

INSPECTION REPORT



GroundTruth
INSPECTIONS

GroundTruth Inspections, LLC

Inspector: Terry Jones

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www.groundtruthinspections.com

Property Address:

123 Main St. KCMO 64119



View the fine print

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. This does NOT mean we will find a problem.

GroundTruth 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. GroundTruth'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/she has available at the time of the inspection. GroundTruth is not offering any sort of guarantee or warranty as part of this inspection report. GroundTruth 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 without prior approval from GroundTruth as certain restrictions apply in order to attempt pipes smaller than 2" often referred to as branch lines. Damage may exceed beyond the marked areas (especially in Cast Iron Pipe).

Authorization, Liability, and Remedies

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. GroundTruth 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 an 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 GroundTruth minus the trip fee. GroundTruth shall not be liable for any other consequential damages.

Confidential Report

CONFIDENTIAL REPORT - The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company a.k.a. GroundTruth regarding the inspection at the Inspection Address given by the client upon scheduling. 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. This report is intended for the authorized representative of the property, for informational purposes only, otherwise known as GroundTruth's client.

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.

Fees

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 default by the client.

A delinquency penalty of \$50 will be charged on all past due invoices. Fees are due at the time of inspection.

Additional Information

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 has failed.

Warranty links: <http://www.slwofa.com/> or <https://www.homeserve.com/>

Check with your homeowner's agent to see what may be available. There are several companies that offer optional endorsements for "Back-up of sewer or drain" and "exterior service line" or "buried utility service line" coverage(s).

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.

Inspection Report

Client:

John Smith

Inspection Date:

2026-02-12

Client Email:

client-name@gmail.com

CC Email:

agent-name@msn.com

Property Address:

123 Main St. KCMO 64119

Service Type:

Sewer Camera Inspection

Summary

Video inspection of the sewer line from 4 inch ABS clean out, located in the closet bedroom downstairs on the west wall. The line was full and backing up at the time of the inspection. The line exits the front foundation wall next to the front door, approximately 8 feet deep. There is a landscaping area there. I caught a small section of clay tile pipe on the exterior of the property. The line then turns towards the sidewalk and runs across the street in the neighbors front yard. Because the line was full at the time of inspection, I was unable to conduct my full inspection report, other than to verify that the line is holding water. The customer informed me that she has been dealing with this issue and simply wanted an unbiased opinion before making any repair/replacement decisions. She indicated that the contractor she called wanted to remove the large tree and then repair the pipe. She said it was going to cost several thousand dollars.

Findings / Observations

There is an offset in the clay pipe, and a large tree root blocking the entire service line. I was unable to push past that point. The blockage is approx. 30 ft from the front foundation wall and approx. 9 ft deep. The city main is located across the street in the neighbors front yard. There is also a manhole across the street in the neighbors front yard. The exact location of the tap (where the private sewer attaches to the city main) is unknown.

Cloud video links

<https://youtube.com/your-inspection-video-goes-here>

Cloud photo links

<https://drive.google.com/your-inspection-photos-go-here>