

# **SewerLine Check Professionals, LLC**

## **Sewer Line Inspection Report**



**Semyon and Emilia Vaynman**

1728 S. Centinela Ave. Los Angeles, CA 90025

Mark Harrison

# SEWERLINE CHECK PROFESSIONALS, LLC INSPECTION CONDITIONS

## **CLIENT & SITE INFORMATION:**

DATE OF INSPECTION: September 08, 2017  
TIME OF INSPECTION: 11:00 AM  
CLIENT NAME: Semyon and Emilia Vaynman  
ADDRESS: 1728 S. Centinela Ave. Los Angeles, CA 90025  
INSPECTOR: Mark Harrison

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE: Single Family Residence  
STORIES: One

## **OTHER INFORMATION:**

BUILDING OCCUPIED: No  
CLIENT PRESENT: Yes

COMMENTS: This is a specialty inspection of the main sewer line only. The main sewer line is that portion of the waste drainage piping system that is exterior to the structure and carries the building waste from the building drain (that portion of the waste drainage piping system that is under/interior to the structure) to the city sewer connection.

The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

## **PAYMENT INFORMATION:**

TOTAL FEE: \$325  
PAID BY: Credit Card

## **DEFINITIONS OF TERMS:**

ACCEPTABLE:	It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.
NEEDS ATTENTION:	It is the inspectors opinion that this item is in need of repairs and/or further investigation. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow (if applicable). During the repair process, additional problems may be found.
NOT ACCEPTABLE:	It is the inspectors opinion that this item is either not performing the job for which it was intended and/or is otherwise a potential threat to health and safety. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow. During the repair process, additional problems may be found.

## **THE GOAL OF THE INSPECTION:**

OUR GOAL:	<p>Our Goal is to determine the true condition of the main sewer line and identify potential material defects that would affect the operation and safety of this system and therefore the purchaser's buying decision (if applicable). We strive to add significantly to your knowledge of this system.</p> <p>The scope of this inspection is to determine if the main sewer line has been damaged. The scope of this inspection does not require or include construction evaluation. Do not rely on this report as an exhaustive evaluation of the sewer line as this scope is limited to visible and observable areas only.</p>
EMPHASIS:	The report emphasis is on material defects (which are observable with a video inspection) within the main sewer line. While some minor defects may be mentioned this is not intended to be an all inclusive list of the main sewer line "flaws".

## SEWER LINE:

The following is based on a video line inspection of the sewer line only. This inspection is exclusive to the main sewer line and does not include any part of the water supply system or above ground waste line pipes (unless otherwise stated in this report).

This report is not intended as a code inspection nor is it intended to itemize every "flaw". It is intended to give an overall condition of the main sewer line.

The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

### **SEWER LINE OBSERVATIONS:**

#### **ACCESS LOCATION:**

An exposed or accessible main sewer line cleanout was not found on the property. A main sewer line cleanout is an area outside the structure that has a removable cap allowing direct access into the main sewer line system. The main sewer line for this property was accessed today by dropping the camera down a drain vent that runs vertically up from the drain system under the structure and penetrates the roof. The camera was then pushed through a portion of the building drain system to get outside the structure into the main sewer pipe.



An exposed and accessible main sewer line cleanout is the standard maintenance access for any main sewer line system and all systems should have one. It is recommended that one be installed on the pipe as it exits the structure. The location has been indicated by a pink marker flag in the front planter area near the left side. The pipe is about 20 inches deep.

