

Hiller Highlands II PSL Condition Assessment

Basis: Ortiz Construction Video Inspections, October 27 & 29, 2012

Hiller Highlands II (HHII) is a common interest development of 42 townhomes in Oakland, CA. HHII Association is responsible for maintaining the development's PSLs per CC&Rs Section 10.1.3. Ortiz Construction conducted video inspections of HHII PSLs on October 27 & 29, 2012. Ortiz recorded the inspections on three DVDs, which were provided to HHII. The DVDs were transcribed for this condition assessment on January 12, 2016 by Richard Banks, President HHII Association, authorized representative and contact person.

HHII PSLs are primarily a combination of 4" cast iron and 4" clay pipe. Some neighboring unit's have PSLs that are connected to a common section that connects to a main. The original clay pipe dates to the 1960s when the development was first built. The cast iron pipe that connects to the lower clay pipe was installed in the 1990s when the development was rebuilt after the Oakland Hills Fire.

PSLs with roots, offsets, cracks or other defects will fail the EBMUD Verification Test. Because of their age and construction, especially the old clay pipe, Ortiz Construction estimates that 85% of PSLs with no observed defects will also fail the EBMUD Verification Test.

Inspection Summary

- There are a total of 44 PSLs. Two units have 2 PSLs.
- Thirty-two were completely inspected.
- Six had no observed defects.
- Thirty-two have defects that will cause failure of EBMUD's Verification Test
- Six were not inspected, 5 because no cleanouts were found to provide access, and 1 because access to the cleanout was blocked.
- Six had incomplete inspections, because they have major blockage or offsets that the camera could not pass. These PSLs would not pass the EBMUD's Verification Test.
- Two that did not have cleanouts, later required repair and cleanouts were then installed. They have not been inspected.
- There is 1200+ feet of total PSL length in HHII.

Grand View Drive (West Side)

PSLs and cleanouts at the thirteen units on the west side of Grand View Drive are in the rear of the units and connect to a main in an easement in Hiller Highlands II common area. This main connects to the main in Hiller Drive.

1850 & 1852 Grand View Drive

1850: 9' of 4" clay pipe connected to 15' of 4" cast iron pipe to main; roots at 8', wye connection to 1852 PSL at 3'.

1852: 6' of 4" cast iron pipe connected to 5' of 4" clay pipe to wye connection to 1850 PSL; roots at 9'; 35' total PSL.

1854 Grand View Drive

No defects observed; 4" clay pipe; no connection to 1856 Grand View PSL reported; 13' PSL.

1856 Grand View Drive

4" cast iron pipe with plastic connection to main; offset 2' from main; no connection to 1854 Grand View PSL reported; 11' PSL.

1858 Grand View Drive

Not inspected; no cleanout; connected to 1860 Grand View PSL. Estimated 14' PSL.

1860 Grand View Drive

No defects observed; 4" cast iron pipe; wye connection to 1858 1' from main; 14' PSL.

1862 & 1864 Grand View Drive

4" cleanout at each unit with 6" cleanout between; PSLs from units connect to an 11' 6" clay pipe common section to main at 6" cleanout; cracks 1' from main, roots 6' from main and offset 8' from main; 5' 4" cast iron 1862 cast section; 9' 4" cast iron 1864 section; 25' total PSL.

1872 & 1874 Grand View Drive

4" clay pipe; 3 cleanouts; 10' PSLs from each unit connect to 10' common section to main; common section has roots near main and offset 6' from main. 30' total PSL.

1876 & 1878 Grand View Drive

1876: 20' of 4" cast iron pipe then 5' of 4" clay pipe to main; roots 21'-25'; offset at 18'; wye connection to 1878 at 20';
1878: 8' of 4" cast iron pipe to wye connection with 1876; offset at 5'. 33' total PSL.

1880 Grand View Drive

4" clay pipe; offset at 20'; 28' PSL.

Grand View Drive (East Side)

PSLs from the thirteen units on the east side of Grand View Drive connect to the main in Grand View Drive.

1861 Grand View Drive

No defects observed; cleanout in planter right of driveway; 4" clay pipe; 25' PSL.

1863 Grand View Drive

9' of 4" cast iron pipe to wye connection to 1865'; 26' of 4" clay pipe to main; offsets at 20'-25'; 35' PSL.

1865 Grand View Drive

9' of 4" cast iron pipe to blockage; camera could not pass; estimated 30' PSL.

1867 Grand View Drive

No defects observed; 10' of 4" cast iron pipe connected to 31' of 4" clay pipe to main; 41'PSL.

