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SEWER SCOPE INSPECTION

123 Sample Street, Demo City, ST 12345

6/12/2026 5:51AM

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Introduction



SEWER SCOPE INSPECTION REPORT

Thank you for choosing At Ease Inspections. This report documents the visible conditions of the property's main sewer lateral at the time of inspection using a specialized camera system. Findings are supported by video and photographs.

This inspection is visual and non-invasive and represents a snapshot in time. Conditions that are concealed, obscured by debris, or inaccessible to the camera may not be detectable. This report is not a warranty or guarantee of future system performance.

All observations — regardless of classification — should be reviewed and evaluated by a licensed plumber prior to making decisions related to the property.

At Ease Inspections — setting a higher standard, because you deserve it.

Defects Summary

Sewer Scope Inspection

-  1.2.4 - Sewer Line-Complete Blockage Observed (Location: Approx. 25 Feet From Basement Cleanout)
-  1.2.5 - Clean-Out(s) Threads- Damaged, Deteriorated Or Cross-Threaded (Location: Basement)

1.0 Sewer Scope Inspection

SUBSECTION	STATUS	# DEFECTS
1.1 General	● Inspected	—
1.2 Drain System & Defects	● Inspected	11
1.3 Pictures & Videos	● Inspected	—

1.1 General

Information

1.1.1 Sewer Scope Inspection — Scope & Limitations

At Ease Inspections was retained to perform a non-invasive visual survey of the building's main sewer lateral using a specialized camera system. The purpose of this inspection is to identify and document visible conditions including blockages, root intrusion, pipe deterioration, and other observable concerns at the time of inspection. Findings are documented with video and photographs.

This inspection is limited to conditions that are visible and accessible to the sewer camera at the time of inspection. Hidden cracks, pipe bellies, leaks, or conditions obscured by debris or standing water may not be detectable. If debris or root intrusion prevents full access to the line, further evaluation is recommended once the line has been cleared. This report does not guarantee future system performance or determine code compliance.

Prior to any destructive testing, the client will be notified and written approval obtained before proceeding. Any destructive testing authorized by the client must be repaired by others and is outside the scope of this inspection.

Property features and locations are described as if standing in the street facing the front of the home.

This report is for the exclusive use of the client. Should additional information become available, At Ease Inspections reserves the right to revise findings and conclusions accordingly. All concerns identified in this report should be evaluated by a licensed plumber to determine necessary repairs or maintenance.

Limitations

1.1.2 Disclosure Statement

Sewer Scope Inspection Disclosure Statement

A sewer scope inspection is a non-invasive visual assessment of the main sewer lateral using a specialized camera system, intended to identify visible defects, blockages, root intrusions, pipe conditions, and other concerns within accessible portions of the line at the time of inspection.

Limitations

- Inspection is performed from the cleanout to the city connection point and does not include pipes beneath the home or areas without accessible entry. If no cleanout is located or accessible, the inspection may not be possible.
- The camera is limited in its ability to detect leaks, hidden cracks, pipe bellies, or conditions obscured by debris or standing water. Scale buildup, root intrusion, or obstructions may require additional professional assessment.
- This inspection does not guarantee future system performance, determine code compliance, or assess conditions beyond what is visually observable at the time of inspection.
- The inspector is not responsible for damage to the sewer line, cleanouts, or plumbing fixtures resulting from pre-existing conditions or weaknesses in the system.

Recommendations

- All identified concerns should be evaluated by a licensed plumber to determine necessary repairs or maintenance.
- The client should inquire with the property owner regarding any prior sewer repairs, replacements, or maintenance history.

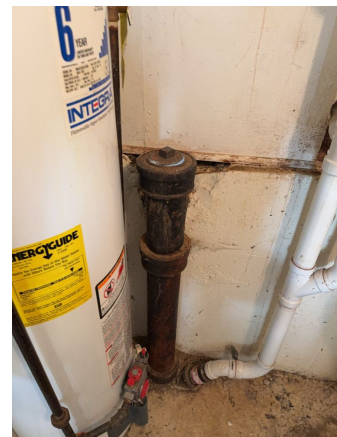
1.1.3 Camera Timestamp Limitation

The sewer scope inspection included video documentation; however, the time and date displayed on the recording may not be accurate. This can occur if the inspection equipment was not calibrated or the internal clock was incorrect at the time of recording. While the timestamp may be inaccurate, the video accurately reflects the conditions observed during the inspection. The inspector recommends relying on the inspection report and the documented findings for accurate information regarding the condition of the sewer line.

