BREATHE EASY HOME INSPECTIONS

REPORT SECTION
Sewer Scope

Sewer Line *Inspection*

DATE
October 26, 2026

INSPECTOR
Konnor Kirkwood
AZ Certified Home Inspector #72416

TIME ON CAMERA
3:14 PM to 3:21 PM

1 Summary & Overall Assessment

Functional
AT TIME OF INSPECTION

No conditions observed in the sewer line.
One maintenance item at the cleanouts: the cleanout fittings are not secured to the riser pipes, so the whole top lifts off instead of just the cap unscrewing. See Section 3.

The main sewer line was inspected from the exterior main sewer cleanouts near the front of the home. From there, the camera was run in both directions: out to the sewer drop at the apparent city connection, and back toward the house to view the line beneath the home.

The line toward the street is ABS and was viewed to the apparent municipal sewer connection at approximately 57 feet. The line toward the house starts as ABS, transitions to PVC at approximately 18 feet, and was viewed to approximately 60 feet beneath the home. No cracks, separations, offsets, bellies, root intrusion, or blockages were observed in the portions viewed. Drainage flow was satisfactory, and the sewer line was functioning at the time of inspection.

ACCESS POINT
Exterior main sewer cleanouts
Front of home

PIPE MATERIAL
ABS to PVC
Transition approx. 18 ft toward house

FLOW
Satisfactory
Functioning at time of inspection

RUN 1 · STANDARD SCOPE
Cleanout to sewer drop
Approx. 57 ft, ABS

RUN 2 · COMPLIMENTARY
Cleanout toward house
Approx. 60 ft, beneath the home

SEWER LATERAL
No conditions observed
Portions viewed by camera

SEWER LATERAL: NO CONDITIONS | FLOW SATISFACTORY | MAINTENANCE: CLEANOUT FITTINGS NOT SECURED

2 What This Sewer Inspection Covers

A sewer scope is a camera inspection of the main sewer line: the pipe that carries everything leaving the house out to the city sewer. A standard home inspection does not look inside this line, so problems here usually stay hidden until something backs up.

STANDARD SEWER SCOPE

Main cleanout to the sewer drop

The standard sewer inspection runs the camera from the main sewer cleanout(s) outside the home out to the sewer drop, where the property's line ties into the city main. This is the portion of the line the sewer inspection is required to cover.

COMPLIMENTARY

Beneath the home

When the cleanout layout allows it, we also run the camera from the cleanout back toward the house to view the line beneath the home. This portion is provided at no charge as a courtesy. It is not part of the standard sewer scope, it is limited to how far the camera can travel from the exterior cleanout, and it is not possible at every property.



3 Findings & Photo Documentation

Access Point: Exterior Main Sewer Cleanouts

ACCESSIBLE

The main sewer cleanouts are located near the front of the home, in the gravel bed below the front window. Both cleanouts were accessible and were used to run the camera toward the street and toward the house.



Main sewer cleanouts, front of home, below the front window.



Camera entering the line at the cleanout, start of the run toward the street.



Start of the run toward the house, looking into the ABS line from the cleanout.

Cleanout Fittings Not Secured to Risers

MAINTENANCE



The cap and its fitting came off the riser together. Only the cap should unscrew; the fitting should stay attached to the pipe.

The threaded caps on the main sewer cleanouts sit in fittings that are not secured to the riser pipes. When the cap is turned to open the cleanout, the entire fitting comes off with it, instead of the cap unscrewing from the fitting.

An unsecured fitting can get knocked loose during yard work or left sitting loose after service. That leaves the sewer line open to gravel, soil, irrigation water, and pests, and it can let sewer gas out at the yard.

Recommendation: Have the cleanout fittings secured to the risers by a qualified person so the caps can be removed and replaced without disturbing the fitting. This is a maintenance item, not a defect in the sewer line itself.

Run 1: Cleanout to Sewer Drop (approx. 57 ft)

NO CONDITIONS

STANDARD SCOPE The camera was run from the cleanout toward the street through ABS piping to the apparent municipal sewer connection at approximately 57 feet. No cracks, separations, offsets, bellies, root intrusion, or blockages were observed. Flow was satisfactory.



ABS lateral, clear, approx. 19 ft.



Fitting along the lateral, approx. 42 ft. No separation observed.



Camera at the apparent city connection, approx. 57 ft. End of run.

Run 2: Beneath the Home (approx. 60 ft)

NO CONDITIONS

COMPLIMENTARY The camera was run from the cleanout back toward the house. The line is ABS at the cleanout and transitions to PVC at approximately 18 feet, continuing beneath the home. The line was viewed to approximately 60 feet, where camera travel ended at a fitting beneath the home. No cracks, separations, offsets, bellies, root intrusion, or blockages were observed in the portion viewed.



Material transition from ABS to PVC, approx. 18 ft.



PVC beneath the home, clear, approx. 41 ft.



Approaching the fitting where camera travel ended, approx. 59 to 60 ft.

4 Inspection Video Footage



RUN 1 · STANDARD SCOPE · 2:11

Main Cleanout to Sewer Drop

Full camera footage from the exterior cleanout out to the apparent city connection, approximately 57 feet.

▶ **Open Full Inspection Video**



RUN 2 · COMPLIMENTARY · 2:48

Cleanout Toward the House

Full camera footage from the exterior cleanout back toward the house and beneath the home, approximately 60 feet, including the ABS to PVC transition.

▶ **Open Full Inspection Video**

5 Recommendations

! **Secure the cleanout fittings to the riser pipes.**

Have a qualified person secure both cleanout fittings to their risers so the caps unscrew on their own and the fittings stay put. Until then, make sure both caps and fittings are seated after any service.

No corrective work recommended on the sewer line.

No conditions were observed in the portions of the sewer line viewed by camera. Keep the cleanouts accessible and capped for future service.

SCOPE & LIMITATIONS

This sewer scope is a limited visual evaluation of the accessible portions of the main sewer line, viewed by camera at the time of inspection. It is not technically exhaustive, does not include destructive testing, and does not determine code compliance, remaining service life, ownership or repair responsibility, exact pipe location or depth, or future performance of the sewer system.

Branch drain lines, interior waste and vent piping, fixture drains, the municipal sewer main, and any portion of the line the camera could not reach are not included. Camera travel can be limited by bends, fittings, standing water, debris, or pipe configuration. The absence of visible conditions in the viewed portions does not guarantee that conditions are not present elsewhere or that the line will not clog, back up, or need repair in the future.

Distances are approximate and based on the camera's distance counter. The complimentary view beneath the home is a courtesy and does not expand the scope of the sewer inspection. This report reflects conditions on the date of inspection. Consult a qualified, licensed plumbing/sewer contractor for repair options and cost estimates before the end of your inspection contingency period.

BREATHE EASY HOME INSPECTIONS

Your Home. Your Health. Our Priority.

INSPECTOR

Konnor Kirkwood

AZ Certified Home Inspector #72416

(480) 254-5708

breatheeasyinspectionsaz@gmail.com

breatheeasyhomeinspections.com

SEWER SCOPE

Inspected: October 26, 2026

Main cleanout to sewer drop, plus complimentary view beneath the home