1869 Grand View Drive

Cleanout in planter left of drive; 5' of 4" cast iron pipe connected to 26' of 4" clay pipe to main; offset at 20'; 31'PSL.

Second PSL was discovered in March 2015 when wastewater backed up into the unit; cleanout in the garage; large offset in drive repaired and cleanout installed; PSL not inspected.

1871 Grand View Drive

No defects observed; cleanout in planter left of driveway; 8' of 4" cast iron pipe connected to 18' of 4" clay pipe to main; 26'PSL.

1873 Grand View Drive

Not inspected; no cleanout found.

1875 Grand View Drive

8' of 4" cast iron pipe connected to 15' of 4" clay pipe to main; offsets at 6' and 8'; 23' PSL.

1877 Grand View Drive

No defects observed; 4" clay pipe; 18' PSL.

1879 Grand View Drive

5' of 4" cast iron pipe connected to 28' of 4" clay pipe to main; offsets at 3, 30' and 28'; 33' PSL.

1881 Grand View Drive

4' of 4" cast iron pipe connected to 29' of 4" clay pipe to main; offsets at 29' and 31'; 33' PSL.

1883 Grand View Drive

Cleanout in planter right of walk; 6' of 4" cast iron pipe connected to 32' of 4" clay pipe to main; roots at connection to main; offset at 25'; 38' PSL.

1883 Grand View Drive (continued)

Second PSL in the planter left of drive; reported as 1881 PSL by Ortiz; 15' of 4" cast iron pipe connected to 16' of 4" clay pipe to main; offset at 20'; 31' PSL.

1885 Grand View Drive

10' of 4" cast iron pipe connected to 31' of 4" clay pipe to main; offsets at 4', 6', 10' & 32'; roots at 6'; tee connection at 10'; 41' PSL.

Yankee Hill

PSLs from the 6 units on Yankee Hill connect to the main in Hiller Drive.

10 & 12 Yankee Hill

10 Yankee: 23' of 4" cast iron pipe to wye connection with 12 Yankee PSL then 31' of 4" clay pipe to large offset camera could not pass; offset at 46'; roots at 25'-34'.

12 Yankee: 16' of 4" cast iron pipe to wye connection with 10 Yankee; 70'+ total PSL.

14 & 16 Yankee Hill

14 Yankee: 28' of 4" cast iron pipe to wye connection with 16 Yankee then 39' of 4" clay pipe to main; roots at 39'-41'; offsets at 60' and 63'.

16 Yankee: 21' of 4" cast iron pipe to wye. 88' total PSL.

20 & 22 Yankee Hill

20 Yankee: 4" cast iron pipe; camera blocked at 13'.

22 Yankee: 14' of 4" cast iron pipe to connection with 20 Yankee; camera blocked at 23' by roots in 4" clay pipe. Estimated 100' total PSL.

Treasure Hill (North Side)

PSLs from the seven units on the north side of Treasure Hill connect to a main in an easement in Hiller Highlands II common area. This main connects to the main in Hiller Drive. Estimated 200' total PSL.

1 Treasure Hill

Not inspected; no cleanout found; estimated 30' PSL

3 Treasure Hill

4" cast iron pipe; large offset at 16' camera could not pass; estimated 30' PSL

5 Treasure Hill

Not inspected; car parked over cleanout; estimated 30' PSL

7 Treasure Hill

No defects observed; 10' of 4" cast iron pipe connected to 25' of 4" clay pipe to main; 35' PSL.

9 Treasure Hill

13' of 4" cast iron pipe connected to 20' of 4" clay pipe to main; offsets at 24' & 26'; 33' PSL.

11 Treasure Hill

4" clay pipe, camera could not pass offset at 14'; estimated 35' PSL.

15 Treasure Hill

Not inspected; camera could not go beyond cleanout; estimated 35' PSL.

Treasure Hill (South Side)

PSLs from the three units on the south side of Treasure Hill connect to the main in Hiller Drive.

16 Treasure Hill

Not inspected, no cleanout at time of inspection. Cleanout installed when wastewater backed up into unit; large offset repaired and cleanout installed. 4" ABS. Estimated 25' PSL.

18 Treasure Hill

20' of 4" ABS pipe then 41' of 4" clay pipe to main; roots at 28'-30'; wye connection to 16 Treasure Hill and offset at 25'; 61' PSL.

20 Treasure Hill

5' of 4" PVC pipe then 41' of 4" clay pipe; roots at 20'-22'; offset and roots at 15'; 56' PSL.

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