

Sewer Line Report

May 13, 2024



Reggie Gallardo

**6319 Cedros Ave & 14700 Friar Street
Van Nuys, CA 91411**

Inspector - Kyle Spingler
Confidential and Proprietary

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6319 Cedros Ave & 14700 Friar Street Van Nuys, CA 91411

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

May 13, 2024

TIME OF INSPECTION:

10:00 AM

CLIENT NAME:

Reggie Gallardo

ADDRESS:

6319 Cedros Ave & 14700 Friar Street
Van Nuys, CA 91411

INSPECTOR:

Kyle Spingler

CLIMATIC CONDITIONS:

WEATHER:

Overcast

TEMPERATURE:

60's

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Duplex

STORIES:

Two

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on

COMMENTS:

OCCUPIED:

No

CLIENT PRESENT:

Not at the time of inspection.

GENERAL OVERVIEW:

The sewer line was composed of much older Cast Iron with signs of deterioration. There was also 6 inch Clay pipe the first approximate 13 feet of which had damage and roots intrusions which needs to be addressed.

It is recommended the first approximate 35 feet of Cast Iron and Clay sewer line be replaced via Fiberglass liner options to avoid needing to excavate the entire portion of line.

MAIN SEWER LINE:

GENERAL:

Sewer lines are inspected only where they are accessible. This inspection report is based on the a camera video of the main sewer line. The sewer line starts, typically, two feet outside of the footprint/foundation line of the structure, is located under ground, and connects to the city sewer. This report does not include the building's 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 the accessible existing conditions at the time of the inspection. While some plumbing observation may be code related, this inspection does not determine if the system complies with code.

MAIN SEWER LINE:

CLEANOUT LOCATION:



The Cleanout accessed was located in the front parking area near the water heater closet.

SIZE OF ACCESS:

Access to the line was through a 4" inch cleanout.

PIPE DESCRIPTION:

The main sewer line a combination of Cast Iron and Vitrified Clay.

MAIN SEWER LINE
CONDITION:



Needs Attention:

The sewer line was composed of much older Cast Iron with signs of deterioration. This approximate 22 feet of four in line needs to be updated via Fiberglass liner.



Needs Attention:

In the 6 inch Clay pipe the first approximate 13 feet of which had damage and roots intrusions needs to be addressed.



Examples of the serviceable portions of the Clay pipe beyond the damaged sections.

CITY CONNECTION
CONDITION:



The City Main connection was located at approximately 52 feet from the Cleanout.

RECOMMENDATIONS

RECOMMENDED REPAIRS:

It is recommended that a Qualified Professional Plumbing Contractor be called in to repair and/or replace the damaged sections of pipe.

RECOMMENDED MAINTENANCE:

It is recommended a camera inspection by a Qualified Professional sewer line inspection company be performed after repairs have been completed to the sewer line to ensure quality of work.

ESTIMATED COSTS:

To Fiberglass spray line the Cast Iron **\$5,000 - \$6,000.**

To Fiberglass line the 6" Clay pipe **\$4,000 - \$5,000.**

Sewerline camera re-inspection **\$400 - \$500.**

TOTAL ESTIMATE COSTS:

\$9,400 - \$11,500.

These are estimates only, as there are many variables that can increase or decrease the cost.

DEFINITIONS AND STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE:

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 further investigation and/or repairs or appears to be at the end of its expected useful life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional in a timely manner.

NOT ACCEPTABLE:

It is the inspectors opinion that this item is either in need of immediate repairs or is a safety hazard due to adverse conditions. Also the item may be in such a state of disrepair that significant repairs or replacement is strongly advised.

The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional in a timely manner.

SEWERLINE:

An underground conduit for carrying of drainage water and waste matter.

CITY SEWER

Sewage disposal system operated by the city or county that the property waste lines flow into.

CLEAN OUT:

A clean-out is a location where the building's sewer line can be accessed for the purpose of clearing obstructions.

CITY CONNECTION

The connection between the building's sewer line and the public sewer main.

VENT PIPE

A vent is a vertical pipe or pipes installed to provide a flow of air to or from a drainage system. These typically extend from the drain lines in the walls through to the roof.

CAST IRON PIPE

A rigid iron piping used for waste, vent, and drain lines.

ABS PIPE

(Aristocraft bristone styrene) A rigid black plastic piping used for waste, vent, and drain lines.

VITRIFIED CLAY PIPE

Vitrified clay pipe (VCP) is hard ceramic pipe made from of clay and shale.

PVC

A rigid white or cream-colored plastic pipe used in non-pressure systems, such as drainage, waste, and vent systems.

INSPECTION LIMITATIONS

SPECIFIC EXCLUSIONS AND LIMITATIONS:

OUR GOAL:

Our Goal is to enlighten you as to the condition of the main sewer line by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the sewer line but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

GENERALIST VS. SPECIALIST

A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

USE OF THE REPORT:

The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

**PRE-INSPECTION
AGREEMENT:**

Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

BUILDING CODES:

This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES:

Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and are not within the scope of the inspection.

INSPECTION LIMITATIONS:

This is a limited time visual inspection. It excludes any items we cannot directly observe. Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist