

# Inspection Report

Provided by:



## Hydro Physics Pipe Inspection

Inspector: John Richmond

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John Richmond 816-985-4859

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## Property Address

4421 SW Grindstone Cir, Lee's Summit, MO 64082



## Client Information

Client Name

Client Phone

## Inspection Information

Inspection Date 6/10/25

WORK AUTHORIZATION: Our service provides video inspection and documentation of pipe 3 inch or greater inside diameter, and helps detect causes for problem areas due to some of the following problems: Broken Lines, Offset Joints, Crushed Lines, Major Low Areas in Pipe, Debris in Pipe and other visually identifiable objects, obstructions or serious problems on pipe interiors.

Hydro Physics, Inc. provides its customers with an unbiased video inspection. Our cameras are used to get a different perspective (i.e. the inside of pipe) but neither the equipment or operator of this equipment are to be used to make engineering, repair, or replacement decisions without consulting a licensed plumber or engineering professional. Hydro Physics, Inc.'s services help give you information, which would otherwise be inaccessible, to assist you in your decision making process. Locations of areas of interest will be marked and approximate depth given.

Sewer Inspections are performed from the first, most easily available access point to the building drain and sewer pipes. Drain caps cannot be removed that appear to be damaged or that may be damaged at removal. Cap styles that are known to leak upon removal and re-installation also cannot be removed. The sewer inspection is limited to the date and time of the inspection only, as conditions in the sewer can change over time. The sewer camera inspection is only a visual inspection of the accessible sewer line and may be limited by obstruction, debris, buildup, or access. The report is based solely on the opinion of the technician with the information he has available at the time of the inspection. Hydro Physics, Inc. is not offering any sort of guarantee or warranty as part of this inspection report. Hydro Physics, Inc. is not responsible for any future drainage problems or repairs. The camera is only ran through the main sewer line; no secondary lines will be inspected or included as part of the report. Lines 2 inch in diameter or smaller and any trap will not be inspected. Damage may exceed beyond the marked areas (especially in Cast Iron Pipe).

By requesting the inspection, I/We hereby authorize the work described along with the necessary materials and parts. I/We further agree to assume full liability for damaged, lodged, or contaminated equipment caused in the course of the inspection. Hydro Physics will in no way be held liable for consequential damages which may occur due to inspection requested. Because of the possibility that electrical or atmospheric disturbance has affected our equipment, no guarantee is made of the exact location, depth, or position of a potential problem area. Excavation of such area is done at your risk and should only be done after consultation with an excavation expert. We do guarantee that we will use our best effort and a workmanlike manner to provide you with the information you have requested. Your sole remedy for any dissatisfaction with our service is a refund of the price you have paid to Hydro Physics, Inc. Hydro Physics Inc. shall not be liable for any other consequential damages.

MD = Minor Defect

M = May Need Maintenance  
R = Repair Recommended  
CL = Cleaning Recommended  
NA = No Action Needed

CONFIDENTIAL REPORT - The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third-party claims arising out of the Client's or Inspectors distribution of the inspection report.

By requesting the inspection, I/We agree to pay the inspection fee for this service, and further agree to pay reasonable charges for collection, including attorneys fees in the event of my default. A delinquency penalty of 19.5 % APR will be charged on all past due invoices.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

There may be a warranty policy available for this property to protect the homeowner against repair costs if the line failed. The link for this warranty is: <http://www.slwofa.com/>

A second possible company is: <https://www.homeserve.com/> I have had customers that think Homeserv may have better coverage, and will do repairs more completely (replace concrete, level ground, etc.) and cover more cost per incident. Please compare both policies. i

Additionally, several Home Insurance companies have started offering sewer line warranty policies to cover repair costs. Check with your homeowner's agent to see what may be available.

I would recommend placing water alarms near basement drains and sump or grinder pits so if water overflows, the homeowner will be alerted so all water can be stopped to minimize flooding.

### Plumbing

#### **1.1 VIDEO LINK PLEASE DOWNLOAD (EXPIRES IN 7 DAYS)**

<https://we.tl/t-qNCiq65kwE>

<https://youtu.be/50v0DsQLumw>

<https://youtu.be/o-w6g17ofow>

#### **1.2 ACCESS USED**

3 Inch

Basement Stack Clean Out

#### **1.3 INSIDE PIPE**

Main trunk line is visible above ground.

#### **1.4 TRANSITION LEAVING THE HOUSE**

The main sewer line runs out the front of the house.

#### **1.5 OUTSIDE PIPE**

The line is SDR plastic pipe 0Ft to 71Ft.

#### **1.6 TREE ROOTS**

No problem visible.

#### **1.7 LOW SPOTS**

No problem visible.

#### **1.8 BROKEN PIPE**

No problem visible.

#### **1.9 OFFSET JOINTS**

No problem visible.

### **1.11 OTHER NOTES OR PROBLEMS FOUND**

Run 2 Ran camera downstream from Floor Drain 40Ft to Grinder Pump.

The grinder pump is designed to grind and pump domestic sewage. The grinder pump consists of a pump assembly with an integral sewage grinder and shredder device. When the water in the tank reaches the normal turn-on level, the motor starts and runs, the grinder pulverizes any solids and the slurry is then pumped until the liquid in the tank is lowered to the shut-off level. In the event of a pump failure, the liquid in the basin activates an alarm indicator (light and/or buzzer).

Photos from 2nd run

### **1.13 CITY MAIN, SEPTIC TANK, MAX RUN**

The main line runs to the city main at 71ft.

### **1.14 FLOOR DRAIN**

see other notes

### **1.15 KITCHEN DRAIN**

No problem visible.

