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Inspector: Greg Saunders

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SEWER LINE INSPECTION REPORT

Client Name: Casa For You LLC

Property Address: 2902 Reservoir St, Los Angeles, CA 90026, Silver Lake

Sewer Line Access

4" cleanout in the ground on the side of the house note the sewer line runs to the back of the property

**This video is not public and will not show up on internet search results. The provided link is required to view this video.*

Sewer Line Video Link(s):

<https://youtu.be/dFNXctXfE6E> this is the video of the sewer line from the cleanout to the city sewer connection

Disclaimer:

Please see our terms of service at the end of this report document for a description of what our inspection covers and for our limited liability statement. If you do not agree with these terms please contact us for a full refund. Thank you.

Photographic path of sewer line:

Important note: All locations below are provided based on our best attempts at isolating the path of the main sewer line and its important transitions. Locations and depth estimates are not always accurate. Your contractor is ultimately responsible for verifying or accepting these locations before excavating any portion of the system.

The cleanout not pictured



The sewer line leaving the house about 4 feet deep



The connection to the city sewer about 13 feet deep



The sewer line traveling across the back yard about 5 feet deep

Drain pipe under the structure:

While the pipe under the building is outside of the scope of this inspection, we sometimes are able to view portions of that pipe. This section of the system is known as the “building drainage system”. The selections below describe any pipe viewed under the structure today.

x	Not viewed today		Has some cast iron pipe		Has some plastic pipe
	Consisted of some clay pipe		Had few to no roots visible		Has moderate to heavy roots
	Was functioning properly		Some wear and tear		Worn out & ready to replace

Important note – Pipe under a building can sometimes leak without any obvious indication of this on the video inspection, it is perhaps this point above all others which is why we do not focus on the pipe under the building. While we can tell you some information about this pipe it is advised to consult your general home inspection report to see if they spotted any leaking under the building as well.

General findings:

The main focus of our inspection today is the Main Sewer Line. This is the portion of the system which is exterior to the house. This pipe travels from just outside of the house to the connection to the city sewer line. Our inspection covers the portion of this pipe which is visible to the inspection camera during the course of our inspection.

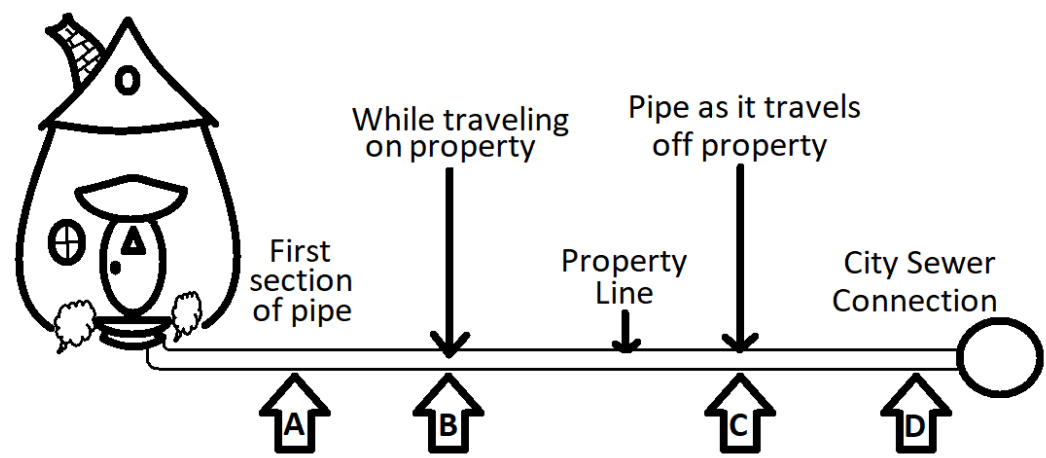
Overview of access and availability for maintenance:

Access into the sewer system is very important. A good access will allow for roots to be removed from the system or other maintenance to be done along with allowing inspection of the main sewer line. When we get into the system through a small access point or when there is excessive distance or too many turns, the line will require additional access to be installed in order to allow for proper maintenance or sometimes even to complete the inspection out to the city sewer line.

x	Access is sufficient		Access could be improved but might work for maintenance	x	Additional access is needed for regular maintenance
x	Inspection successful from existing access		A review inspection may be able to see pipe more clearly		Portions of pipe require review inspection

Materials included in the main sewer line:

The main sewer line often transitions to different materials as it travels out to the city sewer connection. Any of these materials seen today are listed below.



