Southern California Hydrojetting Maintenance Planner

A Scheduling and Documentation Tool for Coordinating Hydrojetting Service and Recording Drain System Maintenance Across Commercial and Multifamily Properties

How to Use This Planner

This tool helps facility managers and property managers build and maintain a documented hydrojetting maintenance program across their properties. Use Part 1 to establish your property profile and pipe inventory. Use Part 2 to schedule and track hydrojetting service. Use Part 3 to document camera inspection findings over time. Use Part 4 to log service visits and vendor performance. Use Part 5 to track pipe condition trends and plan capital decisions. Use Part 6 as a quick reference for Southern California-specific considerations. Update this planner after every service visit and camera inspection. The longitudinal record it builds - tracking pipe condition, service frequency, and outcomes over multiple years - is what transforms individual service events into a managed program that supports informed decisions about maintenance intervals, pipe repair, and capital replacement.

This planner is provided as a general reference and planning tool for informational purposes. It does not constitute engineering or legal advice. Pipe material suitability, pressure settings, and service recommendations vary by pipe condition, age, diameter, and local conditions. Always obtain a licensed plumber's assessment before jetting pipes and before making pipe repair or replacement decisions based on camera inspection findings.

PROPERTY INFORMATION

Field	Details
Property Name / Address	
Building Age / Year Built	
Number of Units / Occupants / Seats	
Water Service Area	☐ City of Los Angeles ☐ LA County unincorporated ☐ Orange County ☐ San Diego County ☐ Inland Empire - specify: _____
Hard Water Conditions	☐ Yes - Inland Empire / LA Basin ☐ Moderate ☐ Soft water area ☐ Unknown
Primary Drain Service Provider	
Service Provider Contact	
Person Responsible for This Planner	
Planner Start Date	
Last Full Review Date	

PART 1: PIPE AND DRAIN SYSTEM INVENTORY

A complete inventory of the drain system components in the hydrojetting program is the foundation of a scheduled maintenance approach. Document every line that requires periodic jetting service, its pipe material and age, and its baseline condition from the initial camera inspection.

Pipe and Drain Line Inventory *(add rows as needed)*

Line ID	Description / Location	Pipe Material	Estimated Age	Diameter	Length (approx.)	Service Access Point	Baseline Camera Inspection Date	Baseline Condition	Special Conditions	Jetting Appropriate	Notes
		☐ PVC ☐ Cast iron ☐ Clay ☐ Concrete ☐ ABS ☐ Unknown		inches	feet			☐ Good ☐ Fair ☐ Poor ☐ Not yet inspected	☐ Root history ☐ Hard water scale ☐ FOG history ☐ Structural	☐ Yes ☐ With caution ☐ Inspect first ☐ Not recommended	

									concern ☐ None		
		☐ PVC ☐ Cast iron ☐ Clay ☐ Concrete ☐ ABS ☐ Unknown		inches	feet			☐ Good ☐ Fair ☐ Poor ☐ Not yet inspected	☐ Root history ☐ Hard water scale ☐ FOG history ☐ Structural concern ☐ None	☐ Yes ☐ With caution ☐ Inspect first ☐ Not recommended	

Pipe Material Reference - Jetting Considerations by Material

Pipe Material	Jetting Suitability	Key Considerations
PVC	Generally suitable at standard pressures	Confirm pipe is not cracked or deformed - inspect at connections and joints
ABS	Generally suitable at standard pressures	Similar considerations to PVC
Cast iron - newer, good condition	Suitable at standard pressures	Confirm no significant internal corrosion before full-pressure jetting
Cast iron - older, corroded	Jetting with caution - inspect first	Heavy internal corrosion creates rough surface that catches debris; assess structural integrity before jetting
Clay tile	Jetting with caution - inspect first	Joint gaps are root intrusion points; inspect for structural condition before jetting; use conservative pressure settings
Concrete	Generally suitable - inspect for cracks	Joint condition and crack presence determine whether jetting is appropriate
Unknown material or age	Camera inspection required before jetting	Do not jet unknown pipe without prior condition assessment

Access Point Inventory

Confirm cleanout access is available for all lines in the jetting program before scheduling service.

