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Inspector: Nicholas Bylsma

Date: 20 May 2026

SEWER LINE INSPECTION REPORT

Client Name: Patrick Barnes Property Address: 1633 Loma Crest St, Glendale, CA 91205	Sewer Line Access: 2" cleanout on side of house, 4" cleanout in downstairs hall and 4" cleanout in driveway.
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**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/PDfWhSXVcKA> <https://youtu.be/N9GddApKXko>
Initial attempts: <https://youtu.be/4KCNH4OVqcs> <https://youtu.be/qx1cbsil604>
<https://youtu.be/BU0hnqtYPkw>

Disclaimer (limits liability):

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. Please note that the entirety of this report includes the written report (Here in) and the verbal commentary of the inspector on the video recording. If you do not agree with these terms please contact us for a full refund. Thank you.

Repair Recommendations:

The cast iron pipe is nearing the end of its available service period and should be replaced with the next renovation or within a few years at latest. Cast iron pipe doesn't last forever and while most of this pipe that we saw today was still working, It would be a waste to do a renovation on the house without updating this material at the same time.

The connection to the city sewer line has minor roots through a joint which connects your line to the city pipe. These roots are next to the end of a fiberglass liner. They are not thick enough to effect the function of the system at this time however they should be cleared within 3 years. Also, you should consider installation of a top hat liner after these roots have been cleared out to prevent them coming back into the line. Top hat liners can be installed robotically so they can cost little enough to pay for themselves with reduced maintenance over reasonable timescales.

Needs attention - The main sewer line for this property appears to be shared with the neighbor's. The paperwork for the property should be checked to find if allowance for this has been included in the documentation for the house. If not, it is advised to obtain some agreement in writing allowing for the line to be shared. Typically an arrangement splitting the costs of maintenance and repair is sufficient to gain written agreement for a shared sewer line. Note - Not all municipalities allow for shared sewer lines for different properties.

Maintenance recommendations:

Hydrojet from the cleanout near the street shown in the images below should be done in 3 years. Review every 4-5 years should be done for this line. Be careful to avoid damaging the existing liner with any future cleaning. The technician should always use a camera to help dial in the cleaning tools.

Expected Costs:

If you use a contractor that installs the top hat liner with their own equipment, it might cost around \$3,500. Consider this after your next hydrojet in 3 years.

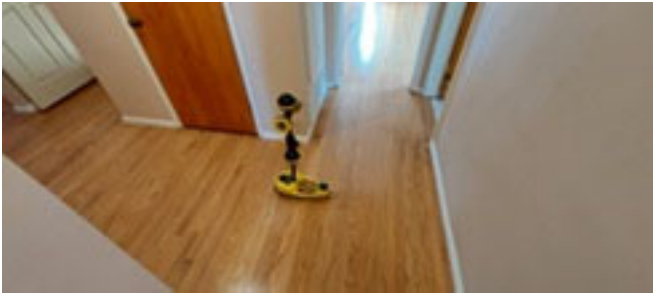
When you eventually replace the cast iron pipe within the house, it is likely to cost a lot less to do if it is combined with a renovation for the house in general. Since this is a multistory home, it is best to get an actual bid for the work to have a good idea for cost on cast iron replacement within the home. It might be around \$18,000.

These are estimates based on work our past customers have had done. We do not perform these repairs and 3 bids for the work from qualified sewer contractors should be attained to get the most accurate estimate of cost.

We perform hydrojetting at the cost of \$725 for up to 2 hours and the re-inspection is no extra charge if we hydrojet the line (prices subject to change).

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.



Transition from cast iron to plastic pipe. Depth 2'.



Furthest point reached with first inspection attempt. Depth 4'.



Second inspection attempted here.



Third inspection through this main cleanout.



Location of main cleanout. Transition from cast iron to plastic pipe. Depth about 2'.



Path of pipe. Possible side line connection from neighbor. Depth 2 ½'.



Section of fiberglass liner. Depth about 2 ½'.



This is your cleanout. Depth about 2 ½'.



Additional section of fiberglass lined pipe. Depth 4'.



Connection to city sewer line. Depth about 10'.

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.

<input type="checkbox"/>	Not viewed today	X	Has some cast iron pipe	X	Has some plastic pipe
<input type="checkbox"/>	Consisted of some clay pipe	X	Had few to no roots visible	<input type="checkbox"/>	Has moderate to heavy roots
<input type="checkbox"/>	Was clogged visibly	<input type="checkbox"/>	Some wear and tear	X	Worn & nearly 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 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.

