAN OUT LOCATION: Front left and side yards
APPX./ASSUMED AGE OF SEWAGE PIPE MATERIAL: Home built 1970 (some updates)
PRIMARY MATERIAL TYPE: PVC
PREVIOUS REPAIR/UPDATES: Request All Available Records
EVIDENCE OF FOUNDATION SETTLEMENT: Common

GENERAL CAMERA OPERATION INFORMATION:
CAMERA TYPE: Rigid SeeSnake (or Similar Device)
CAMERA ENTRY POINT: Primary and secondary clean outs
CAMERA DIRECTION IF KNOWN: Towards city utility and under home (Exact Route of Travel Unknown)
MAX DISTANCE OF CAMERA TRAVEL (APPX.): 80' under home and 90' under yard
LIMITATIONS: Branch layout limits system assessment (Partial and Limited Assessment Only)
LIMITATIONS: Camera Route of Travel/Distance/Visibility Varies (Partial and Limited Assessment Only)
LIMITATIONS: Representative Sample Assessment (Portions of Main Lateral Viewed)
LIMITATIONS: Partial Assessment of Lateral Pipe Only, Full Branch Piping Not Observed
LIMITATIONS: Undiscovered Issues May Be Present (Limited Scope Assessment)
LIMITATIONS: Location of Items/Issues/Concerns Are Approximate/Assumed
LIMITATIONS: Additional Issues Damage May Be Discovered By SMEs

GENERAL ASSESSMENT INFORMATION - OBSERVATION FINDINGS:
EVIDENCE OF ROOT/SOIL ENTRY: Discovered (at yard portion of main lateral)
PIPE COMPRESSION: Discovered (at yard portion of main lateral)
PIPE FRACTURE/PHYSICAL DAMAGE: Discovered (at yard portion of main lateral)
WATER LEVEL RISE DUE TO BELLIES: Not Discovered
EXCESS MATERIAL DETERIORATION/CHANNELING: Not Discovered
EXCESS DEBRIS: Not Discovered
PIPE SEPARATION: Not Discovered
DRAIN BACK-UP/BLOCKAGE: Not Discovered
INSTALLATION ERRORS/CONCERNS: Not Discovered
PIPE CONNECTION ERRORS: Not Discovered
ADDITIONAL ISSUES OR CONCERNS: N/A

ASSESSMENT CONCLUSIONS AND RECOMMENDATIONS

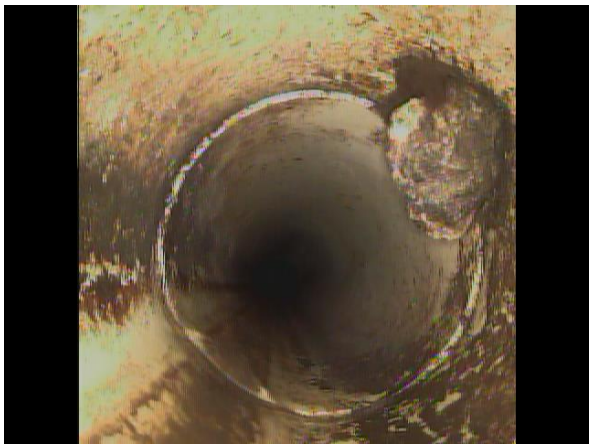
GENERAL NOTES AND RECOMMENDATIONS

ROOT ENTRY AND DAMAGE AT MAIN LATERAL – UPDATES RECOMMENDED:
Root entry and pipe damage was noted at the main sewer line between house and city connection (locations: 5ft from clean out, 42ft from clean out, and 46 ft from clean out traveling towards the city connection - see pictures/videos). Due to the inability of the home homeowner and/or service professionals to regularly monitor buried portions of the sewer system, and the increased likelihood of further damage/blockages, a proactive approach to repair is recommended. Repair at the points of root entry is recommended at this time to prevent further leaks, backing up, and damage (digging and pipe repair recommended). Reconfiguration of the roots (cutting) can be performed by a specialist. Please note that inspection of some portions of the sewer line was not possible due to lack of access (various branch drains inaccessible with camera). Issues may be present that were not discovered due to limited access.

