



SEWER LATERAL REPORT

8000 Eastbrook Court, Danville, CA 94506

CLIENT: Mercedes Feliz

AGENT: Delaney Scantlebury

INSPECTOR: Nick Vaca

DATE OF INSPECTION: 1/1/2025

TIME OF INSPECTION: 12:01 AM



A TincherCorp Family Business

2025

We appreciate your time, trust and business.

Table Of Contents

Inspection Information	2
Property Comments	3
Access	4-5
Drain Lines	6-8

Inspection Information

1. Attendance

Attendees:

- The TCIS Inspection Team Members were present.
- The Buyer was present at the inspection.
- The Buyer's Agent was present at the inspection.

2. Property Type

Property Type:

- The structure is a Single Family Home.

3. Occupancy

Status:

- The property appeared occupied.

Property Comments

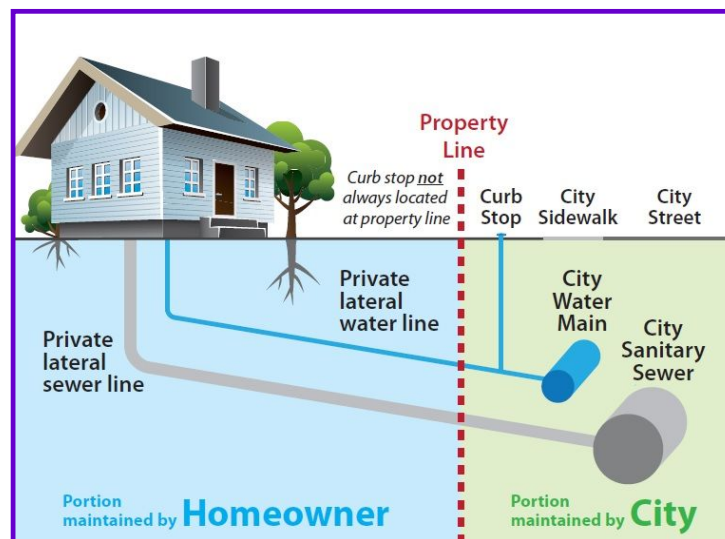
1. Inspection Scope

Scope:

- A residential sewer lateral inspection is a crucial component of the home inspection process in the San Francisco Bay Area, largely due to the region's unique geological and environmental conditions. This inspection involves assessing the sewer lateral, which is the pipe connecting a home's plumbing system to the municipal sewer line. Given the area's diverse topography and frequent seismic activity, sewer laterals can be susceptible to leaks, blockages, and structural damage over time.

The importance of conducting a sewer lateral inspection cannot be overstated, as it helps identify potential issues that could lead to costly repairs or health hazards, such as sewage leaks or backflow into the home. In addition to protecting the homeowner from unexpected expenses, a thorough inspection provides critical information for real estate transactions. Buyers and sellers can negotiate repairs or price adjustments based on the inspection findings. In certain municipalities within the Bay Area, compliance with local regulations regarding sewer lateral condition is mandatory before a property sale. Thus, a sewer lateral inspection not only contributes to the safety and health of residents but also enhances property value and ensures adherence to local laws. Overall, it is an essential aspect of maintaining the integrity of the home's plumbing system and ensuring responsible land use within the community.

During the inspection, the inspector will look for signs of blockages, such as tree roots, grease buildup, or debris that could impede wastewater flow. They will also assess the structural condition of the lateral, checking for cracks, corrosion, or misalignment that might lead to leaks or failures. Additionally, the inspector may evaluate the general slope of the sewer lateral, as improper grading can cause stagnant water and encourage further blockages.



A residential sewer lateral inspection is a crucial component of the home inspection process in the San Francisco Bay Area.

Access

1. Location

Observations:

- **COMMENTS:** An exterior clean-out is located at the front of the home near the entry door. This clean-out provides essential access to the main drainpipe, allowing for inspection and facilitating the cleaning of the main waste line in the event of a blockage. It is important to be aware of the location of this exterior clean-out, as it will be beneficial should you ever need to clear the sewer lines.



COMMENTS: An exterior clean-out is located at the front of the home near the entry door.

