



**Address:** 26 Oceanaire Dr, Rancho Palos Verdes

**Date of Inspection:** 11-14-24

**Cost of Inspection:** \$325

**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 various cleanouts throughout the property (see pictures for locations). These cleanouts can be used for routine maintenance and inspections on the main sewer line.

**Path of Main Sewer Line on Property:** The main sewer line is made of a plastic material pipe from the cleanout as it travels down the front yard/planter area. The pipe then transitions into a clay material pipe where the sewer line is currently blocked.

**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. There are areas of root intrusion within this clay main sewer line that will need to be cleared by hydrojet. Roots intruding into a clay system are common and can normally be maintained with regular sewer line cleanings. If neglected, roots can cause blockages in the pipe as well as potential damage.

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.

Plastic is an excellent material for sewer line applications. It does not rust or corrode under chemicals commonly found in sewage. Therefore, it has an extended life potential. Also, it is flexible, and its joints do not allow for root intrusion when it is properly installed. This provides a trouble-free use from plastic for a very long service time.

**Areas Needing Attention:** The root intrusion in the clay pipe should be removed by hydrojet at this time. Hydro-jetting is high powered pressured water that will cut the roots and push them out towards the city sewer. This will allow us to view and inspect the covered sections of clay pipe and evaluate the condition of the pipe once the roots are removed.

Snaking the cast iron pipe may extend the life of the pipe as it will remove some of the rust build up. Snaking is a metal blade that will remove the some of the rust and give the cast iron pipe a closer to original diameter to the pipe.

**Estimated Costs for Repairs:** We can hydrojet the line for \$600.

For a plumber to snake the line it might cost \$100 - \$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" cleanout alongside the garage: <https://youtu.be/v9MrxJLJ7ck>

3" guest house cleanout: <https://youtu.be/g5eVDhE22ig>

3" cleanout in crawl space of home: <https://youtu.be/mWVjoPHjrjQ>

3" cleanout inside garage: <https://youtu.be/O7nk6HNcUbw>

**Photos of Main Sewer Line:**



**Location of cleanouts used for inspection.**



**Furthest camera was pushed due to block in sewer line.**