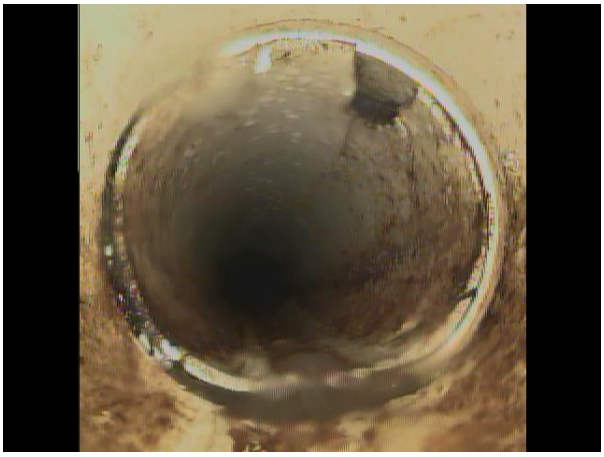
PLUMBING CAMERA ASSESSMENT - PHOTO LIBRARY



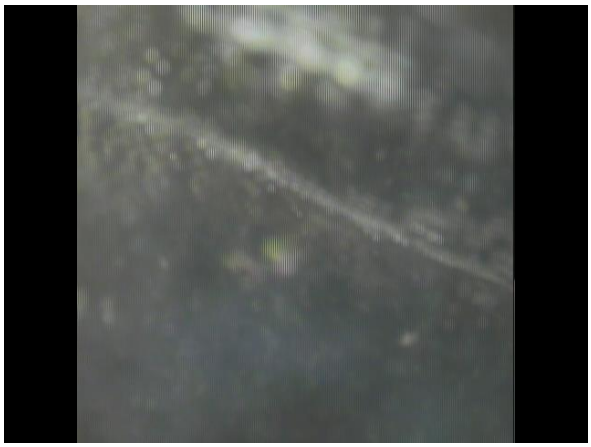
1 Root entry / damage at pipe side wall



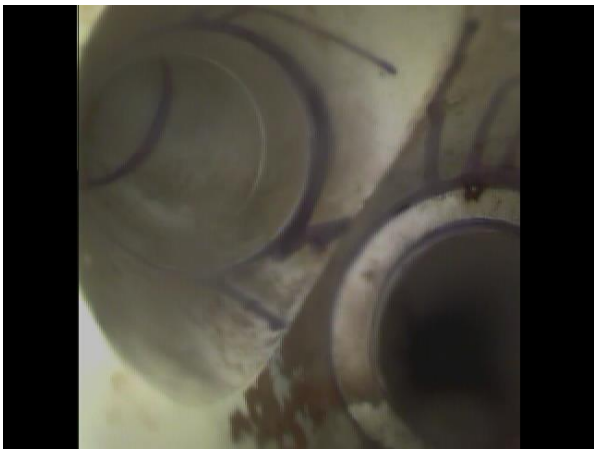
2 Root entry near city utility connection



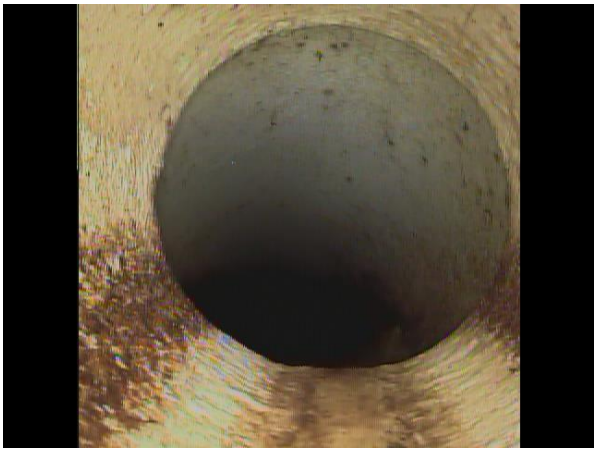
3 Pipe damage (likely caused by root activity)



4 Water level rise due to blockage/root entry



5 No issues found at pipe junctions



5 Furthest point traveled towards city utility

ADDITIONAL NOTICE OF LIMITATIONS:
The limited plumbing camera assessment is not designed or intended to diagnose specific issues, isolate exact locations of areas of concern, or determine the degree/significance of damage (if discovered). Rather, this limited assessment is intended to provide additional, basic information in regards to plumbing material and signs of possible functionality issues or material damage. All noted information and concerns should be assessed, verified, and remedied as needed by a licensed plumbing professional. Multiple limitations to the camera assessment are present and additional issues may go undiscovered during the limited assessment.
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FURTHER INVESTIGATION MAY BE REQUIRED TO VERIFY NOTED ISSUES AND CONCERNS:
Indicators of issues or possible issues will be noted if discovered during the limited pipe camera assessment. Due to scope of work and visual limitations, further assessment of the plumbing system by a system specialist may be required to verify issues and concerns which may be included in this report.
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