West Coast
Sewer Inspection llc.

Address: 26 Oceanaire Dr, Rancho Palos Verdes

Date of Inspection: 12-2-24

Cost of Inspection: $600

Name of Inspector: Nemecio “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 and hydrojet the main sewer line for this property we used a 4” cleanout located alongside the garage.

**The hydrojet cleaning was a success. With a maintenance cleaning it is important that at least 95% of the root intrusion can be removed from the system. In this case about 98% of the roots were removed from the pipe. Also, the walls of the pipe are now visible for the purposes of this inspection. The line should be re-inspected again in 1 -2 years using a video camera to view the growth of the roots.*

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 as it travels underneath the remainder of the yard/planter area towards 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.

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 line should be re-inspected again in 1 -2 years using a video camera to view the growth of the roots.

Estimated Costs for Repairs: There are no repairs needed at this time.

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 (11-14-24): https://youtu.be/v9MrxJLJ7ck
4” cleanout alongside the garage (after hydrojet): https://youtu.be/vbQ__OdgzLw