Line ID	Cleanout Location	Cleanout Type	Accessible	Last Confirmed Accessible	Notes
		☐ Standard cleanout ☐ Roof vent ☐ Other	☐ Yes ☐ No ☐ Needs clearing		
		☐ Standard cleanout ☐ Roof vent ☐ Other	☐ Yes ☐ No ☐ Needs clearing		
		☐ Standard cleanout ☐ Roof vent ☐ Other	☐ Yes ☐ No ☐ Needs clearing		
		☐ Standard cleanout ☐ Roof vent ☐ Other	☐ Yes ☐ No ☐ Needs clearing		
		☐ Standard cleanout ☐ Roof vent ☐ Other	☐ Yes ☐ No ☐ Needs clearing		

PART 2: HYDROJETTING SERVICE SCHEDULE

Service frequency should be calibrated to the specific conditions at each line - pipe material, accumulation rate, occupancy load, water quality, and service history. The schedules below are starting points. Adjust based on what camera inspections reveal about actual accumulation rates between service visits.

Recommended Starting Frequencies by Property and Condition Type

Property / Condition Type	Main Lateral	Building Main Line	High-Use Branch Lines	Standard Branch Lines
Commercial - high use, FOG history	Quarterly	Quarterly	Quarterly	Semi-annual

Commercial - moderate use	Semi-annual	Semi-annual	Quarterly	Annual
Multifamily - older building, hard water, root history	Semi-annual	Semi-annual	Annual	Annual
Multifamily - newer building, soft water, clean baseline	Annual	Annual	As needed per service history	As needed
Any property - line with recurring blockage history	Increase to next frequency tier until two consecutive clean inspections			

Note: These are starting reference points only. Actual frequency should be confirmed based on baseline camera inspection findings and adjusted based on accumulation rate observed at subsequent inspections.

Annual Jetting Schedule - Current Year *(add rows as needed)*

Line ID	Description	Scheduled Frequency	Q1 Scheduled	Q1 Completed	Q2 Scheduled	Q2 Completed	Q3 Scheduled	Q3 Completed	Q4 Scheduled	Q4 Completed	Year Status
		☐ Quarterly ☐ Semi-annual ☐ Annual		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A	☐ On track ☐ Behind
		☐ Quarterly ☐ Semi-annual ☐ Annual		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A	☐ On track ☐ Behind
		☐ Quarterly ☐ Semi-annual ☐ Annual		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A	☐ On track ☐ Behind

Multi-Year Schedule Overview *(add rows as needed)*

Line ID	2024 Frequency	2025 Frequency	2026 Frequency	2027 Planned	Frequency Change Rationale

PART 3: CAMERA INSPECTION LOG

Camera inspection is the paired tool that makes hydrojetting a managed maintenance program rather than a scheduled service. Document every camera inspection here - both pre-jetting assessments and post-jetting confirmations. The longitudinal record of pipe condition across multiple inspections is what reveals whether the current maintenance program is maintaining pipe condition or whether conditions are deteriorating despite scheduled service.

Camera Inspection Record *(add rows as needed)*

Inspection Date	Line ID	Inspection Type	Inspector / Company	Pre or Post Jetting	Findings Summary	Scale Accumulation Level	Grease / FOG Accumulation	Root Intrusion Present	Structural Observations	Overall Condition Rating	Jetting Recommended	Documentation Filed	Follow-Up Required
		☐ Baseline ☐ Pre-jetting ☐ Post-jetting ☐ Periodic ☐ Following incident		☐ Pre ☐ Post ☐ Standalone		☐ None ☐ Light ☐ Moderate ☐ Heavy	☐ None ☐ Light ☐ Moderate ☐ Heavy	☐ Yes ☐ No ☐ Minor ☐ Significant		☐ Good ☐ Fair ☐ Poor ☐ Requires assessment	☐ Yes ☐ With caution ☐ Not recommended	☐ Yes ☐ No	☐ Yes ☐ No
		☐ Baseline ☐ Pre-jetting ☐ Post-jetting ☐ Periodic ☐ Following incident		☐ Pre ☐ Post ☐ Standalone		☐ None ☐ Light ☐ Moderate ☐ Heavy	☐ None ☐ Light ☐ Moderate ☐ Heavy	☐ Yes ☐ No ☐ Minor ☐ Significant		☐ Good ☐ Fair ☐ Poor ☐ Requires assessment	☐ Yes ☐ With caution ☐ Not recommended	☐ Yes ☐ No	☐ Yes ☐ No
		☐ Baseline ☐ Pre-jetting ☐ Post-jetting ☐ Periodic ☐ Following incident		☐ Pre ☐ Post ☐ Standalone		☐ None ☐ Light ☐ Moderate ☐ Heavy	☐ None ☐ Light ☐ Moderate ☐ Heavy	☐ Yes ☐ No ☐ Minor ☐ Significant		☐ Good ☐ Fair ☐ Poor ☐ Requires assessment	☐ Yes ☐ With caution ☐ Not recommended	☐ Yes ☐ No	☐ Yes ☐ No