## 1 Plumbing

### SEWER DRAIN LINE

#### 1.1) VIDEO LINK PLEASE DOWNLOAD (EXPIRES IN 7 DAYS)

<https://we.tl/t-qNCiq65kwE>

<https://youtu.be/50v0DsQLumw>

<https://youtu.be/o-w6g17ofow>

#### 1.2) ACCESS USED

3 Inch  
Basement Stack Clean Out



**TYPE OF PIPE** The stack is PVC plastic pipe going into the ground.

#### 1.3) INSIDE PIPE

Main trunk line is visible above ground.

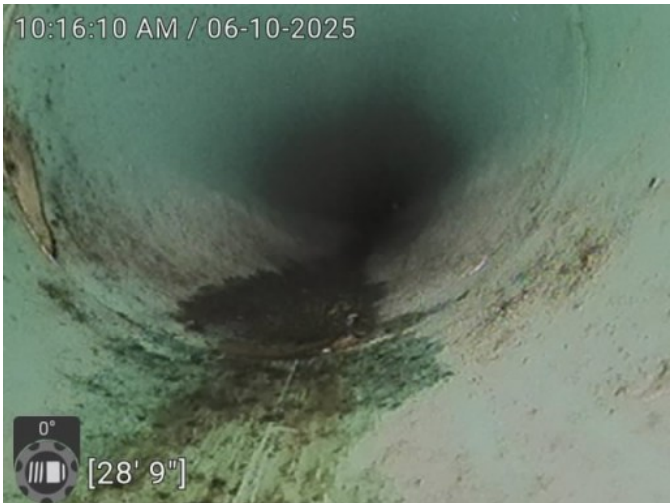
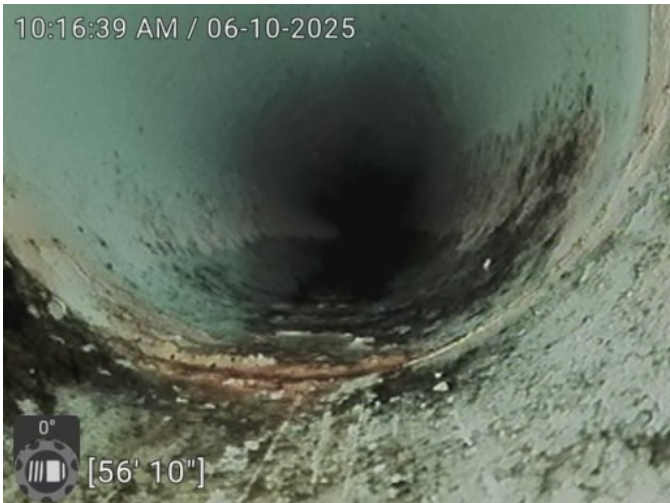
#### 1.4) TRANSITION LEAVING THE HOUSE

The main sewer line runs out the front of the house.

#### 1.5) OUTSIDE PIPE

The line is SDR plastic pipe 0Ft to 71Ft.







### 1.6) TREE ROOTS

No problem visible.

### 1.7) LOW SPOTS



No problem visible.

### 1.8) BROKEN PIPE

No problem visible.

### 1.9) OFFSET JOINTS

No problem visible.

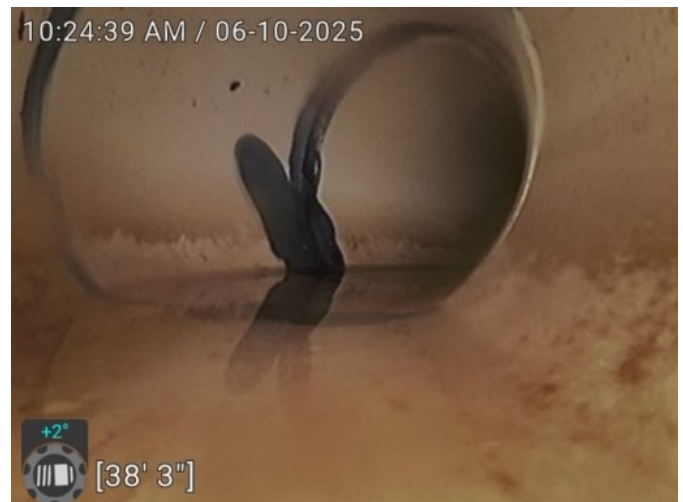
### 1.10) EROSION OR CORROSION OF CAST IRON PIPE

### 1.11) OTHER NOTES OR PROBLEMS FOUND

Run 2 Ran camera downstream from Floor Drain 40Ft to Grinder Pump.

The grinder pump is designed to grind and pump domestic sewage. The grinder pump consists of a pump assembly with an integral sewage grinder and shredder device. When the water in the tank reaches the normal turn-on level, the motor starts and runs, the grinder pulverizes any solids and the slurry is then pumped until the liquid in the tank is lowered to the shut-off level. In the event of a pump failure, the liquid in the basin activates an alarm indicator (light and/or buzzer).

Photos from 2nd run







#### 1.12) INLETS OR CONNECTIONS

#### 1.13) CITY MAIN, SEPTIC TANK, MAX RUN

The main line runs to the city main at 71ft.



#### 1.14) FLOOR DRAIN

see other notes



#### 1.15) KITCHEN DRAIN

No problem visible.

#### 1.16) RE-INSPECTION NOTES

Date

VIDEO LINK PLEASE DOWNLOAD (EXPIRES IN 7 DAYS)

#### 1.17) REINSPECTION NOTES 2

Date

VIDEO LINK PLEASE DOWNLOAD (EXPIRES IN 7 DAYS)