1.2 Drain System & Defects

Information

1.2.1 Main Drain Access Location: Basement



1.2.2 Approximate Length of Lateral Main Successfully Inspected: 25–30 Feet

1.2.3 Cast Iron Pipes- Normal Deterioration

Cast iron drain pipes were observed as part of the home's drainage system. Cast iron is a durable material commonly used in homes; however, it is prone to deterioration, rusting, and potential buildup over time. These pipes typically have a lifespan of 50 to 80 years, depending on factors such as water quality, usage, and environmental conditions. Cast iron sewer lines commonly corrode and scale over time, which can restrict flow and contribute to blockages. While no major defects were identified beyond typical wear, deterioration of cast iron piping should be monitored, as these systems often continue to degrade with age. The inspector recommends considering periodic maintenance of the sewer line, such as hydrojetting, to help improve flow and extend service life. Failure to maintain the system may result in increased blockages, restricted flow, and the need for costly future replacement.

Defects

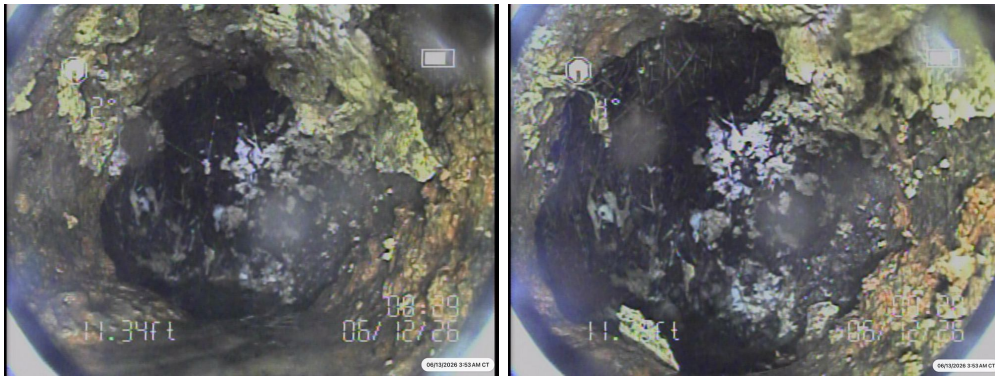
1.2.4 Sewer Line-Complete Blockage Observed

! Serious Concern / Safety Hazard / Immediate Action Recommended

Service: Plumbing Contractor

A near-complete blockage was observed in the sewer line during the sewer scope inspection. The obstruction appeared consistent with significant root intrusion and was located approximately 25 feet from the basement cleanout. The blockage was severe enough to prevent further evaluation of the sewer line beyond the affected area. Root intrusion can restrict wastewater flow and contribute to backups, pipe deterioration, and recurring drainage issues. Remediation is recommended to clear the blockage and evaluate the condition of the pipe after access has been restored. Failure to address this condition may result in sewage backups, continued drainage problems, or additional damage to the sewer system.

Location: Approx. 25 Feet From Basement Cleanout



1.2.5 Clean-Out(s) Threads- Damaged, Deteriorated Or Cross-Threaded

 Repair Recommended / Moderate Concern

Service: Plumbing Contractor

One or more clean-out thread connections in the referenced area(s) were observed to be damaged, deteriorated, or cross-threaded. This condition can prevent the cap from sealing properly and may make future access for drain cleaning or sewer inspection difficult. Repair or replacement of the affected clean-out components is recommended to restore proper function and serviceability and to help reduce the risk of leakage, sewer gas escape, or additional damage.

Location: Basement



1.3 Pictures & Videos

Information

1.3.1 Video(s): Video(s) Uploaded To Report

The video(s) attached to this section are of the sewer inspection performed on the agreed home.

▶ [Watch video](#)

▶ [Watch video](#)

▶ [Watch video](#)

▶ [Watch video](#)

1.3.2 Picture(s): Picture(s) Uploaded To Report

The picture(s) attached to this section are of the sewer inspection performed on the agreed home.