Pipe Condition Trend Summary by Line

Complete after each camera inspection. The trend column is the most important field - it reveals whether the maintenance program is maintaining pipe condition or whether conditions are changing despite scheduled service.

Line ID	Baseline Condition	Year 1 Condition	Year 2 Condition	Year 3 Condition	Condition Trend	Program Adjustment Needed
					☐ Stable ☐ Improving ☐ Deteriorating	☐ Yes ☐ No
					☐ Stable ☐ Improving ☐ Deteriorating	☐ Yes ☐ No
					☐ Stable ☐ Improving ☐ Deteriorating	☐ Yes ☐ No
					☐ Stable ☐ Improving ☐ Deteriorating	☐ Yes ☐ No
					☐ Stable ☐ Improving ☐ Deteriorating	☐ Yes ☐ No

When Camera Inspection Findings Require Action Beyond Jetting

Finding	What It May Indicate	Recommended Next Step
Significant structural cracking in lateral	Pipe failure risk - jetting may worsen damage	Licensed plumber assessment - pipe lining or replacement evaluation
Heavy internal corrosion in cast iron	Structural compromise developing	Assessment of lining, spot repair, or replacement
Root intrusion at multiple points in clay lateral	Widespread joint gap deterioration	Root removal plus pipe lining assessment to seal joint gaps
Pipe offset or sag visible in camera	Soil movement or settlement affecting pipe alignment	Plumber assessment - may require excavation and repair
Scale so heavy it cannot be cleared by jetting	Pipe diameter severely compromised	Descaling treatment or pipe replacement evaluation
Post-jetting condition similar to pre-jetting condition	Either pipe material is retaining contaminants or accumulation rate exceeds service frequency	Increase service frequency and reassess; evaluate pipe lining

PART 4: SERVICE VISIT LOG

Document every hydrojetting service visit here - whether preventive or responsive. The service visit log is the primary accountability record for the maintenance program and the documentation base for capital planning discussions.

Hydrojetting Service Visit Record *(add rows as needed)*

Visit Date	Visit Type	Line(s) Serviced	Service Provider	Technician Name	License Number	Pre-Visit Condition Assessment	Pressure Used (psi)	Nozzle Type	Lines Jetted - Length	Camera Used	Post-Jetting Condition	Blockage or Material Removed	Service Report	Cost	Follow-Up Required	Follow-Up Completed
	☐ Preventive ☐ Responsive ☐ Combined					☐ Camera ☐ Visual ☐ Prior records	psi		feet	☐ Yes ☐ No			☐ Yes ☐ No	$	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Preventive ☐ Responsive ☐ Combined					☐ Camera ☐ Visual ☐ Prior records	psi		feet	☐ Yes ☐ No			☐ Yes ☐ No	$	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Preventive ☐ Responsive ☐ Combined					☐ Camera ☐ Visual ☐ Prior records	psi		feet	☐ Yes ☐ No			☐ Yes ☐ No	$	☐ Yes ☐ No	☐ Yes ☐ No

Service Report Minimum Standards

A service report that only confirms the date and that jetting was performed is not adequate documentation for a preventive maintenance program. Before confirming a service visit is complete, verify the service report includes:

☐ Date of service and lines serviced with specific locations
☐ Pre-service condition description - what was observed before jetting
☐ Pressure settings used - psi applied to each line
☐ Nozzle type and configuration
☐ Length of line jetted and access point used
☐ Post-service condition description - what condition the line was in after jetting
☐ Description of material removed - grease, scale, roots, debris
☐ Camera inspection findings if inspection was performed during the visit
☐ Any structural observations or concerns noted during service
☐ Recommendations for follow-up service or repairs
☐ Technician name and license number
☐ Any lines where jetting was not completed and reason

