



Address: 3844 E 15th St, Long Beach

Date of Inspection: 2-29-24

Cost of Inspection: \$300

Name of Inspector: Nemesio "Nemo" Padilla

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: In order to view the main sewer line for this property we used a 4" roof vent. This roof vent is insufficient access to perform routine maintenance and inspections on the main sewer line.

Path of Main Sewer Line on Property: The main sewer line is made of a clay material pipe a sit exits the side of the house and travels towards the driveway. The clay pipe then travels underneath the driveway towards the city sidewalk. The clay pipe then travels underneath the city sidewalk and out towards the center of the street. The connection to the city sewer is taking place underneath the street in front of the house.

Types of Materials used in sewer line: Clay is a good material for sewer lines as it does not rust or corrode over time. There is no limit to how long clay can potentially last but can be damaged by earthquakes or roots or even bad installation. 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.

Some of the pipe under the structure was visible to this inspection. While this is not the primary focus of this inspection it was noted that portions of this pipe are a cast iron material. Cast iron is the strongest of the pipe materials available for sewer. It is susceptible however to oxidation. The thick iron walls of the pipe typically wear away through gradual rusting over the course of 60-80 years. For this reason, cast iron has a finite life potential and will need replacement eventually. Due to the nature of the material, it can be difficult to determine if the pipe is able to leak from only an interior view.

Areas Needing Attention: A 2-way cleanout should be installed (see pictures for location) for routine maintenance and inspections. A cleanout is a pipe that comes out of the ground and allows cleaning tools and inspection cameras to be pushed towards the house and towards the city sewer.

Clay is not an approved material to be used under the footprint of a structure. Clay pipe allows some moisture to exit the pipe into the surrounding soil that can create unstable soil conditions over time. It can also break under the pressure of a settling foundation. Additionally, sewer released under the house must be considered a health and safety concern.

Estimated Costs for Repairs: To install a cleanout it might cost \$ 1,600 - \$1,800.

To replace the clay pipe underneath the home it might cost \$5,000 - \$5,300.

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:

4" roof vent: <https://www.youtube.com/watch?v=ytPZ2dzMzFI>

Photos of Main Sewer Line:



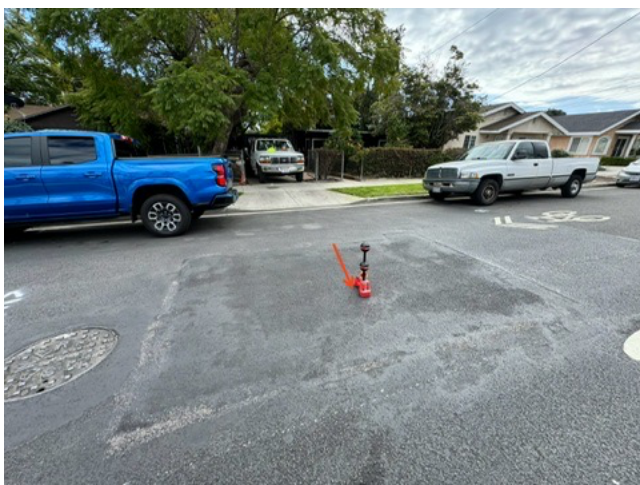
4" roof vent used for inspection.



Path of clay pipe underneath the house. 2' deep.



Path of sewer line. Good location for a cleanout to be installed under tool 3' deep.



Connection to city sewer under tool.