2. Materials

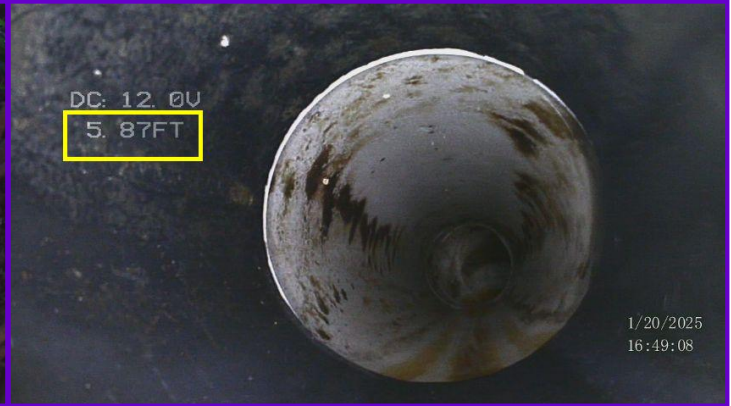
Observations:

- **COMMENTS:** The sewer lateral access point is constructed of cast iron. Cast iron is a traditional material that is known for its strength and longevity; however, it can be susceptible to corrosion and deterioration over time. It is crucial to monitor the condition of the piping for any signs of rust, leaks, or structural weakness. Regular maintenance and inspections are recommended to mitigate potential issues, such as blockages or failures.
- **COMMENTS:** The sewer lateral access extends approximately 6 feet where it connects with the PVC section of the drain line.

Access (continued)



COMMENTS: The sewer lateral access is constructed of cast iron.



COMMENTS: The sewer lateral access extends approximately 6 feet where it connects with the PVC section of the drain line.

3. Condition

Observations:

- COMMENTS: The sewer lateral access and cover were observed to be in good condition at the time of inspection. This indicates that the access point is functioning properly and is free from any visible defects or damage. Regular monitoring and maintenance are still advised to ensure ongoing functionality and to prevent potential issues in the future.



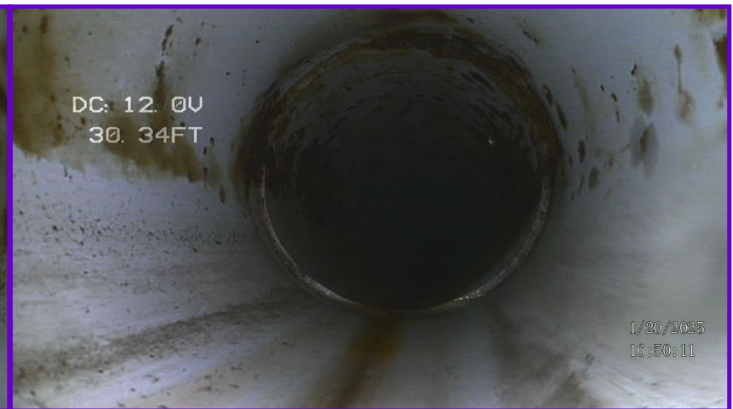
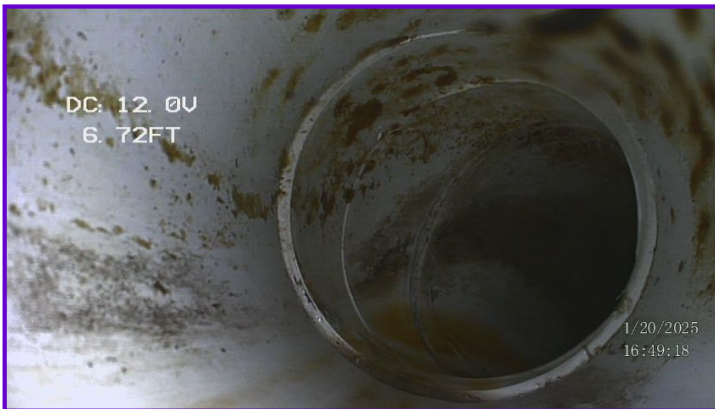
COMMENTS: The sewer lateral access and cover were observed to be in good condition at the time of inspection.

Drain Lines

1. Materials

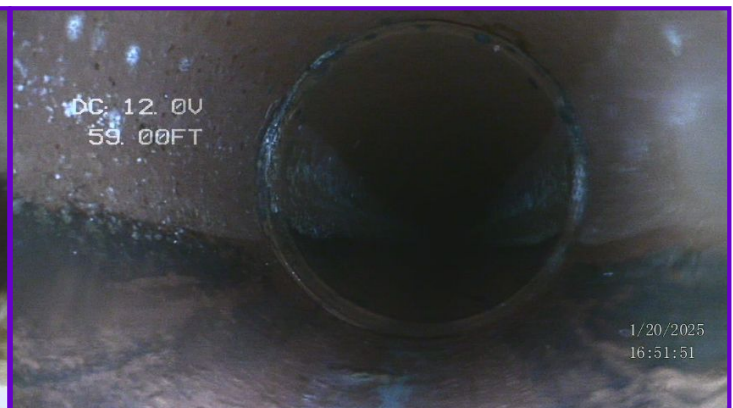
Observations:

- **COMMENTS:** The first 51 feet of the sewer lateral drain line appears to be constructed of Polyvinyl Chloride (PVC). While PVC is commonly used for sewer lines due to its durability and resistance to corrosion, it is important to ensure that there are no obstructions or damage to the piping. Regular maintenance and inspection are advised to prevent any potential issues, such as clogs or leaks. A professional should be consulted to assess the condition of the sewer lateral and address any concerns regarding its functionality on an annual basis.
- **COMMENTS:** At approximately 51 feet from the entrance, the sewer lateral drain line transitions to vitrified clay. This material is commonly used for sewer lines due to its durability and resistance to chemical corrosion and root infiltration. While vitrified clay can provide a long service life, it is important to regularly inspect the piping for any signs of cracking, shifting, or blockage, which can compromise its functionality. To ensure optimal performance and prevent potential issues, regular maintenance and inspections are recommended.



COMMENTS: The first 51 feet of the sewer lateral drain line appears to be constructed of Polyvinyl Chloride (PVC).

COMMENTS: The first 51 feet of the sewer lateral drain line appears to be constructed of Polyvinyl Chloride (PVC).



COMMENTS: At approximately 51 feet from the entrance, the sewer lateral drain line transitions to vitrified clay.

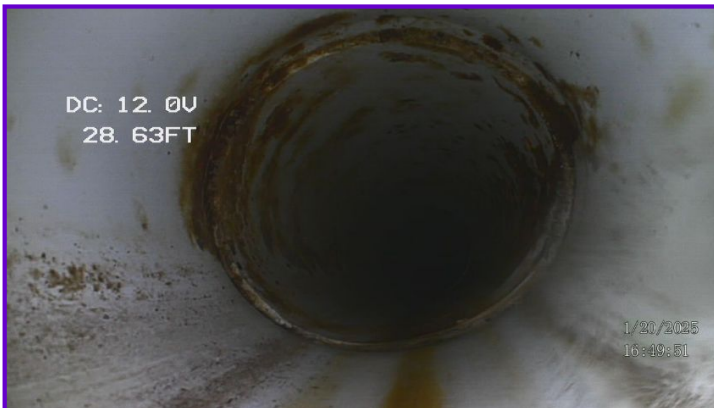
COMMENTS: At approximately 51 feet from the entrance, the sewer lateral drain line transitions to vitrified clay.

Drain Lines (continued)

2. Condition

Observations:

• **COMMENTS:** The overall condition of the sewer lateral system appears to be clear and in satisfactory condition. There are no visible breaks, leaks, offsets, or blockages. These sewer lateral lines, when properly installed and maintained, typically have an expected lifespan of around 50 years or more. Given its current status, and with appropriate maintenance and regular professional inspections, this system is expected to function effectively and reliably for many decades to come.



COMMENTS: The overall condition of the PVC sewer lateral system appears to be clear and in satisfactory condition.



COMMENTS: The overall condition of the PVC sewer lateral system appears to be clear and in satisfactory condition.



COMMENTS: The overall condition of the clay sewer lateral system appears to be clear and in satisfactory condition.



COMMENTS: The overall condition of the clay sewer lateral system appears to be clear and in satisfactory condition.

3. Public Utility Connection

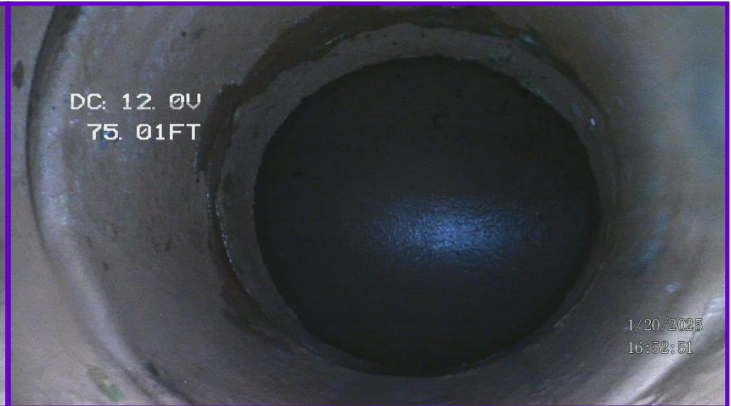
Observations:

• **COMMENTS:** The private residential sewer lateral connects with the public utility system at approximately 75 feet from the private access point.

Drain Lines (continued)



COMMENTS: The private sewer lateral connects with the public utility system at approximately 75 feet from the clean out entrance.

