

Duration Plumbing

Sewer Inspection Report

PREPARED EXCLUSIVELY FOR:

Megan Bark

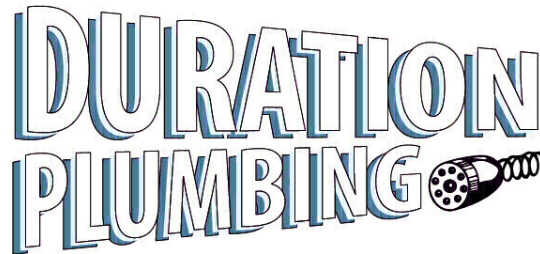
SEWER LINE INSPECTION AT:

**522 Avenue F
Redondo Beach, California 90277**



INSPECTED ON:

Tuesday, July 29, 2025 at 10:45 AM



Inspector, Gene Riehle C36 - 663227

Duration Plumbing

(310) 210-5016

Tuesday, July 29, 2025
Megan Bark
522 Avenue F
Redondo Beach, California 90277

Dear Megan Bark,

We thank you for choosing Duration Plumbing. We have enclosed the report for the sewer inspection we conducted for you on Tuesday, July 29, 2025 at:

522 Avenue F
Redondo Beach, California 90277

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"

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

Three inch abs plastic clean out.



Rear unit crawlspace.



Four inch abs plastic clean out.



Front of 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

Combination of Cast iron, Clay, and ABS (plastic). The sewer is abs under the rear unit which transitions to cast iron as it exits the unit. The cast iron runs through the rear unit entry area in the concrete. The sewer transitions to abs before running under the front unit.

The front unit sewer line is abs which is shared with the rear unit and runs under the building.

The sewer transitions to clay after the clean out at the front of the house. The clay runs across the front yard and through the driveway to the northeast corner of the property. The clay turns and continues under the street to connect to the city sewer.

VIDEO FINDINGS

I found root intrusions in the clay that were cleared by hydrojetting to properly evaluate the condition of the sewer. 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. After hydrojetting, some offsets were found in the clay sewer line.

The abs pipe has a lot of standing water under the front unit between the front bathroom and the back of the bedroom behind the bathroom.

Sewer lines are meant to have a quarter of an inch of slope per foot to prevent standing water in the pipe.

Cast iron pipe has an average factory life of sixty to eighty years.

The abs to cast iron transition under the rear unit has a poor connection under the kitchen at the foundation wall.



RECOMMENDATIONS

The portion of the abs pipe that is holding water under the front unit should be regraded.

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

The abs to cast iron transition under the rear unit should be repaired.