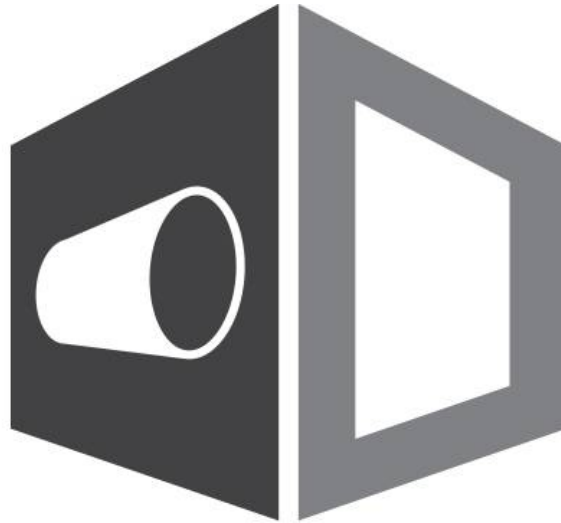


SewerLine Check Professionals, LLC

Sewer Line Inspection Report



SEWERLINE CHECK

Trey Ballard

2912 Adams St. La Crescenta, CA

Edward Fayton - Senior Inspector/Technical Supervisor

SEWERLINE CHECK PROFESSIONALS, LLC INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: October 31, 2024.
TIME OF INSPECTION: 11:30 AM.
CLIENT NAME: Trey Ballard.
ADDRESS: 2912 Adams St. La Crescenta, CA.
INSPECTOR: Edward Fayton - Senior Inspector/Technical Supervisor.

BUILDING CHARACTERISTICS:

BUILDING TYPE: Single Family Residence w/guest house.

OTHER INFORMATION:

BUILDING OCCUPIED: No.

CLIENT PRESENT: No.

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: \$525.
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: 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.

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.

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".

STANDARDS: The report is a professional opinion based on a visual inspection of the accessible (and viewable) features of the system. It should be understood that while we can reduce the risk of purchasing (or operation), we cannot entirely eliminate it, nor do we assume it.

USE OF THE INSPECTION REPORT: USE OF THE INSPECTION REPORT:

The report contained herein 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 relied upon by any other buyer, lender, title insurance company, or other third party.

SCOPE OF INSPECTION REPORT:

Many main sewer lines have hidden areas that cannot be accessed without destructive testing or dismantling of integral components of the house and/or plumbing system. Destructive testing (and dismantling) is not part of this inspection unless otherwise stated and agreed upon. Therefore there may be hidden defects that could not be determined as part of this inspection, as access is generally limited.

**INSPECTION REPORT
INFORMATION AND
LIMITATIONS:**

INSPECTION REPORT INFORMATION AND LIMITATIONS:

We specifically exclude those items that we cannot fully observe such as areas within walls, behind walls, underground or other concealed or inaccessible areas.

It is advisable to obtain all available documentation such as building permits, certificates of compliance, certificates of occupancy, construction documents such as plans or engineering, contracts, warranties, guarantees, receipts, instruction manuals or any other kind of pertinent information related to the plumbing system and its individual components.

This report is intended to identify material defects only and act as a general guide to help the client make his or her own evaluation of the overall condition of the main sewer line, and is not intended to make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was thoroughly inspected (this is not always possible as there are generally areas that are not accessible), or that every possible "defect" was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed or camouflaged are excluded from the report.

This inspection is specific to the main sewer line and any general comments about systems and conditions other than the main sewer line are informational only and do not represent an inspection of these areas.

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.

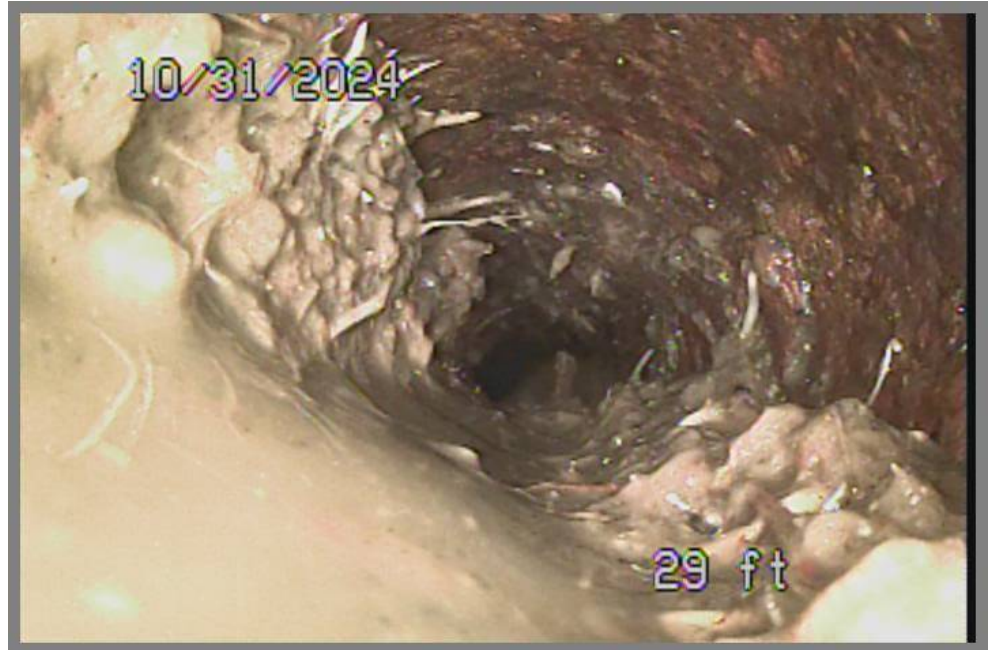
SEWER LINE OBSERVATIONS:

