

Duration Plumbing

Sewer Inspection Report

PREPARED EXCLUSIVELY FOR:



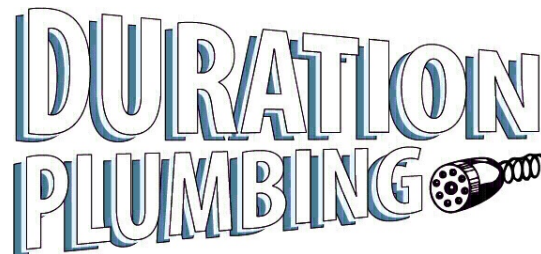
SEWER LINE INSPECTION AT:

1608 Cataluna Place
Palos Verdes Estates, California 90274



INSPECTED ON:

Friday, January 28, 2022 at 2:00 PM



Inspector, Gene Riehle C36 - 663227
Duration Plumbing
(310) 210-5016

Friday, January 28, 2022

1608 Cataluna Place
Palos Verdes Estates, California 90274

Dear [REDACTED]

We thank you for choosing Duration Plumbing. We have enclosed the report for the sewer inspection we conducted for you on Friday, January 28, 2022 at:

1608 Cataluna Place
Palos Verdes Estates, California 90274

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

When the above listed items/abbreviations are stated in the report, we recommend the listed items be evaluated and/or corrected prior to the end of the contingency period.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Gene Riehle
Duration Plumbing

INTRODUCTION

This is a video inspection of the interior of the main sewer line. This is the portion of the waste pipe system that carries the waste from the structure to the city sewer connection.

This report is based on a interior video inspection of this main sewer line only. Any other parts of the waste supply system are not included. The report is not intended as a code inspection and/or list each flaw seen, nor detect each lateral present.

The goal of this sewer inspection is to report or identify some of the visible issues and put you in a better position to make an informed decision and is not intended to eliminate all risk associate with the home property purchase. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the main sewer. It gives an overall picture of the condition of the interior of the main sewer line in the opinion of the technician at the time of the inspection.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE END OF THE CONTINGENCY PERIOD. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

UTILITIES

Water was "on"

ATTENDING

Buyers agent & Client

MAIN SEWER LINE OBSERVATIONS

Main sewer lines are inspected only where they are accessible. This inspection report is based on a camera video of the main sewer line. Main sewer lines start, typically, two feet outside the footprint/ foundation line of the structure, is located under ground and connects to the city sewer. This report does not include the buildings drain lines. Building drain lines are typically above ground and, for the purpose of this report, defined as drain lines that are located within the buildings footprint or foundation line.

This report is based on the inspector's education, opinion and observation of accessible existing conditions at the time of this inspection.

While some plumbing observations may be code related, this inspection does not determine that the system complies with the and jurisdictional codes.

ACCESS FOR VIDEO INSPECTION

Four inch abs plastic clean outs.



Planter behind the front wall.



Downstream towards the street.



Upstream towards the house.

CITY SEWER LOCATION

The city sewer is located near the center of the street in the front of the property. The homeowner is responsible for any repairs or maintenance through to the city sewer connection even if it runs off of the property.

MAIN SEWER LINE MATERIALS

Cast iron, Vitrified clay and Abs (plastic) The sewer is cast iron under the house which transitions to vitrified clay outside and continues to the main lateral connection. The only portion of the sewer that is abs is the clean out.

CLEAN-OUT CAP

The clean out cap was missing. We recommend correcting the condition noted.



VIDEO FINDINGS

I found root intrusions in the clay that should be cleaned out of the material. Root intrusions at the clay joints of a vitrified sewer line are common and normally can be maintained with regular roter and/or jetting services. If roots are left, blockages will eventually occur which can cause damage to the clay line and older cast iron lines within the sewer system. Blockages can also cause flooding with in the structure and possible property damage. Cracks, offsets, and breaks can be hidden by root intrusions.

Cast iron has a sixty to eighty year life expectancy. The sewer system is reaching the end of its useful life expectancy.

A back flow valve (when working properly) prevents city sewer waste from backing up into the house if the city sewer blocks.

A back flow valve should always be installed if the flood level rim of a plumbing fixture level in the house is lower than the upstream manhole.

A back flow valve was not found on the building plumbing system.

RECOMMENDATIONS

The sewer line needs a clean out installed at the front of the house in the front of the living room window in the planter. I located the sewer at three feet deep.

If the house is going to be remodeled and the floors will be replaced as well, the drain system should be replaced. The cast iron pipe should be replaced with abs plastic material and lined where it is possible to do so.

A back flow valve should be installed.

The sewer line needs to be cleaned with the hydrojet to remove all root intrusions from the pipe. We always recommend that the sewer line be re-inspected once the root intrusions have been removed from the pipe.

Estimate \$475.00

Our estimate for cleaning includes a 2nd inspection of the sewer line.

We recommend that the sewer line be cleaned every twelve months on with a preventive maintenance program using a Hydrojet. Maintenance will help prevent root intrusions from over growing and blocking or damaging the sewer line.

GENERAL ESTIMATE

We recommend you contacting a licensed plumbing contractor to give you an actual price for the cast iron work in the house.