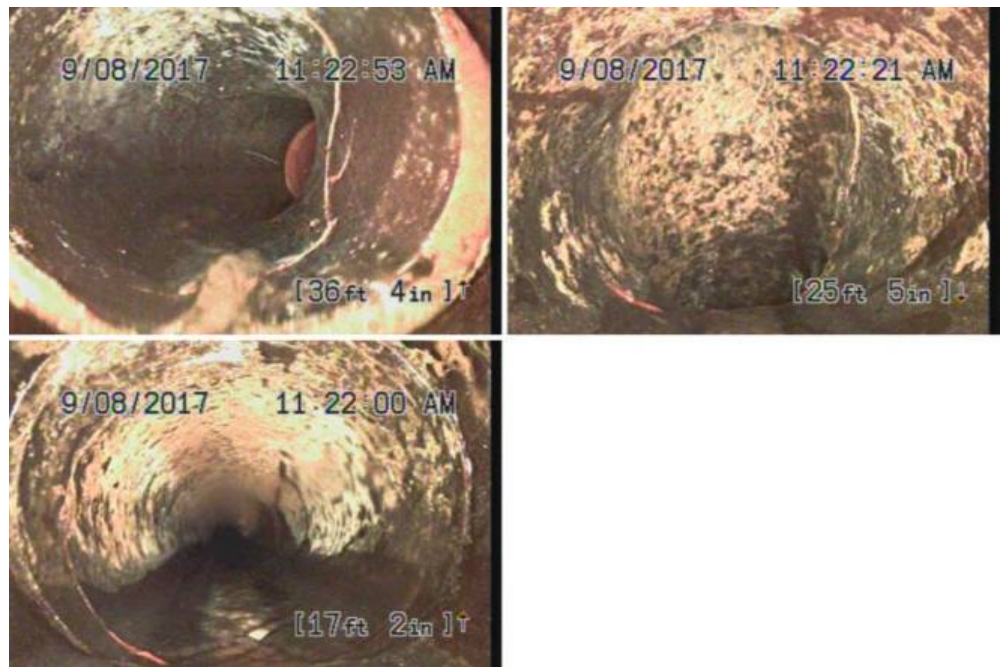
**FINDINGS:**

The main sewer line is the original vitrified clay and concrete sewer piping. The drain system exits the front of the house near the left side and turns to run across the front yard at an angle. About 25 feet into the line it makes a drop and continues toward the driveway where it turns, connects to the concrete sewer piping that runs out to public sewer near the middle of the street.

Vitrified clay pipe is a very common pipe material for main sewer line systems. This type of pipe has a long service life expectancy. Being a natural clay material, it holds up well under ground. It is fairly brittle, however, and does have a higher potential for damage during seismic activity so it is strongly recommended that clay pipes be examined after any significant earthquake and if there are roots intruding into the pipe at the joints, annual video examinations to monitor for potential future repairs.

The lateral portion of this system(that portion of the system that was provided to the property when it was developed and connects the properties main sewer line to the city maintained sewer) was found to be made of concrete pipe. While the conditions found in this portion of the system were found to be normal, there are situations that may require this concrete pipe to be rehabilitated with an approved lining system. The City of Los Angeles has adopted a policy as of January 2007 that basically states that any property developed prior to 1965 would require a video examination of the lateral pipe to the property in the event of a construction related building permit being applied for. If that pipe is found to be made of concrete, it shall be rehabilitated with an approved lining system at the property owners expense. More information can be found through the local Department of Building and Safety regarding this policy. This is mentioned because additional costs could be expected to rehabilitate this sewer line in the event of future building additions or alterations.

Needs Attention: There are a few light stress cracks in the clay piping but nothing that would call for repair at this point. Stress cracking is evidence of stress on the pipe but is not uncommon. One would be smart to monitor these cracks for potential future repairs but nothing is effecting the function of the system at this time.



In the vitrified clay main sewer pipe, there are root intrusions at the joint areas. Root intrusions at the joint areas of a vitrified clay sewer pipe are common and can normally be maintained with regular sewer line cleanings. However, if these root intrusions are left un-maintained for extended periods, they can create blockages in the system and potentially damage the pipe itself.



MAIN SEWER LINE  
VIDEO:

<https://www.youtube.com/watch?v=MwE81aO1m3I>

# RECOMMENDATIONS

The following recommendations and "estimated costs" are based on the inspectors experience, education and opinions. This is not a guarantee of costs for any work to be performed and is not a warranty for any work to be performed.

Only qualified licensed contractors should be used to perform any repairs or reconstruction. It is recommended, for health and safety reasons, that a high level of integrity be maintained for the sewer line system. This includes yearly servicing and appropriate inspections.

## **RECOMMENDATIONS:**

### **RECOMMENDED REPAIRS:**

It is recommended that a standard main sewer line cleanout maintenance access be installed at the front of the house where indicated.

### **RECOMMENDED MAINTENANCE:**

It is our recommendation to have regular sewer line cleanings approximately every 8 to 12 months to maintain the root intrusions in the vitrified clay pipe. This service can help to minimize potential future blockages in the system as well as damage to the pipe.

It is our recommendation that all main sewer lines should be examined after any significant seismic activity and that main sewer lines should be examined annually to monitor for changing conditions in the system as changing conditions could potentially dictate future repairs.

### **ESTIMATED COST FOR REPAIRS:**

A new main sewer line cleanout is usually 6 to 8 hundred dollars.