

Sewer Scope Inspection Report



General Information

NAME: Shauna Iseri	EMAIL: shaunaiseri@gmail.com	PHONE: (208) 985-8262
DATE: March 9, 2024	PO: RL-332-24	BUILDING AGE: 99 years
BUILDING STYLE: Single Family Residence	ADDRESS: 7236 Ledroit Ct SW Seattle, WA 98136	ATTENDEES: Agent, Inspector
WEATHER: Overcast	REALTOR: Sarah Georger Clark	EMAIL: Sarahgc@cloudcityhomes.com
INSPECTION TYPE: Sewer	INSPECTION BUNDLE: Inspection and Report	

VIDEO(S): [youtu.be/111li4 -RQw](https://youtu.be/111li4-RQw)



About Report

This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement. This inspection was performed in accordance with and under the terms of the Sewer Scope Inspection Agreement. The agreement was signed and agreed upon before delivery of this report.

The Inspection Report outlines and defines the portions of the sewer line that were inspected, as well as indicating any areas that were not inspected, the reason they were not inspected, and general statements of what is commonly included and excluded during an inspection. The written Inspection Report and video, together with the agreement, represent the final statement on the condition of the sewer line when inspected and the final statement on what was included and/or excluded in the inspection.



Interpreting the Inspection Results

Each item or area inspected will be marked with a finding, which represents the inspection result for that item. The following descriptions represent an explanation for each of the inspection findings.

INSPECTED – APPEARS FUNCTIONAL

The item, component, or unit was visually observed, and appeared to be functioning as intended, allowing for normal wear and tear.

GENERAL MAINTENANCE ITEM

These are in the opinion of the inspector regular maintenance items typical for all homes of similar age and pipe materials. Maintenance should be performed in the near future.

LIMITED INSPECTION

The item, component, or unit was not fully inspected, and some form of limitation is preventing a complete inspection of the item/area. The report will state a reason for the limited inspection of the item.

REPAIR RECOMMENDED

The item, component, or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist for necessary repairs.

REPLACEMENT RECOMMENDED

The item, component, or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist for necessary replacement.

NOT INSPECTED

The item, component, or unit was not inspected, and no representations of whether or not it was functioning as intended are made. The report will state a reason for not inspecting the item.



Pipe Materials Glossary

ABS

ABS pipe is a black plastic drain tube commonly used for interior drains and venting. ABS pipe has been used most commonly from the mid 1970's to present day. Periodically ABS pipe is observed as an exterior drain pipe in pipe replacement. The 10 foot segment joints are glued and the pipe interior is typically smooth.

CONCRETE

Concrete pipe is a grey hardened aggregate drain tube commonly used as an exterior drain pipe. Concrete pipe has been used most commonly from the 1920's through the mid 1970's. The 3 foot segment joints are connected with mortar and the pipe interior is typically rough.

ORANGEBURG

Orangeburg pipe is a black wood chip and tar drain tube commonly used as an exterior drain pipe. Orangeburg pipe has been used most commonly from the mid 1950's to the mid 1970's with a high concentration of use in the 1960's. The 6 foot segment joints are connected with pressure or friction and the pipe interior is typically rough.

PIPE LINERS

Pipe Liners typically use a white or green polyester or fiberglass epoxy coated drain tube commonly used in exterior drain pipes. Pipe liners have been used most commonly from the mid 1980's to present day. The lined segment joints are not visible. The liner is seamless in the install area and the interior is typically semi-smooth.

PVC (GREEN)

PVC pipe (green) is a plastic drain tube commonly used as an exterior drain pipe. PVC pipe (green) has been used most commonly from the early 2000's to present day. The 10 to 20 foot segment joints can contain rubber gaskets and the pipe interior is typically smooth.

CAST IRON

Cast Iron Pipe is a black metal drain tube commonly used for interior drain and venting. Cast Iron pipe has been used most commonly from the late 1800's through the mid 1970's. Periodically Cast Iron pipe is observed as an exterior drain pipe. The 6 foot segment joints are connected with lead biscuits and the pipe interior is typically rough.

CLAY

Clay pipe is a tan fire hardened drain tube commonly used as an exterior drain pipe. Clay pipe has been used most commonly from the late 1800's through the mid 1920's. The 3 foot segment joints are connected with mortar and the pipe interior is typically smooth.

PIPE BURSTS

Pipe Bursts typically use HDPE or MDPE a black plastic drain tube commonly used for exterior drains. HDPE or MDPE pipe has been used most commonly from the late 1980's to present day. The 20 foot segment joints are welded and the pipe interior is typically smooth.

PVC (WHITE)

PVC pipe (white) is a plastic drain tube commonly used as an exterior drain pipe. PVC pipe (white) has been used most commonly from the mid 1970's to the early 2000's. The 10 foot segment joints are glued and the pipe interior is typically smooth.

TRANSITE

Transite pipe is a grey hardened aggregate and asbestos reinforced drain tube commonly used as an exterior drain pipe. Transit pipe has been used most commonly from the 1940's through the mid 1960's. The 5 foot segment joints are connected with mortar and the pipe interior is typically semi rough.



