

Overflow Protection Saves \$\$\$

The best way to prevent sewage from backing up into your home—from a blockage in your private sewer lateral or from the sewer main—is to have an Overflow Protection Device! This inexpensive device diverts sewage that would otherwise enter your home or business, allowing it to spill onto the ground outside your building.

Central Contra Costa Sanitary District recommends that all homes and businesses in our service area install an Overflow Protection Device. New construction, and construction where sewers are being repaired or replaced, are required by District Code to install Overflow Protection Devices.

Installation of the device is relatively simple, but must be done according to District specifications. We recommend that you have a licensed plumber install the device since elevation and location are critical for the device to function properly. If you decide to install the Overflow Protection Device yourself, you can find one at plumbing supply stores.

Questions?

Call us at
(925) 229-7371
or visit our website at
www.centalsan.org.



**Central Contra Costa
Sanitary District**

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6048-6/09

Getting a Home Inspection? Remember to Check the Sewer Pipe!

When buying a home, your offer should be contingent on the results of a professional inspection of the property. Many types of loans require such an inspection. If the inspection turns up something like termite infestation or cracks in the foundation, you can back out of the contract, or you can have the seller repair the problem to your satisfaction.

A professional home inspection will cover the interior and exterior of the house. It will rarely include an inspection of the building's sewer (known as the private sewer lateral or side sewer), especially if the house is connected to the public sewer system.

A sewer pipe clogged with roots.



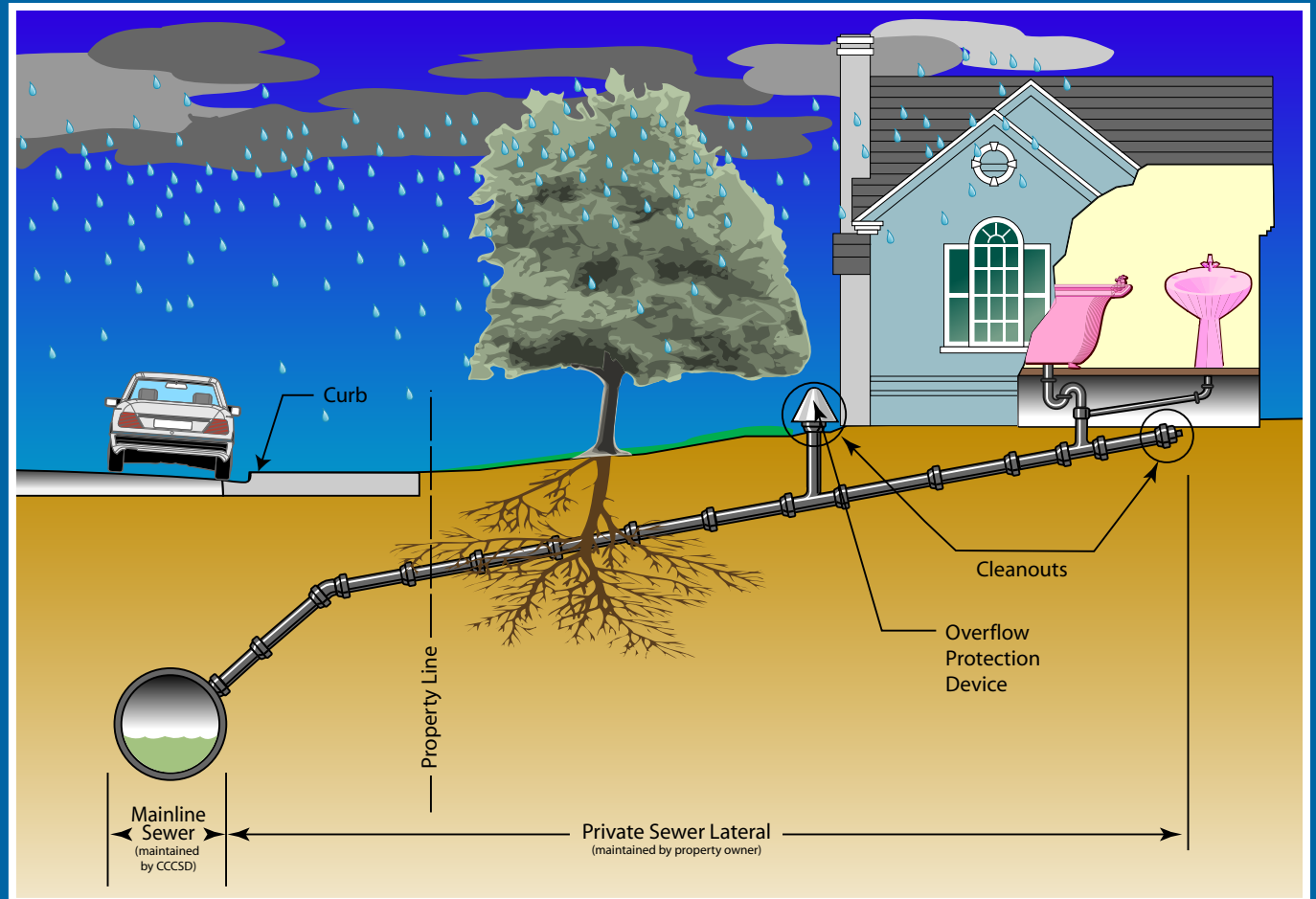
The private sewer lateral is the part of the sewer that runs from the house to the public sewer main under the street, alley, or in an easement along side the house. The private sewer lateral is owned by the property owner who is responsible for all maintenance and repair.

Most home owners don't give much thought to the private sewer lateral until a sewage backup occurs into their property. Such a backup can be caused by a cracked pipe or an offset joint. The damage caused by a sewage backup can run into thousands of dollars, an expense not always covered by insurance policies.

For only a few hundred dollars, a licensed plumber will do a video inspection of the private sewer lateral. The video will show if there are cracks or breaks in the pipe, offsets, and any root intrusion (the leading cause of sewage backups). The inspection may show that the private sewer lateral needs to be cleaned or replaced. Replacement can cost the prospective buyer or seller \$5,000 or more.

If a private sewer lateral problem is discovered as part of the home inspection prior to close of escrow, the buyer is protected and has the opportunity to negotiate with the seller to cover the cost of cleaning and/or repairs.

In this case, an ounce of prevention really is worth a pound of cure.



A Simple Device Can Protect Your Home From Sewage Backups

Two other things you'll know with a private sewer lateral inspection are: (1) whether or not your private sewer lateral has a cleanout; and (2) if that cleanout is fitted with an Overflow Protection Device.

If you don't have a cleanout, you should seriously consider having one installed. It will give you and your plumber easy access to your private sewer lateral for cleaning and maintenance, while protecting the home from costly and messy sewer back ups.

