

Golden State Plumbing And Heating

Sewer Inspection Report

PREPARED EXCLUSIVELY FOR:

Mr. & Mrs. Reeves

SEWER LINE INSPECTION AT:

**401 Yarmouth Road
Palace Verdes Estates, California 90274**



INSPECTED ON:

Friday, June 5, 2026 8:50 PM

**Inspector, Gary Long 1062723
Golden State Plumbing & Heating
(310) 242-0099**

Friday, June 5, 2026
Mr. & Mrs. Reeves
401 Yarmouth Road
Palace Verdes Estates, California 90274

Dear Mr. & Mrs. Reeves,

We thank you for choosing Golden State Plumbing & Heating for your sewer inspection. We have enclosed the report for the sewer inspection we conducted for you on Friday, June 5, 2026 at:

401 Yarmouth Road
Palace 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, Gary Long
Golden State Plumbing & Heating

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.

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 outs. The camera would not go back upstream under the house.



West side of the garage.



Downstream.

Four inch abs plastic clean outs.



Front yard near the front door.



Downstream.



Upstream.

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 And Vitrified clay. The sewer line is cast iron under the house from the four inch clean out going upstream.

The sewer transitions to clay after the four inch clean out. The clay runs through the front yard and continues under the street to connect to the city lateral.

The sewer branch line is cast iron from the three inch clean outs which goes back up under the house and leads to the bathroom near the garage.

The cast iron continues out towards the front yard until the camera could not be pushed any further.

VIDEO FINDINGS

I found root intrusions in the clay that need to be cleared 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. Cracks, offsets, and breaks can be hidden by root intrusions.

The clay pipe has some standing water due to lack of fall. Sewer lines are meant to have a quarter of an inch of slope per foot to prevent standing water in the pipe.

Cast iron has an average life expectancy of sixty to eighty years. The inspected cast iron has heavy rust build up and deterioration.

The pipe in its current state is susceptible to local blockages due to lack of smooth flow.

RECOMMENDATIONS

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 \$695

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

The cast iron pipe should be descaled and reinspected.

GENERAL ESTIMATE

Estimate to descale the cast iron sections \$2200