

# Water Line Tracing

## Find It Before You Dig — Locate Plumbing Lines with Precision

At Bayshore Plumbers, we specialize in accurately locating underground plumbing and sewer lines before any major repair, excavation, or installation. Our advanced **line tracing** service helps you avoid costly surprises and damage — giving you confidence in every dig or project.

## WHAT TO EXPECT WHEN OUR TECHNICIAN ARRIVES

### Step-by-Step Onsite Process:

1. **Walkthrough & Information Gathering**
  - Our technician asks about symptoms (e.g., past clogs, recurring leaks) and reviews property layout, permits, or construction history.
2. **Setup of Tracing Equipment**
  - We insert a **locatable probe or transmitter** into the accessible line (cleanout, drain, or other entry points).
3. **Electronic Signal Tracing**
  - Using an **electronic line locator**, we trace the signal path above ground to map the direction, depth, and endpoint of the pipe.
4. **Marking & Documentation**
  - We flag or mark the traced line route with paint or flags on your property and may document findings with a drawing or site sketch.
5. **Recommendations & Next Steps**
  - Based on findings, we advise on repairs, reroutes, or additional services such as hydro-jetting, cleanout installation, or camera inspection.

**Time Estimate:** Typically 1–2 hours for most residential properties. Larger or complex systems may take longer.

## WHAT IS THIS SERVICE / FIXTURE FOR? WHY IS IT IMPORTANT?

**Line tracing** is the process of **locating the path and depth of underground pipes**, often sewer or water lines, using low-voltage signals and specialized receivers.

This service is essential for:

- **Avoiding accidental pipe damage** during excavation or landscaping
- **Diagnosing clogs, leaks, or collapsed lines** when the pipe route is unknown
- **Permitting and planning** for additions, remodels, or trenchless installations
- **Mapping hidden or undocumented plumbing systems**

Think of it as a plumbing GPS — critical for safe work and accurate diagnostics, especially when pipes run under foundations, driveways, or yards.

## **REPAIR OR REPLACE? YOUR OPTIONS**

Depending on what we discover through line tracing, the technician may recommend:

- **Repair:** Targeted fix at the problem area
- **Spot Repair:** Small excavation and pipe section replacement
- **Full Replacement:** Replacing an entire sewer or water line
- **Upgrade:** Rerouting or upsizing pipe for future flow capacity or material improvement

### **COMPARE YOUR OPTIONS**

<b>Option</b>	<b>Pros</b>	<b>Cons</b>	<b>Budget</b>	<b>When It's Ideal</b>	<b>Time to Complete</b>
<b>Repair</b>	Least invasive, localized solution	May not address root cause if line is aging	\$	Minor leaks, recent remodels, isolated concerns	2–4 hours
<b>Spot Repair</b>	Fixes one damaged section efficiently	Requires precise location & excavation	\$\$	Localized pipe cracks or root intrusion	Half-day to 1 day
<b>Full Replacement</b>	Long-term reliability with new materials	Costlier and requires more labor	\$\$\$	Aging or failing systems with multiple weak points	1–3 days
<b>Upgrade</b>	Prepares for future needs (pressure, flow, capacity)	Requires planning and access availability	\$\$\$	Remodeling, upsizing, or building new structures	1–3 days


## **HOMEOWNER TIPS & TRICKS**

- **Keep Property Plans Handy:** Keep blueprints, permit docs, and past work receipts — they may help in future tracing jobs.
- **Avoid DIY Digging:** Always **call before you dig** — and get professional line tracing before installing fences, trees, or patios.
- **Plan Ahead for Remodels:** If you're adding a bathroom, kitchen, or ADU, tracing now saves headaches later.
- **Watch for Unusual Yard Wetness:** A soggy patch may signal a hidden water line issue — a good time to trace.

### **TRACE BEFORE YOU REPLACE**

Whether you're troubleshooting a sewer issue or preparing for your next home improvement project, **line tracing helps avoid guesswork and damage**. At Bayshore Plumbers, we bring:

- Advanced electronic line location tools
- Local code knowledge and permitting experience
- Clear communication and clean site practices
- Licensed, insured, and veteran-owned professionalism

 **Call Bayshore Plumbers today** to schedule your line tracing service and take the first step toward safe, informed plumbing work.

## **Frequently Asked Questions (FAQ's):**

### **1. What is water line tracing, and why would I need it?**

Water line tracing uses **electronic locating tools** to map out the exact path and depth of underground pipes before digging or plumbing work. It helps prevent accidental pipe damage and is essential when **you don't know where your pipes run**— especially under driveways, foundations, or yards.

### **2. When should I schedule a water line tracing service?**

Schedule line tracing if:

- You're **installing fences, landscaping, or digging**
- Planning a **remodel or new construction**
- Experiencing **recurring clogs, slow drains, or soggy spots in the yard**
- You have **no record of existing plumbing layout**

It's a smart step for avoiding unnecessary damage or surprises.

### **3. Will your technician need to dig on my property?**

No — this is a **non-invasive diagnostic service**. We insert a probe through an existing access point (like a cleanout or drain) and trace the pipe **electronically from above ground**. We only recommend digging if a repair is required afterward.

### **4. How long does line tracing take?**

For most residential properties, it takes **1 to 2 hours**. Larger or more complex properties (multiple structures, long pipe runs, or commercial sites) may take longer. We'll let you know up front based on your layout.

### **5. What happens after you trace the line?**

We'll:

- **Mark the line** using paint or flags
- Provide a **sketch or map** (if needed)
- Recommend next steps if issues are found — like a cleanout install, hydro jetting, or repair

Our goal is to leave you with a **clear plan and peace of mind**.

### **6. Is this service required before installing a new bathroom, ADU, or sewer line?**

Yes — absolutely. Proper tracing is often required for **permitting**, and it helps ensure your contractor **avoids existing pipes and builds efficiently**. Think of it as a **plumbing GPS** that supports any smart remodel.