Summary of Main Items

The sewer inspection conducted produced no urgent condition items or immediate maintenance or repair recommendations to advise. The complete report may still contain additional information of value to the customer. It is still recommended that the customer read the complete report.

No summary items



Sewer Access

This section indicates how the inspected pipe was accessed. It also identifies any additional entry locations utilized, or potential access points observed during the inspection.

Sewer Access #1

TYPE: Interior Cleanout

MATERIALS: Cast Iron

SURFACE MATERIAL: Garage

CONDITIONS: Appears Functional

MARKER: None

RECOMMENDATIONS: No recommended maintenance, repair or replacement at this time.





Interior Pipe Details

This section indicates the interior drain pipe material if applicable or accessible. It also identifies any material defects observed during the inspection.

PIPE MATERIALS: Cast Iron, ABS

TOTAL LENGTH OF INSPECTED PIPE: 27'

SLOPE: Adequate Slope

WATER FLOW: Average Water Flow Observed For Age And Materials

COMMENTS: There is a mix of cast iron and ABS interior piping. I scoped the cast iron. The cast iron is showing signs of normal wear and tear for its age. It is currently functioning now though.



Side Sewer Pipe Details

This section indicates the exterior or side sewer pipe material if applicable or accessible. It also identifies material defects observed during the inspection.

PIPE MATERIALS: Clay	TOTAL LENGTH OF INSPECTED PIPE: 36'
DESCRIPTION OF PIPE ROUTE:	The sewer line exits out of the garage and heads along the driveway towards the street where it ties into the sewer main.
SLOPE: Adequate Slope	WATER FLOW: Average Water Flow Observed For Age And Materials
INITIAL DEPTH: 1'4"	MIDWAY DEPTH: 5'8"
4" TO 6" PIPE TRANSITION DEPTH: 5'8"	4" TO 6" PIPE TRANSITION LOCATION: City Sidewalk
4" TO 6" PIPE TRANSITION SURFACE MATERIAL: Concrete	4" TO 6" PIPE TRANSITION MATERIAL: Clay
OVERALL RETURN INSPECTION FREQUENCY:	(1 to 3 years) Conduct a return inspection in 1 to 3 years to observe significant changes in the condition items listed in the condition portion of this inspection report.

COMMENTS: The sewer line is currently functioning. There are a few offsets present, but the water is making it past them and flowing to the sewer main. Due to the age and the material, I would monitor the line through a follow up inspection in the future to make sure it is still functioning.

Prevent grease, oil and food from entering the sink drain to prevent sediment / debris build-up in the pipe.
Prevent sanitary wipes or heavy paper products from entering the sewer pipe to prevent build-up / back-up.

Condition #1

CONDITION: Offset

PIPE MATERIALS: Clay

**DISTANCE TO
CONDITION FROM
ENTRY POINT:** 1' from
garage
door

CONDITION DEPTH: 1'4"

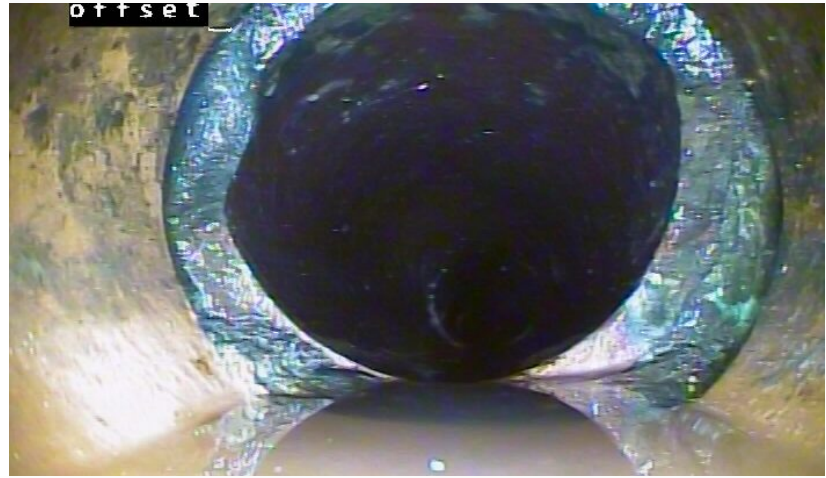
**CONDITION
LOCATION:** Driveway

**CONDITION
LOCATION SURFACE
MATERIAL:** Concrete

MARKER: None

RECOMMENDATIONS: Recommend monitoring of the condition item/s through a follow up inspection to identify significant changes in the condition items observed during the side sewer inspection.

**RETURN
FREQUENCY:** (1 to 3 years) Conduct a return inspection in 1 to 3 years to observe significant changes in the condition items listed in the condition portion of this inspection report.





End Connection Type: Sewer Main

This section indicates the termination type, location, and material, if applicable or accessible. It also identifies material defects observed during the inspection.

Sewer Main

CONNECTION MATERIAL:	Clay	CONNECTION LOCATION:	Street
CONNECTION LOCATION SURFACE MATERIAL:	Asphalt	DEPTH:	9'6"
CONNECTION CONDITION:	None	MARKER:	None

RECOMMENDATIONS: No recommended maintenance repair or replacement at this time.