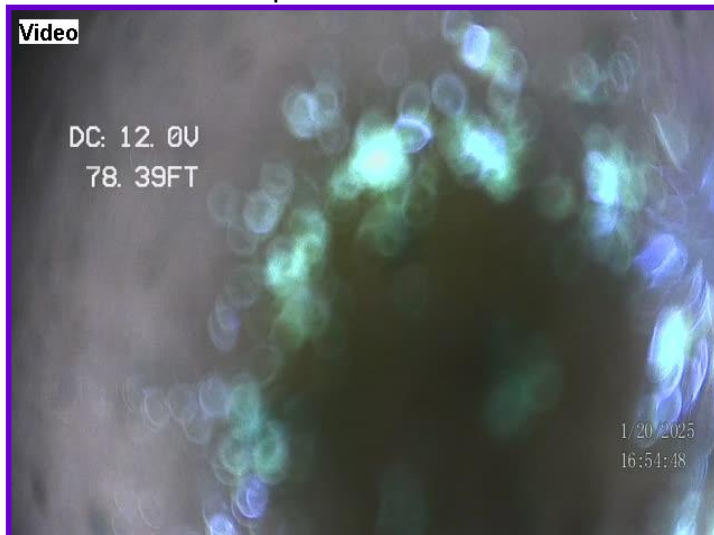


COMMENTS: The private sewer lateral connects with the public utility system at approximately 75 feet from the clean out entrance.

4. Video Recording

Observations:

- COMMENTS: The following is an unedited recording of the return from the public utility connection to the point of access utilized for the inspection.



COMMENTS: The unedited recording of the return from the public utility connection.



COMMENTS: The unedited recording of the return from the public utility connection.

- Sewer Lateral Inspection Scope -

This report is intended solely for the benefit of the named client and reflects observations made at the time of the sewer lateral inspection. If you did not engage the inspector directly, relying on this report may result in receiving incomplete or outdated information. Additional repairs, professional assessments, or inspection reports may influence the interpretation of this report. We recommend hiring a qualified inspector to meet your specific needs and obtain current information regarding the sewer lateral system.

Our inspection focuses on identifying safety issues, system deficiencies, and deferred maintenance items related to the sewer lateral that could potentially escalate into safety concerns or additional deficiencies. We do not document cosmetic issues or recommend upgrades to functioning components unless they relate directly to safety or health enhancements. Our goal is to ensure that all significant aspects of the sewer lateral system that may affect the well-being and functionality of the property are thoroughly evaluated and reported.

This sewer lateral inspection report may include an inspection agreement, addenda, and information regarding the condition of the sewer lateral system. Should any aspect of the report be unclear, please seek clarification from our office, and you will be directed to the appropriate department. It is essential to thoroughly read all information upon receipt.

This inspection was conducted in accordance with state-recognized and InterNACHI standards for sewer lateral inspections. The scope of the inspection is limited to components and conditions that were visible and accessible at the time of the inspection. While other systems or components may exist, only those specifically noted as inspected were evaluated. The Inspector is not required to perform repairs or remove obstructions.

This report may mention code-related issues, but it is important to note that this inspection is not a code compliance evaluation and does not verify adherence to manufacturer installation instructions. The inspection does not guarantee the insurability or warrantability of the sewer lateral or its components. While some safety concerns may be noted, this inspection is not a comprehensive safety or code inspection, and not all potential hazards will be identified.

This inspection is not exhaustive and may not uncover all deficiencies within the sewer lateral system. While it can help mitigate some risks associated with property ownership, it cannot eliminate all risks or predict future performance changes due to variations in use or occupancy. It is advisable to gather as much information as possible about this property, including seller disclosures, previous inspection reports, engineering evaluations, and records from municipal inspection departments, lenders, insurers, and appraisers. Additionally, you should verify whether any repairs, renovations, or modifications have been made to the sewer lateral system.

The identification of issues in this report does not obligate any party to undertake repairs or any additional actions. It is the client's responsibility to seek further evaluations and cost estimates from qualified professionals regarding any noted deficiencies, safety concerns, or maintenance needs. It is recommended that any follow-up actions are taken within relevant timeframes, such as contingency periods.

The condition of sewer lateral systems can change over time. Components may fail unexpectedly, seals may degrade, and conditions can alter regardless of prior assessments. Repairs made post-inspection can render the information in this report outdated or inaccurate.

The liability of the inspector and the inspection company for any claims arising from the sewer lateral inspection or this report is limited to the total fee paid for the inspection. The inspector shall not be liable for any incidental, consequential, or punitive damages arising from the use of this report or any information contained herein.