Pipe materials:

- A: Plastic
- B: clay with sections of plastic
- C: clay
- D: clay

Plastic section of pipe findings:

General data about plastic pipe:

Plastic is an excellent material for sewer line applications. It does not rust and it is flexible. The joints of the pipe do not allow for root intrusion when it is properly installed. This provides a trouble free use from plastic for a very long expected service period. This material might last more than a hundred years before wearing out.

There are different types and chemical compounds for plastic sewer lines. While each of these has its own characteristics, all plastic pipes rated for use in sewer systems tends to be very good as far as material quality is concerned.

Specific findings about this plastic pipe:

x	Functioning well		Not perfect but is functioning		Requires repair
x	Slope is acceptable		Some pooled water; imperfect slope; still functioning well		Slope is unacceptably poor and requires repair
x	No heavy roots in line.		Minor roots intrude through isolated joints; still functioning		Roots intruding through poorly installed joints; repair
x	No significant damage noted		Some dents without affecting function		Pipe kinked, cracked or broken and requires repair

Additional findings about plastic pipe:

The plastic portion of the system appears to be functioning. Plastic is an excellent material for sewer line applications. It does not rust it is flexible. The joints of the pipe 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 estimated the expected useful life of plastic sewer pipe to be 200 years.

Clay section of pipe findings:

General data about clay pipe:

Clay pipe is the most common material we see in use in main sewer lines. This pipe material has been around for thousands of years. The best benefit of a clay pipe is that it does not rust or erode over time. This allows it to have a longer potential service period than any other pipe material. However clay is not flexible and earthquakes or heavy root intrusions can break a clay system if the stress placed on the pipe is greater than its ability to resist.

In most clay sewer lines we see defects of some kind. Often this will consist of some cracking, root intrusion, poorly sloped section or misaligned/offset pipe. We hope to help determine how well the pipe is functioning in order to determine if a repair is recommended. If the clay pipe doesn't look close to backing up and isn't allowing sewage to flow out of the system into the surrounding soil it is considered functional for the purposes of this report. About one out of a thousand clay sewer lines we inspect will be perfect. Perfection is not the standard for determining if a repair is recommended for sewer lines.

Specific findings about this clay pipe:

	Some cracking. Average for clay	x	Moderate cracking; slightly below average condition		Heavy cracking allows for sewage to leak from system
x	Some misalignment in joints. Average condition for clay.		Moderate misalignment in joints; slightly below average		Heavy shifts in pipe obstruct maintenance/allow leaking
x	Few or no roots in clay pipe		Minor roots should be cleared in a year		Heavy roots should be cleared now.
	Slope is adequate	x	Some pooling water in line		Slope is unacceptably poor
	Clay is functioning well.	x	Clay is functioning at a slightly below average level.		Clay requires repair. Line is in unacceptable condition.
x	Clay was clearly visible to camera		Review video might show this pipe more clearly.		Review inspection required to know condition of clay pipe.

Additional findings about clay pipe:

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. It is very rare to find a clay line which has no minor defects and this pipe is in about average condition, compared to most properties. While this line is not perfect it is fully functional at this time.

Note – This report does not represent a guarantee for the sewer line but is an honest opinion about its condition.

Maintenance recommendations:

Typically clay sewer lines should receive cleanings once every 24-36 months. The clay in this sewer line has little root intrusion at this time. This may be due to being recently cleaned. For this reason I am recommending that the line be looked at in a 2 years to help determine how rapidly roots are able to get into the line.

Repair Recommendations:

None at this time

Expected Costs:

None at this time

Terms of service and limit of liability:

In the interest of making contracts and service terms more understandable we include the first two important notes on our Terms of Service.

