



Client Name: Bob Crowe

Address: 1327 S Helberta Ave, Redondo Beach

Date of Inspection: 01-02-21

Cost of Inspection: \$250

Name of Inspector: Bronzon Pichlik

West Coast Sewer Inspection: (310) 876-4653

Main Sewer Line Inspection Report

Objective: The objective is to view the main sewer line for the property. The main sewer line is the waste pipe on the outside of the building. The beginning of the main sewer line is where the pipe exits the house and the end of the main sewer line is where the pipe connects to the city sewer.

Main Sewer Line Access Points: The access used was a 3" roof vent in order to get into the sewer line. The 2" cleanouts around the house are not sufficient for maintenance or inspection.

Path of Main Sewer Line on Property: The main sewer line is made of a cast iron material as it exits the front planter area. The pipe then transitions to a clay material as it travels under the front yard toward the street. The connection to the city sewer is taking place underneath the street in front of the house.

The main sewer line for this property appears to be shared with the neighbor's. The paperwork for the property should be checked to find if allowance for this has been included in the documentation for the house. If not, it is advised to obtain some agreement in writing allowing for the line to be shared. Typically an arrangement splitting the costs of maintenance and repair is sufficient to gain written agreement for a shared sewer line.

Types of Materials used in sewer line: The cast iron pipe in this system is aged at this time and has characteristics which indicate it is possibly able to leak sewer out of the pipe into the surrounding soil. There is deformation of the interior of the pipe from the rusting which has been wearing away the steel of the pipe. This pipe may require replacement in the not too distant future.

The clay portion of this sewer line is functioning but has some defects in the condition of the pipe typical to clay sewer lines. These include some cracking as well as some misalignment of the joints in the pipe. When these represent a breach of the system there are certain definite indicators which are not being demonstrated here. While this line is not perfect it does appear to be functional at this time.

There are areas of root intrusion within this clay main sewer line that will need to be cleared by a sewer cleaning agency at this time. Roots intruding into a clay system are common and can normally be maintained with regular sewer line cleanings.

Areas Needing Attention: It is advised to install a main sewer line cleanout for the house in order to inspect and clean the sewer line thoroughly. A cleanout is an access point that allows plumbers to inspect and clean the sewer line without having to travel through a roof vent or removing a toilet.

After the cleanout is installed it is then advised to hydrojet the main sewer line in order to remove the roots from inside the pipe. Hydrojetting is high powered pressure water that cuts the roots out and pushes them toward the city sewer.

The cast iron pipe should be replaced under the home as it is deteriorated to the point that sewer debris and toilet paper will have a hard time passing through due to the roughness of the inside pipe. This is an older material and should just be replaced with a new ABS plastic.

Estimated Costs for Repairs: To install a cleanout might cost around \$1000 - \$1200.

We can hydrojet the main sewer line for \$450 and provide a before and after video.

To replace all the cast iron under the house should be discussed with the plumber performing the work as it can range significantly. It can usually cost between \$5000 - \$6000 to replace the cast iron pipe under the house but depends on how much pipe needs to be replaced.

These are estimated costs based on work seen by plumbers and sewer contractors. Prices can vary depending on contractors and for definite estimates a plumber or sewer contractor will need to be contacted.

Main Sewer Line Video Links:

3" roof vent: <https://www.youtube.com/watch?v=p3paGfaj47c>

Photos of Main Sewer Line:



Good location for a cleanout under tool. Depth 3'



Where this line and neighbors connect under tool.



Connection to city sewer under tool.