

# **SewerLine Check Professionals, LLC**

## **Sewer Line Inspection Report**



**Daniel and Isabelle March**

6413 Willoughby Ave. Hollywood, CA

Edward Fayton - Senior Inspector

# SEWERLINE CHECK PROFESSIONALS, LLC INSPECTION CONDITIONS

## **CLIENT & SITE INFORMATION:**

DATE OF INSPECTION: March 13, 2014.  
TIME OF INSPECTION: 11:00 AM.  
CLIENT NAME: Daniel and Isabelle March.  
ADDRESS: 6413 Willoughby Ave. Hollywood, CA.  
INSPECTOR: Edward Fayton - Senior Inspector.

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE: Single Family Residence w/rear duplex.

## **OTHER INFORMATION:**

BUILDING OCCUPIED: Yes.  
CLIENT PRESENT: Yes.  
COMMENTS: This is a specialty inspection of the main sewer line only. The main sewer line is that portion of the waste drainage piping system that is exterior to the structure and carries the building waste from the building drain (that portion of the waste drainage piping system that is under/interior to the structure) to the city sewer connection.

The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

## **PAYMENT INFORMATION:**

TOTAL FEE: \$400.  
PAID BY: Check #1131.

**DEFINITIONS OF TERMS:**

- ACCEPTABLE:** It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.
- NEEDS ATTENTION:** It is the inspectors opinion that this item is in need of repairs and/or further investigation. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow (if applicable). During the repair process, additional problems may be found.
- NOT ACCEPTABLE:** It is the inspectors opinion that this item is either not performing the job for which it was intended and/or is otherwise a potential threat to health and safety. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow. During the repair process, additional problems may be found.

**THE GOAL OF THE INSPECTION:**

**OUR GOAL:** Our Goal is to determine the true condition of the main sewer line and identify potential material defects that would affect the operation and safety of this system and therefore the purchaser's buying decision (if applicable). We strive to add significantly to your knowledge of this system.

The scope of this inspection is to determine if the main sewer line has been damaged. The scope of this inspection does not require or include construction evaluation. Do not rely on this report as an exhaustive evaluation of the sewer line as this scope is limited to visible and observable areas only.

**EMPHASIS:** The report emphasis is on material defects (which are observable with a video inspection) within the main sewer line. While some minor defects may be mentioned this is not intended to be an all inclusive list of the main sewer line "flaws".

**STANDARDS:** The report is a professional opinion based on a visual inspection of the accessible (and viewable) features of the system. It should be understood that while we can reduce the risk of purchasing (or operation), we cannot entirely eliminate it, nor do we assume it.

**USE OF THE INSPECTION REPORT:** **USE OF THE INSPECTION REPORT:**

The report contained herein is confidential and is given solely for the use and benefit of the client, and is not intended to be used for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party.

**SCOPE OF INSPECTION REPORT:**

Many main sewer lines have hidden areas that cannot be accessed without destructive testing or dismantling of integral components of the house and/or plumbing system. Destructive testing (and dismantling) is not part of this inspection unless otherwise stated and agreed upon. Therefore there may be hidden defects that could not be determined as part of this inspection, as access is generally limited.

**INSPECTION REPORT  
INFORMATION AND  
LIMITATIONS:**

**INSPECTION REPORT INFORMATION AND LIMITATIONS:**

We specifically exclude those items that we cannot fully observe such as areas within walls, behind walls, underground or other concealed or inaccessible areas.

It is advisable to obtain all available documentation such as building permits, certificates of compliance, certificates of occupancy, construction documents such as plans or engineering, contracts, warranties, guarantees, receipts, instruction manuals or any other kind of pertinent information related to the plumbing system and its individual components.

This report is intended to identify material defects only and act as a general guide to help the client make his or her own evaluation of the overall condition of the main sewer line, and is not intended to make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was thoroughly inspected (this is not always possible as there are generally areas that are not accessible), or that every possible "defect" was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed or camouflaged are excluded from the report.

This inspection is specific to the main sewer line and any general comments about systems and conditions other than the main sewer line are informational only and do not represent an inspection of these areas.