ACCESS LOCATION: The inspection was performed using this main sewer line cleanout at the right rear of the house and this roof vent on the guest house.



FINDINGS:

Not Acceptable, there is an area of root intrusion within the guest house sewer line that should be excavated and repaired.



This main sewer line is made of plastic pipe to start and then cast iron pipe as it runs across rear of the property from the guest house to its connection with the front house main sewer line.

As both of these materials are water tight roots should be able to sense the moisture or get into the pipe itself. This suggests damage or an installation flaw in this area and repair is needed.



The area is shown here at the middle rear of the property.

The pipe is 2 feet deep here.

The entirety of the front house main sewer line from the cleanout to the city sewer connection under the alley as well as the beginning of the guest house sewer are made of plastic pipe materials.

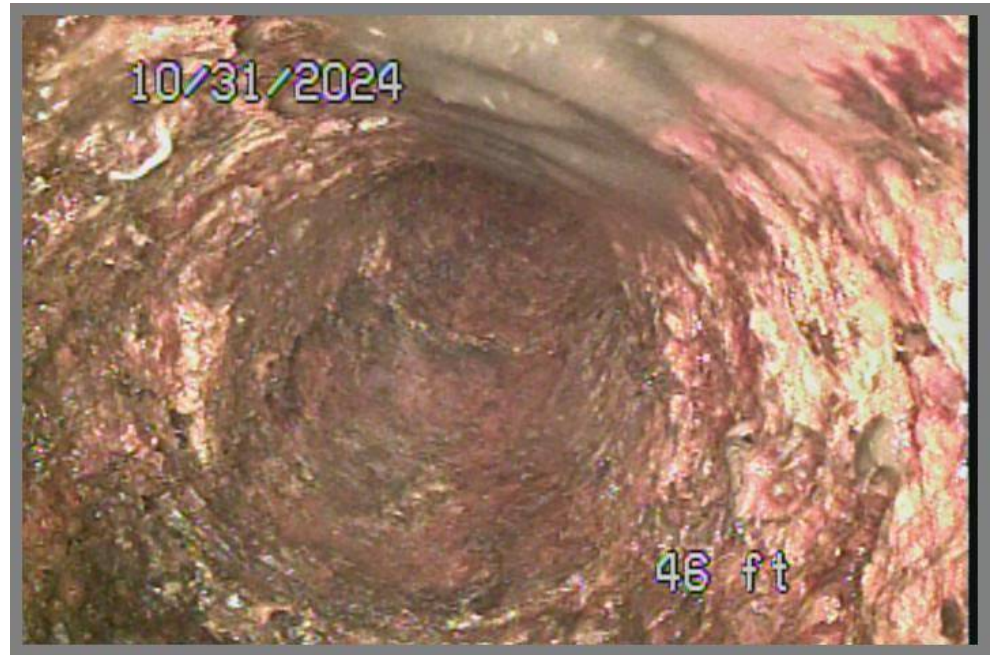


Plastic is an excellent material to be used for this type of application as it has slick walls to allow for maximum drainability. It has an indefinite life expectancy as it does not rust or wear out like other pipe materials.

The materials are flexible to allow for some earth movement and if installed properly are virtually impermeable to root intrusion.

The ABS plastic beginning of the guest house line transitions to the cast iron half at the root blockage and continues to the connection with the front house main sewer line.

The cast iron of the system appears to be original to the structure and is in typically deteriorated condition for a pipe of its apparent age with signs of rust and corrosion of the inner walls and a flattening of the pipe bottom.



The rest of the cast iron is draining serviceably at this time however with an average useful life expectancy of 60 to 80 years it will need to be replaced in the future as it continues to wear out.

To predict when cast iron will fail is impossible however regular video inspection could be performed on the cast iron system every year for the next few years to monitor its rate of deterioration to be more able to predict a future replacement date of the material.

For further images and information on the examined main sewer line, view the inspection video at the link provided,

<https://youtu.be/BIRtrskywsc/>

<https://youtu.be/YtAwUETbzFE/>

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: The root intruded portion of the guest house sewer line should be excavated and repaired.

RECOMMENDED MAINTENANCE: As with any older cast iron system it is advised to have the that portion of the guest house line video inspected every year to monitor its rate of deterioration to be able to more accurately predict a future replacement date.

ESTIMATED COST FOR REPAIRS: This repair may cost in the 2 to 4 thousand dollar range.