COMMENTS: No issues observed with the sewer main connection.

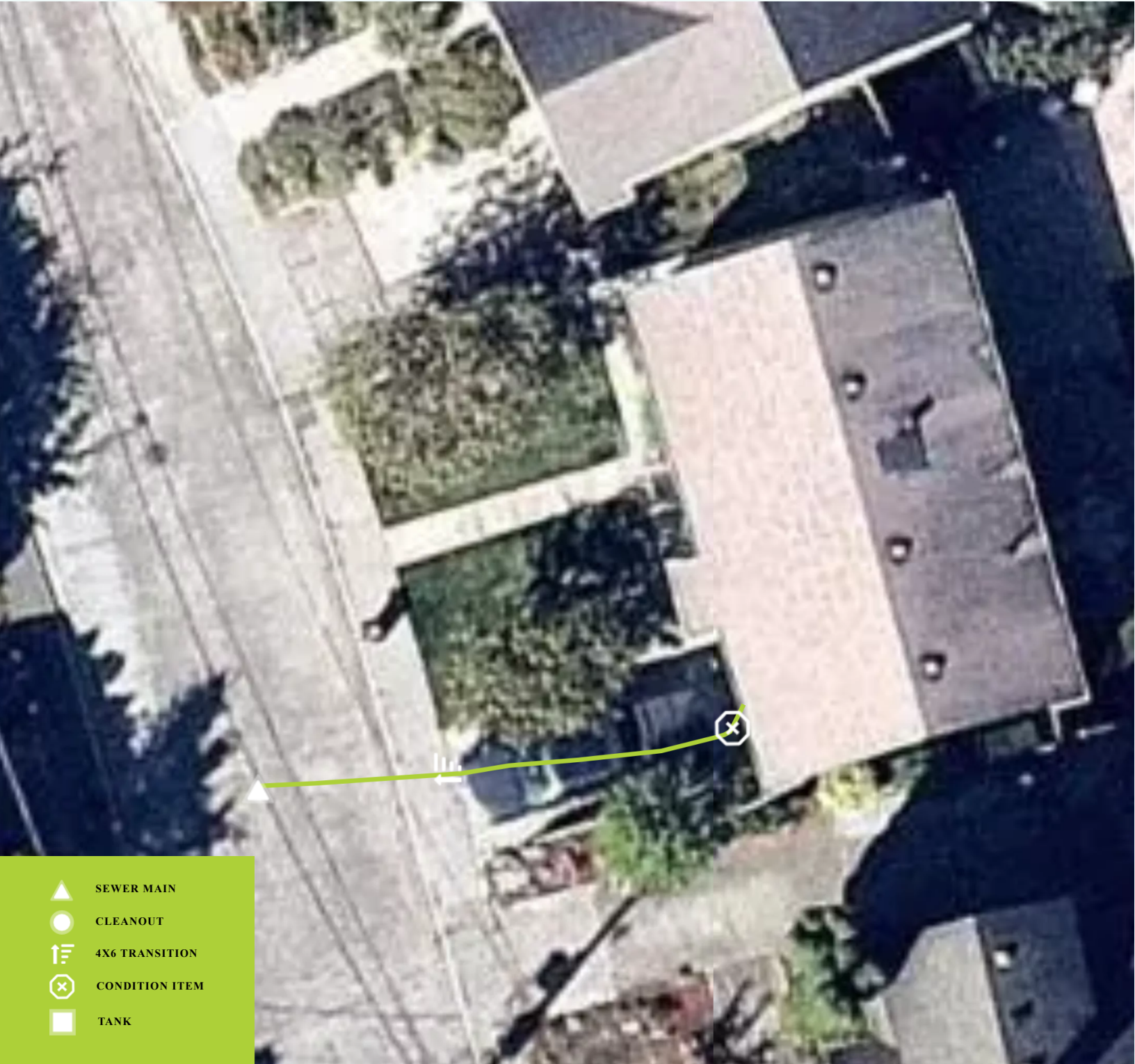
RETURN INSPECTION FREQUENCY: (5 years) Conduct a return inspection in 5 years due to the satisfactory condition and functionality of this side sewer pipe at the time of the side sewer inspection.










Sewer Line Map

This map including sewer diagram is for informational purposes only. It is not intended for and should not be relied upon for landscape, building or demolition work where digging is involved. Always call before you dig and conduct private utility locates prior to any private property digging or excavation work.



-  SEWER MAIN
-  CLEANOUT
-  4X6 TRANSITION
-  CONDITION ITEM
-  TANK

Email: info@sewerinspector.com
Phone: 1-833-WE-C-MORE



Invoice For | **SHAUNA ISERI**
7236 LEDROIT COURT SOUTHWEST
SEATTLE, WA 98136

PO | **RL-332-24**
Service | **MARCH 9, 2024**

ADDED ITEMS

PRICE

1 **HOME INSPECTOR SEWER INSPECTION**
Inspection of the sewer pipe entry point to end point with report (Home Inspector Contracted)

TOTAL PRICE \$0

