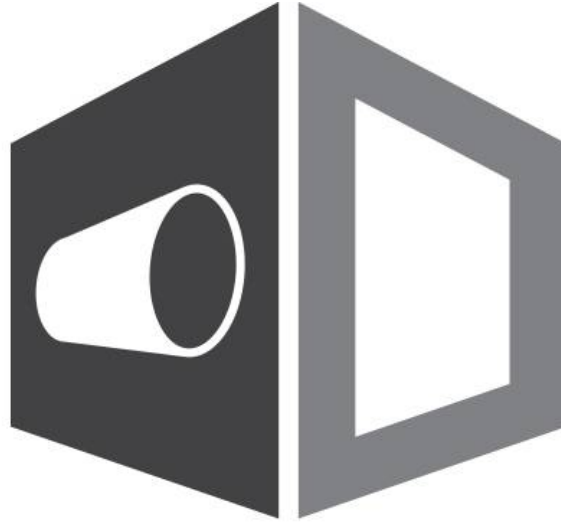


SewerLine Check Professionals, LLC

Sewer Line Inspection Report



SEWERLINE CHECK

Estate of Carol O'Brian

119 S. Adams Street Glendale, CA 91205

Inspector: Ken Bell



119 S. Adams Street Glendale, CA 91205

TIME: 9:00 AM
DATE: September 01, 2026.
CLIENT: The client was not present, but was represented by the agent
BUILDING: Single Family Residence w/guest house: The houses are not occupied
TOTAL FEE: \$470

INSPECTION INFORMATION: This is a specialty inspection of the main sewer line only (unless specified in the contract). 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.

As this is a non-invasive visual inspection SLCP does not guarantee the ability of the Main Sewer Line to fulfill its function in the future, as the outer wall of the sewer line is not visible and therefore beyond our view.

SewerLine Check Professionals does not participate in any repairs or remediations and we do not accept payment for any referrals. Referrals are given solely for the benefit of the client.

SEWER LINE

This inspection is exclusive to the main sewer line and does not include any part of the water supply system. No portion of the building waste lines are included in this inspection/report (unless otherwise stated in the contract).

The goal of this inspection is to help determine the serviceable condition of the main sewer line and to help determine needed repairs or maintenance to help ensure an operable main sewer line. This is not a code inspection.

SEWER LINE OBSERVATIONS:

ACCESS:

The main sewer line was accessed through a 3 inch building drain cleanout found near the left front corner of the main house.



NOTE: The rear guest house is on a sewage ejection system.



TYPE OF MATERIAL:

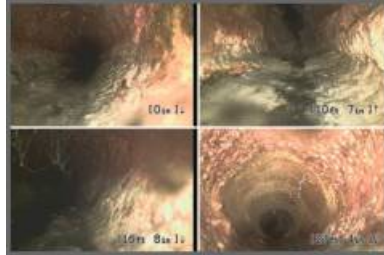
Cast iron and Vitrified clay pipe.

Cast iron pipe (0 to 27 feet) was typically expected to have an average service life of approximately 70 to 80 years.

Vitrified Clay pipe (27 to 62 feet) has a very long service life and is a natural material, so it is not intended to deteriorate underground like metal or concrete piping may. This material however, is a brittle in nature and has a higher possibility of being cracked or damaged during significant seismic activity or earth quakes.

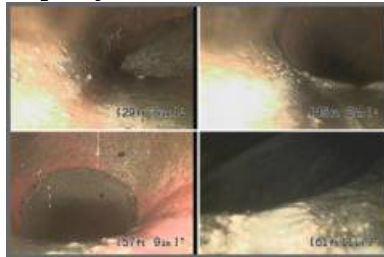
OBSERVATIONS:

Needs Attention: The cast iron of the main sewer line system is in a very deteriorated state with signs of excessive rust and corrosion of the inner walls, it would appear based on its visual condition that this section of the system is near the end of its useful life. The system also has an excessive root intrusion that will need to be cleared out so the system can have a normal drainage flow. As the system is now the roots may collect solid debris to the point of a complete blockage. These roots are also blocking the view to the inner walls of the pipe, so no data can be given about the condition of the piping in this area, while there were no obvious signs of damage, that doesn't mean there isn't anything being hidden by the roots (SEE VIDEO).



VIDEO LINK:

<https://youtu.be/EbSdwo6VsIs>



SEWAGE SYSTEM:

EJECTION THE SEWAGE EJECTION SYSTEM: A sewage ejection system is a device that allows water and waste matter to flow uphill using pressurized components. The sewage ejection system is not in the scope of this inspection nor is the examination of the pressurized portion of the main sewer line piping. It is advised to have this system inspected by a licensed plumber who specializes in sewage ejection systems to ensure its proper operation.

NOTE: The supply line to the system was given a brief inspection on the request of the client and agent. Roots have entered the ABS supply line at the tank connection.

The point of root intrusion has been located in the area indicated in the photo (red & black device). The pipe is 2 1/2 feet deep at this location.



COMMENTS:

THE AGED CAST IRON: There are areas that appear to be entering the beginning stages of failure and should be considered for upgrade soon.

RECOMMENDATIONS

The following recommendations and "estimated costs" are based on the inspectors experience, education and opinions. No guarantee of costs or warranty of repairs is given or implied.

RECOMMENDATIONS:

REPAIRS:

The line will need to be cleaned and for this system I would recommend a hydro-jetting, which is a very effective cleaning method for the pipe. It utilizes a high pressure water system to cut the roots and remove the soil from the inner walls of the pipe, while also washing them down the line. This type of cleaning will allow for maximum visibility of the inner walls of the pipe so that the proper repair recommendations can be made, if necessary.

Once the system has been cleared a follow up video examination will need to be performed to assess the main sewer line's condition along the root intruded area.

For repairs to the sewage ejection system ABS supply line, it is recommended to contact a licensed sewage ejection system plumber.

MAINTENANCE:

As with any older cast iron system it is advised to have the line video inspected every year to monitor its rate of deterioration to be able to more accurately predict a future replacement date. It is also advised to have the line video inspected after any significant seismic activity as damage can occur with earth movement.

ESTIMATED COST FOR REPAIRS: Main sewer line cleanings typically start around \$400 to \$600 for the hydro jetting method. Costs may vary depending on the contractor chosen and the amount of effort needed.

Contractor referral: www.gopherco.com

The ejection system line repair, to be determined by a qualified ejection system plumber.

Getting a follow-up examination for the main sewer line is at the reduced rate of \$195.

DEFINITIONS OF TERMS & STANDARDS

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

CLIENT: 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 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.

INFORMATION LIMITATIONS: AND 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.