

Inspection Report

Provided by:



APS Inspection

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3401 W. Fith St, Ste 210, Oxnard, CA, 93035

Property Address

30924 Rue De La Pierre Rancho Palos Verdes

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Report Information

Client Information

Client Name Nick Mack

Inspection Information

Inspection Date 6/29/21

Inspection Time 11AM

Price for Inspection \$450

Building Type

Single Family

Building Occupied

No

Paid By

Client Present

No

1 Sewer Line

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.

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

Video

Link

<https://youtu.be/qy2koDoWFlo>

https://youtu.be/a_12jLxjwZU

Access Location

3 inch clean out located in the subaccess under the house.

Sewer Line Observations

1.1) Findings

Needs attention: The main sewer line is made of a combination of modern ABS plastic and vitrified clay.

While examining the main sewer line there was no obvious damage that was seen. However we were unable to examine the entire line due to heavy roots and the need of an additional clean out.

The standard main sewer line clean out is commonly found within 2ft from where the line exits the structure then every 100ft of pipe run or 135 degrees worth of turn whichever comes first. In this case there are too many turns in the line and an additional clean out should be installed. Also the roots in the line are creating slow drainage and if left unmaintained will lead to future blockages. I am also recommending that the main sewer line be hydro jetted to clear the roots and debris from the line.

A thorough hydro jet cleaning of the system is recommended to clean the system of its root intrusions and obstructions so that the pipe can drain properly and visibility can be restored in the system for a follow up video examination.

ABS plastic pipe is a very good pipe material for a main sewer line system. This modern pipe has a very long design life and a very smooth inner surface allowing for maximum wash-out capabilities. Also, providing it was installed properly, ABS plastic pipe is intended to be impervious to root intrusions.

Vitrified clay pipe is a very common pipe material for main sewer line systems. This type of pipe has a long service life expectancy. Being a natural clay material, it holds up well under ground. It is fairly brittle, however, and does have a higher potential for damage during seismic activity so it is strongly recommended that clay pipes be examined after any significant earthquake and if there are roots intruding into the pipe at the joints, annual video examinations to monitor for potential future repairs.

Please refer to the video link above for additional information and visual aid.

2 Recommendations

Comments

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 contactors 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.

Recommended Repairs

I am recommending that an additional main sewer line clean out be installed, followed by a hydro jet cleaning and follow up examination.

Recommended Maintenance

Annual video examinations to monitor for changes and conditions in the system. We also recommend that the main sewer line should be examined after any seismic or earth quake activity. It is our recommendation to have regular sewer line cleanings approximately every 8 to 12 months to maintain the root intrusions in the vitrified clay pipe. This service can help to minimize potential future blockages in the system as well as damage to the pipe.

Estimated Cost For Repairs

Clean out: \$1k

Hydro Jet \$975

Follow up exam: \$375

3 Definition Of Terms & Standards

Definition 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 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.

The Goal Of This 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".