Important note: Most sewer lines will have side connections coming into the pipe which we will pass on our way through the pipe with the camera. The camera does not turn down these side lines unless directly guided by the pipe. These side connections may be sinks or toilets, second sewer lines from another side of the house, ADU lines or even sometimes neighbor's sewer lines connecting to the main line. Commonly these side lines are discontinued and terminated in the ground. No comment can be made about any section of pipe which we cannot directly see with the camera.

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. 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.

Important note: We only can comment on the pipe we directly see with the inspection. Any house has multiple paths into a sewer line, including removed toilets, roof vents and any cleanouts around the property. Our inspection comments on the pipe we saw at the time of inspection rather than any side lines, area drain lines or pipe which may be visible from some other access.

Blue = Functioning well.

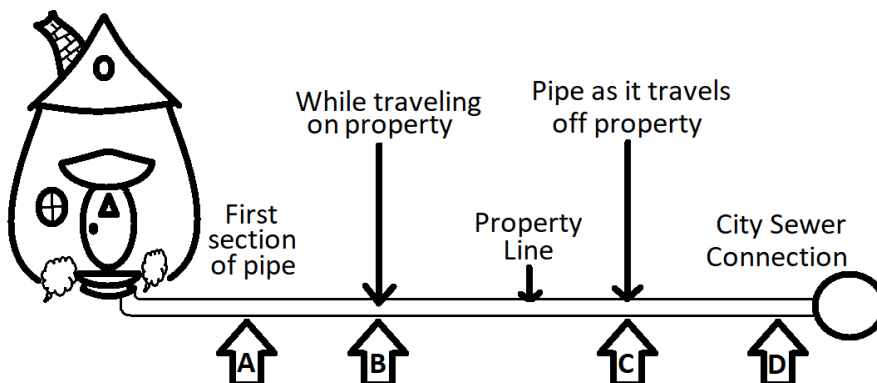
Yellow = Not ideal but functioning.

Red = Repair is recommended.

X	Access is sufficient	Access could be improved but might work for maintenance	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: Cast iron

B: Plastic

C: Plastic with some fiberglass lined pipe.

D: Fiberglass liner up to city sewer with some roots at connection to city.

Cast iron section of pipe findings: Also see the *Important general information about sewer lines* section

	Minor or average rusting		More rusting; looks older	X	Heavy rust/erosion; Repair within a 5 years or at next major renovation
X	Few or no roots observed		Small isolated roots; not yet fully failed		Heavy roots; pipe is failing and requires repair
	Cast iron is functioning	X	Pipe is older and should be reviewed every few years		Cast iron requires replacement or repair now
	Slope appears adequate	X	Some pooling water in line		Slope is unacceptably poor

Note: Cast iron can clog in certain circumstances long before it actually requires replacement. Only things which break up easily in water should be put through a cast iron sewer line.

Clay section of pipe findings: Also see the *Important general information about sewer lines* section

It looks like the last inch of pipe at the connection to the city sewer line is clay. It was open and functioning but you may want to put a top hat liner in this section so that roots can't get in and so you save on the cost of hydrojets every few years. While this is an optional repair, I think it would make sense for this system.

Plastic section of pipe findings: Also see the *Important general information about sewer lines* section

X	Functioning well		Not perfect but is functioning		Requires repair
	Slope is acceptable	X	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

Fiberglass lined section of pipe findings: Also see the *Important general information about sewer lines*

	Functioning well	X	Liner has some folds		Liner kinked/twisted. Repair
X	Few or no roots		Isolated roots require careful maintenance		Unacceptably heavy roots requiring repair
X	Liner appears to have been installed correctly		Liner extends a little too close to or slightly into the city pipe		Liner extends into the city pipe significantly requiring repair
X	Slope is adequate		Some pooling water in line		Slope is unacceptably poor

Some liners may not be approved by city officials and that is the jurisdiction of the contractor who installed the repair to determine at the time of installation. We only focus on the appearance of the liner and if it appears to be functioning well or not.

Additional findings:

IMPORTANT: Please see the *Important general information about sewer lines* section at the bottom of this report for information about the pipe found in this sewer system. Some of that information will address what actions are essential for the system to function well or even which actions might damage the pipe.

