



Dear HomeGuard Customer,

Thank You for choosing HomeGuard Incorporated to inspect your home. Enclosed is your inspection report, which includes our findings, recommendations, and repair prices. Please review the enclosed report and repair proposals and feel free to call me with any comments or questions.

Sincerely Yours,

A handwritten signature in blue ink that reads "Curtis Reese".

Curtis Reese
Senior Vice President

Schedule your repairs today...



**We get the work
done when you
need it!**



**We will expedite
all required
paperwork!**



**HomeGuard
stands behind its
repairs!**

Contact the HomeGuard Repair Team at 855-331-1900 or email us
HGRepairs@homeguard.com




Sewer Lateral Inspection Report



2767 Winchester Drive, Hayward

Ordered by: Juliana (Leigh) Lee
JLee Realty
4260 El Camino Real
Palo Alto, CA 94301

Inspected by:


Isaiah Press
February 14, 2026

SCOPE OF THE INSPECTION:

The sewer lateral of the building at the above property has been inspected by a NASSCO certified inspector employed by HomeGuard, Incorporated. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guarantee. The inspector has inspected all sewer lateral components and documented in general terms the type of sewer lateral material and overall condition at the time of this inspection. Where accessible, HomeGuard, Incorporated has noted all conditions that may compromise any inspected sewer lateral component's ability to function. Verification of actual sewer lateral performance and/or troubleshooting of existing conditions, such as water testing, are NOT included in the scope of our inspection unless specifically requested and mentioned in our report. This is NOT an inspection of the building's drain, waste and venting system. This sewer lateral was not inspected for conformance to local building codes. The inspector has not inspected any inaccessible areas. The inspector has not inspected or tested any attached drainage systems, sewer ejectors or pumps if any are present. All present and prior disclosures along with other inspection reports should be reviewed and addressed prior to the close of escrow.

GENERAL DESCRIPTION:

This is a sewer lateral for a single family residential dwelling. The pipe is 4 inches in size, 60 feet in length, constructed of clay. The pipe is at a depth of 3 feet at the building, 4 feet at the curb, and 5 feet at the main (public) sewer line. This sewer lateral connects with the main (public) sewer with a Wye type connection. The main (public) sewer is constructed of clay. This sewer lateral serves 1 structure.

Video of this sewer lateral was recorded on 2/14/2026. The access point for the video camera was the cleanout, and the direction/orientation of the camera is against flow.

INSPECTION VIDEO:

Below is the link to view and download your sewer lateral inspection video.

All videos are made private and can only be viewed with this link. We encourage you to download a copy for your own records as the link will expire in 90 days.

[Sewer Lateral Inspection Video for 2767 Winchester Drive, Hayward](#)

INSPECTION LOG:

The inspection log is a linear record of all issues in the sewer lateral line.

Distance	Code	Remarks	Photo
22 feet	RFJ	roots fine	2
28 feet	RFJ	roots fine	1

FINDINGS:

1. At 28 and 22 feet, fine root intrusion was noted inside the pipe causing less than 10% obstruction of the pipe.

SUMMARY:

The sewer lateral has PASSED inspection. Minor defects were noted in one or more segments of pipe. No repairs are currently recommended

NOTE: Some cities, counties and/or waste water management companies require the homeowner obtain a permit of compliance and/or certification of the sewer lateral. We recommend interested parties consult any and all local ordinances for exact details. If required by local ordinance HomeGuard will fill out and submit the necessary form. Any filling fees or costs associated with obtaining a permit or compliance are not included in any bids or the inspection fee unless otherwise stated.

Report Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Invoice Date 2/14/2026

Invoice No: 1175097S

Invoice

Bill To:

Pauline Chin
2767 Winchester Drive
Hayward, CA 94541

Property Information:

Address: 2767 Winchester Drive
Hayward, CA 94541

Report No: 671100TPRS

Escrow#:

Billing Information:

2/14/2026 Sewer Lateral Inspection	\$295.00
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Pay-At-Time Discount	(\$40.00)
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Total Due:	\$255.00
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DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks