



Address: 28709 Rothrock Dr. Rancho Palos Verdes

Cost of Inspection: \$325

Date of Inspection: 04-02-26

Name of Inspector: Bronzon Pichlik

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: The access to the main sewer line is a 4" cleanout in the front planter area to the left of the front door. This cleanout can be used for future inspections and cleanings. A 2" cleanout was used to check some of the pipe under the house.

Path of Main Sewer Line on Property: The main sewer line is made of a plastic material from the cleanout and instantly transitions to a clay material by the cleanout. The pipe then travels under the planter area as it heads toward 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: 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.

There are areas of root intrusion within this clay main sewer line that will need to be cleared by a sewer cleaning agency at this time. Roots intruding into a clay system are common and can normally be maintained with regular sewer line cleanings.

The plastic portion of the system is in good condition. 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. An investigation into plastic sewer pipe performance done for San Francisco city determined the expected useful life of plastic sewer pipe to be 200 years.

Areas Needing Attention: The main sewer line should be hydrojetted at this time to remove the roots and prevent a backup. Hydrojetting is high powered pressure water that cuts the roots out and pushes them toward the city sewer.

The kitchen line should be snaked as well in order to clear the debris in the line.

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

The kitchen line should be snaked to remove the debris which we can do for \$150.

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:

<https://www.youtube.com/watch?v=QMIjoTT3gnM&feature=youtu.be>

2" cleanout: <https://www.youtube.com/watch?v=-1Ey DaEl9A&feature=youtu.be>

Pictures:



Connection to city sewer under tool.