Vendor Performance Tracking

Metric	Target	Year 1 Actual	Year 2 Actual	Year 3 Actual
Preventive visits completed on schedule	100%	%	%	%
Service reports received with complete documentation	100%	%	%	%
Post-jetting condition confirmed improved by camera	100% where camera used	%	%	%
Emergency / responsive calls - count	Reduce year over year			
Emergency call cost as % of total drain service cost	Reduce year over year	%	%	%
Total annual drain service cost	Track for year-over-year comparison	$	$	$

PART 5: PIPE CONDITION AND CAPITAL PLANNING

The longitudinal pipe condition record that camera inspections generate is the most valuable output of a structured maintenance program for capital planning purposes. Use this section to track conditions that may indicate a line is approaching repair or replacement rather than continued jetting maintenance.

Capital Planning Indicators - Flag for Review When:

☐ Camera inspection shows structural cracking at multiple points in any single line
☐ Internal corrosion in cast iron lines is progressing despite jetting maintenance
☐ Root intrusion is recurring at decreasing intervals despite periodic clearing - indicates joint deterioration is progressing
☐ Post-jetting condition is consistently poor relative to pre-jetting condition - indicates pipe material is retaining contaminants in ways that suggest surface deterioration
☐ A line has required reactive emergency service more than twice within 12 months despite being on the preventive jetting schedule
☐ Camera inspection reveals pipe offset, sag, or alignment issues that cannot be corrected by jetting
☐ Pipe age exceeds expected service life for that material - clay: 50-60 years; cast iron: 50-75 years; PVC: 25-40 years depending on installation conditions

Capital Planning Log *(add rows as needed)*

Line ID	Condition Flag Identified	Date Flagged	Specific Finding	Licensed Plumber Assessment Obtained	Assessment Finding	Recommended Action	Estimated Cost	Budget Year	Status
				☐ Yes ☐ No ☐ Pending		☐ Continue jetting ☐ Pipe lining ☐ Spot repair ☐ Replacement ☐ Further assessment	$		☐ Planned ☐ Approved ☐ Deferred ☐ Completed
				☐ Yes ☐ No ☐ Pending		☐ Continue jetting ☐ Pipe lining ☐ Spot repair ☐ Replacement ☐ Further assessment	$		☐ Planned ☐ Approved ☐ Deferred ☐ Completed
				☐ Yes ☐ No ☐ Pending		☐ Continue jetting ☐ Pipe lining ☐ Spot repair ☐ Replacement ☐ Further assessment	$		☐ Planned ☐ Approved ☐ Deferred ☐ Completed
				☐ Yes ☐ No ☐ Pending		☐ Continue jetting ☐ Pipe lining ☐ Spot repair ☐ Replacement ☐ Further assessment	$		☐ Planned ☐ Approved ☐ Deferred ☐ Completed

Cost Comparison - Preventive vs. Reactive

Use this section annually to document the financial case for the preventive jetting program.

Year	Preventive Jetting Cost	Emergency / Reactive Service Cost	Water Damage or Cleanup Cost	Total Drain-Related Cost	Emergency Cost as % of Total
Program year 1	$	$	$	$	%
Program year 2	$	$	$	$	%
Program year 3	$	$	$	$	%
Prior year (pre-program baseline)	N/A	$	$	$	%
Year-over-year change				$	%

PART 6: QUICK REFERENCE - SOUTHERN CALIFORNIA CONSIDERATIONS

Hard Water and Scale Management - Inland Empire and LA Basin

Properties in hard water service areas accumulate mineral scale in drain lines at rates that soft-water properties do not. If your property is in the Inland Empire, San Gabriel Valley, or parts of the LA Basin:

☐ Confirm baseline camera inspection documents scale accumulation level in all major drain lines

☐ Schedule first post-baseline inspection within 6 months to establish accumulation rate before committing to a service frequency