Important: Our Company does not guaranty or warranty sewer lines. We inspect the sewer line to the best of our ability given the condition and construction of the pipe and the access used for the inspection. No statement in this report represents any promise for the continued service of the sewer system. Conditions can change and important defects in a sewer system can sometimes be missed during inspection. Our inspectors do the best they can and are very good at what they do, but errors sometimes cannot be avoided. If you are unsatisfied with these terms before or after an inspection you can contact us for a full refund. Our liability is limited to the fee paid for the inspection.

Important: For many sewer lines removing roots as they grow into the pipe is essential to the continued function of the line as well as essential to preventing the roots from getting so thick that they cause damage. Hydrojet is not completely without risk. Rarely the sewer pipe will be in weakened condition to the degree that it will worsen noticeably through the action of cleaning the roots out of the line. This is not common but can happen. Out of two hundred hydrojet cleanings damage might occur one time or less with our company. Since the pipe was already in weakened condition, root intruded and perhaps lacking sufficient soil exterior to the pipe to properly support it, this type of damage can not be considered the fault of the cleaning tool or the technician. Existing damage is not obvious on an original inspection however it may be present. It is possible a rock is pressing on the exterior of the pipe and contributes to damage when the pipe is jostled. Since it can be difficult to prove fault or innocence in such an instance of new damage or worsened condition of the sewer line, for the purposes of our work it will be considered that the fault does not lay on the technician who performed the hydrojetting.

This can be compared to a lifesaving medical procedure which has a better than 99% chance of success. Root removal is not completely without risk however it is essential to preventing worsening conditions in many sewer lines. Our liability for hydrojet cleaning is limited to the cost of the service.

Sewer Line Inspection & Hydrojetting Terms of Service

1. For the purposes of this document the term INSPECTOR shall refer to LA Sewer Inspectors LLC or its technician on site. The term CLIENT shall refer to the person/s that is listed as client at the top of this report. No other person outside of CLIENT is acknowledged as having a contract with INSPECTOR, real or implied.
2. The use of our services is done under the Terms of Service detailed here. Use of the written sewer report, hydrojetting service or verbal or videoed inspection properties constitutes agreement with these Terms of Service. If these Terms of Service are not satisfactory CLIENT is required to inform INSPECTOR within 30 business days or before any close of escrow, whichever is sooner for a full refund of the service fee. After that point if CLIENT is unsatisfied with the quality of the report then please contact INSPECTOR about requesting a refund of the fee. Receipt of refund of the service fee shall complete any obligation from INSPECTOR to CLIENT whether original or incurred. No additional liability shall be incumbent on INSPECTOR beyond the return of the inspection fee.

3. INSPECTOR agrees to attempt a hydrojet cleaning and/or camera inspection of the home/building(s) main sewer line and if successful to provide CLIENT with a video and written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained for report. The report is only supplementary to a seller's disclosure. CLIENT understands that the inspection covers only the portions of the Main Sewer Line which were examined by video camera on the date of this work. Main Sewer Line is defined for this document as the waste drainage pipe exterior to the structure which extends between the structure and the connection to the city owned sewer line. CLIENT understands that improperly designed or maintained sewer systems may inhibit complete inspection necessitating maintenance, repair or additional access before a review inspection can be performed successfully.

4. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. INSPECTOR's inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability or suitability of the home/building main sewer line. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law.

5. INSPECTOR assumes no liability for the cost of repair or replacement of unreported or reported defects, damages or deficiencies either current or arising in the future related to the inspection or hydrojetting of pipe on property. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to INSPECTOR's negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection, the report or the hydrojet shall be limited to liquidated damages in an amount equal to the cost of the inspection or hydrojetting contracted with INSPECTOR for this property on the date of this report, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection/hydrojet at the current fee without charging more.

6. INSPECTOR does not perform engineering, architectural, Sewer Replacement Contracting, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

7. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. CLIENT agrees to hold INSPECTOR harmless for any and all claims relating to conditions that are altered or repaired prior to INSPECTOR receiving written notice or the ability to verify conditions via access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

9. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

10. If any court declares any provision of these Terms of Service invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

11. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

12. If CLIENT requests a re-inspection or later service, the re-inspection or later service shall also be subject to all the terms and conditions set forth in this agreement.

13. This Agreement is not transferable or assignable.

14. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.