# SEWER LINE:

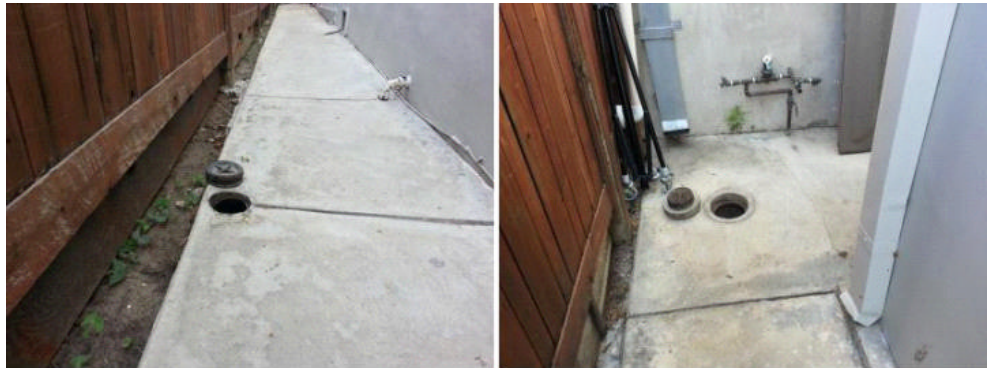
The following is based on a video line inspection of the sewer line only. This inspection is exclusive to the main sewer line and does not include any part of the water supply system or above ground waste line pipes (unless otherwise stated in this report).

This report is not intended as a code inspection nor is it intended to itemize every "flaw". It is intended to give an overall condition of the main sewer line.

The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

## **SEWER LINE OBSERVATIONS:**

**ACCESS LOCATION:** The sewer line access for the front house is found along the left side of the house. The duplex sewer line can be accessed using the cleanout found at the left front of this rear building.



The second cleanout should be used for the recommended maintenance in this report.

**FINDINGS:** Needs Attention, there are maintenance needs in the line that should be performed to maximize the systems drainability.

The rear duplex line and the front house main sewer line are made of newer ABS plastic pipe on the property and clay pipe as it runs from the right front of the property to the city sewer connection under the street. Plastic is an excellent material to be used for this type of application as it has slick walls to allow for maximum drainability. It has an indefinite life expectancy as it does not rust or wear out like other pipe materials. ABS is flexible to allow for some earth movement and if installed properly it is virtually impermeable to root intrusion.

Some sections of this plastic system have typical low spots that is causing some sewer water to pool in the pipe. This bowing of the pipe is common in a plastic system and generally does not require repair as water will find its own level in the pipe and then drain off. There is some excessive film and slight debris build up these sections of the plastic system that should be cleared to prevent any slow drainage that may occur over time.



There are areas of root intrusion within this clay portion of main sewer line that will need to be cleared by a sewer cleaning agency in the future. Roots intruding into a clay system are common and can normally be maintained with regular sewer line cleanings. Its when roots are left unmaintained for an extended period of time that they can cause blockages and even damage in a clay system. No damage was observed in these areas nor are the roots in the line presently effecting the drainability of the system and it is advised to have them cleared within the next 3 to 6 months and then maintained on an 8 to 10 month schedule.

While the conventional snaking method is suitable for the regular root maintenance that the clay section will require over time, this method may not be able to clear the sludge like environment occurring in the plastic sections. For this sewer cleaning hydro jetting is recommended. Hydro jetting is a highly effective type of sewer cleaning that incorporates high pressure water which forces debris away from the inner walls of the pipe and flushes them down the system.

# RECOMMENDATIONS

The following recommendations and "estimated costs" are based on the inspectors experience, education and opinions. This is not a guarantee of costs for any work to be performed and is not a warranty for any work to be performed.

Only qualified licensed contractors should be used to perform any repairs or reconstruction. It is recommended, for health and safety reasons, that a high level of integrity be maintained for the sewer line system. This includes yearly servicing and appropriate inspections.

## **RECOMMENDATIONS:**

### RECOMMENDED REPAIRS:

Hydro jetting should be performed to clear the film and debris building up in the plastic section. This will clear the initial root growth in the clay portion as well.

### RECOMMENDED MAINTENANCE:

Regular sewer line cleanings should be performed every 8 to 10 months, utilizing a full size sewer cleaning blade, in order to maintain the roots in the system to help keep them from creating future blockages and/or damage within the system.

As with any clay system it is advised to have the line video inspected every couple of years or after any significant seismic activity as conditions within the system can change over time.

### ESTIMATED COST FOR REPAIRS:

Sewer line cleanings typically start around 4 to 6 hundred dollars for the hydro jetting method.