☐ If scale accumulation rate between inspections is significant, consider semi-annual jetting for affected lines regardless of blockage history
☐ Ask your service provider whether descaling agents in combination with high-pressure jetting are appropriate for heavily scaled lines - some hard scale responds better to a combined chemical and mechanical approach
☐ Track scale accumulation levels across consecutive inspections - a consistent trend of rapid re-accumulation may indicate water treatment is worth evaluating for the property supply

Clay Lateral Management - Older Multifamily Buildings

For properties with clay tile sewer laterals - common in multifamily buildings throughout LA County and the Inland Empire built before the 1970s:
☐ Conduct camera inspection of the full lateral before beginning a jetting program - clay condition and joint gap status must be documented before first jetting service
☐ Confirm jetting pressure settings are appropriate for clay pipe condition - do not apply maximum pressure to deteriorated clay
☐ If root intrusion is present, discuss pipe lining as a longer-term solution that seals joint gaps and eliminates the root entry points that repeated clearing cannot address
☐ Document root intrusion at each inspection - if roots are returning more quickly between service visits over time, the joint deterioration is progressing and pipe assessment is overdue

FOG-Heavy Commercial Drain Lines

For commercial properties with significant grease loads in drain lines:
☐ Confirm grease interceptor is being serviced on schedule before jetting drain lines downstream - jetting a grease-coated line connected to an overloaded interceptor addresses only part of the condition
☐ Coordinate jetting service timing with grease interceptor pumping - having both done in proximity produces the most complete result
☐ For drain lines with heavy FOG history, consider quarterly jetting of the highest-use sections even if the broader system is on a semi-annual schedule

When to Combine Methods

Condition	Recommended Approach
Complete blockage - unknown cause	Snake to open line first, then camera inspect, then jet if appropriate
Partial blockage with known FOG history	Jet directly - pressure will clear FOG accumulation and restore flow
Root intrusion in clay lateral	Jet to remove root mass, then camera inspect joint condition, then assess whether lining is appropriate
Heavy mineral scale in hard water market	Jet with appropriate descaling agent where indicated by service provider assessment
Deteriorated pipe where jetting is questionable	Camera inspect first - do not jet until condition is assessed
Recurring blockage at same location despite regular jetting	Camera inspect to identify whether structural condition is trapping debris

Documentation Retention Standards

Document Type	Minimum Retention	Notes
Baseline camera inspection records	Life of property ownership plus 5 years	Foundational document for all subsequent condition assessments
Camera inspection records - all subsequent	5 years minimum	Year-over-year comparison requires access to multiple years
Hydrojetting service reports	5 years minimum	Supports vendor accountability and capital planning
Capital planning assessments from licensed plumber	5 years minimum or until recommendation is acted on	Supports budget justification and liability defense
Emergency service records	5 years minimum	Part of maintenance history for property transactions

ANNUAL PROGRAM REVIEW CHECKLIST

Complete once per year to confirm the hydrojetting maintenance program is current, calibrated correctly, and producing the outcomes the property needs.

Inventory and Schedule Review

☐ Pipe and drain inventory reviewed - any new lines added or removed since last review updated

☐ Service schedule reviewed against current camera inspection findings - frequencies confirmed appropriate or adjusted based on actual accumulation rates

☐ Any lines where condition has been deteriorating despite scheduled service flagged for licensed plumber assessment

Inspection and Documentation Review

☐ All scheduled camera inspections completed for the year

☐ All inspection records documented and filed

☐ Pipe condition trends reviewed for each line - stable, improving, or deteriorating noted

☐ Any lines showing deteriorating trend despite maintenance escalated to capital planning section

Service Visit Review

☐ All scheduled jetting visits confirmed completed

☐ All service reports received with required documentation

☐ Vendor performance metrics reviewed - on-schedule completion, documentation quality, post-jetting condition outcomes

Financial Review

☐ Annual cost comparison completed - preventive versus reactive costs documented

☐ Year-over-year trend identified - total drain-related cost increasing or decreasing

☐ Capital planning items reviewed and updated with current estimates and budget year assignments

Program Adjustment

☐ Service frequencies adjusted where camera inspection findings indicate current schedule is producing accumulation faster or slower than expected

☐ Any lines moved from jetting program to capital repair or replacement program based on condition findings

☐ Planned maintenance agreement with service provider reviewed - scope, documentation requirements, and response commitments confirmed current