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

Note – Very rarely an area drain for rain water management will be illegally connected to a sewer line. Our inspection doesn't cover the area drain system and since such a connection looks just like any other side line from sinks or toilets, it is not something we can 100% rule out. It is rare though since it is not how the pipe is supposed to be installed.

Important general information about sewer lines:

Each material used in sewer lines is different and there are some important things to know about the materials in your sewer. Below you can find important general information regarding the types of sewer pipes which are addressed in this report.

General data about cast iron pipe:

Cast iron pipe was originally a very reliable option for sewer lines. It is a strong pipe however it does rust over time. Cast iron has an expected service period of between 50 and 80 years before it will usually begin leaking. Cast iron pipe can clog at any time in its service period, even long before it requires replacement. The inside of this type of pipe is very rough and can catch and hold onto paper towels or wet wipes. Anything which does not disintegrate easily can catch inside a cast iron pipe and eventually cause a temporary clog. This is not a true failure of the material but caused by using the pipe in a way it was not intended. When cast iron pipe is under a structure it can sometimes begin to leak without giving an obvious indication of this to a video inspection. This is perhaps the main reason why our inspection focuses on pipe exterior to the structure.

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.

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.

General data about fiberglass liners:

Fiber glass lining systems are a relatively new way to repair an aging sewer system. These are known as a trenchless repair as they require less digging to install. A liner can be installed into a damaged pipe only so long as the pipe is not collapsed.

The liner is installed down into the existing damaged line. Once the liner hardens in place it forms a new pipe inside of the previous material.

Liners can be great upgrades or repairs for a sewer system. If installed correctly they often prevent heavy root intrusion, stop leaks and reinforce the structure of the existing pipe.

Liners must not be installed so that they obstruct the city sewer line. If they are pushed too far into the main sewer line they will enter deeply into the city sewer which is a significant issue requiring repair. For this reason code requires that liners not approach closer than 4" to the city sewer pipe.

General data about concrete pipe:

Concrete was a material used broadly in urban areas of Los Angeles. The advantage of concrete was that it allowed for steel reinforcement to be placed within the pipe. Concrete pipe erodes when used as a sewer pipe. The cement begins to break down leaving loose and exposed rock in the place of solid structure. Essentially it begins to lose its ability to hold together and crumbles when it has eroded too much. While this takes time to fail, it is often best to repair the concrete pipe before it reaches its worst stages of deterioration as it can save considerably on the cost of the repair to do it before any section of the pipe is collapsed.

In January of 2007 concrete was eliminated from the permissible materials for new sewer installations in Los Angeles. Sewer water erodes the cement out of the concrete. The City can at times require a city inspection of the main sewer line before granting certain building permits. Examples of this might be adding a guest house to the property or a adding a new bathroom to a garage. The city inspector may require concrete to be replaced if this should occur.

General data about Tar paper (Orangeburg) pipe:

Orangeburg pipe is a type of tar paper rolled many layers thick to create a tube. The pipe has an average life expectancy of 30 to 40 years. As it gets older water softens the pipe walls and roots begin to penetrate the pipe. It will also begin to collapse in on itself with the pressure exerted on it by roots or earth. Unfortunately

cleanings designed to remove roots from the pipe can damage the soft paper walls of the pipe. Orangeburg which allows for root intrusion or which is deformed should be replaced.

General data about fiber-cement pipe:

Fiber-cement is a type of pipe which is made out of a cement based material which uses fibers for much of its strength. Sometimes these fibers are made out of asbestos. Fiber-cement pipe is not used for new construction. It is difficult to estimate how long a fiber-cement sewer line will continue to work. The material is relatively new compared to pipes which have been used for hundreds or thousands of years. What can be said is that very few fiber-cement pipes have been seen to be failing compared to those which are still functioning well. With this material two things are important. First you will want to do review inspections at least once every few years to check on its condition and second you should avoid any unnecessary cleaning of the fiber-cement pipe. It will do better left alone unless it really needs a cleaning and then only on the advice of a qualified contractor.

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 property 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 who 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 and no third party shall have any right to rely upon the services or report provided hereunder..

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.

8. CLIENT expressly acknowledges and agrees to the limitations of the inspection and the limitation of INSPECTOR's liability as set forth in these Terms of Service.

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.