Breathe Easy Home Inspections
(480) 254-5708 breatheeasyinspectionsaz@gmail.com



SEWER SCOPE

1234 East Sample Avenue
Mesa, AZ

INSPECTION DATE
July 6, 2026

PREPARED FOR
Sample Client

KK

INSPECTOR
Konnor Kirkwood

Konnor Kirkwood

breatheeasyinspectionsaz@gmail.com
Konnor Kirkwood: AZ 72416

SA

AGENT
Sample Agent
Sample Realty

TABLE OF CONTENTS

Click any section to jump to it in the report

1. Sewer Scope Inspection 2

1. SEWER SCOPE INSPECTION

INFORMATIONAL

1.1.1 · Scope Of Sewer Scope Inspection

Paid Ancillary Sewer Scope Inspection

A sewer scope inspection was performed as a paid ancillary service in addition to the general residential home inspection. This inspection is a limited visual evaluation of the accessible portions of the main sewer lateral using a video camera inserted through an accessible cleanout, plumbing vent, drain opening, or other accessible entry point.

The purpose of this inspection is to document visible conditions observed inside the accessible portions of the main sewer line at the time of inspection. This inspection is not technically exhaustive, does not include destructive testing, and does not determine code compliance, remaining service life, ownership responsibility, repair responsibility, municipal/private responsibility, exact pipe location, exact depth, or future performance of the sewer system.

The general residential home inspection Standards of Professional Practice do not require a video sewer scope inspection unless specifically agreed to in writing. This ancillary inspection is limited to accessible portions of the main sewer lateral viewed by camera at the time of inspection.

1.2.1 · Inspection Information

Sewer Scope Inspection Details

The sewer line was scoped from: the main sewer cleanouts at the front of the home

Direction scoped: towards the city sewer and under the home.

Approximate distance inspected: 106 feet

Pipe material observed: ABS and PVC

Approximate termination point: City sewer drop

1.3.1 · Limitations

General Sewer Scope Limitations

This sewer scope inspection is limited to the portions of the sewer line that were accessible and visible to the camera at the time of inspection. Underground piping, concealed connections, branch drain lines, interior waste lines, vent piping, private/shared laterals, municipal sewer mains, septic tanks, leach fields, drywells, pumps, alarms, and other related components are not included unless specifically stated in this report.

Camera travel may be limited by cleanout access, pipe diameter, pipe configuration, bends, offsets, debris, standing water, root intrusion, damaged piping, equipment limitations, or other site conditions. The absence of visible defects in the viewed portions of the line does not guarantee that defects are not present elsewhere or that the line will not fail, clog, back up, or require repair in the future.

Approximate distances, locations, pipe materials, and observations are based on visible conditions and camera information. Surface locating, depth determination, ownership determination, repair design, and repair cost estimating are excluded unless specifically stated. Any significant condition should be evaluated by a qualified, independent plumbing/sewer contractor prior to the end of the inspection period.

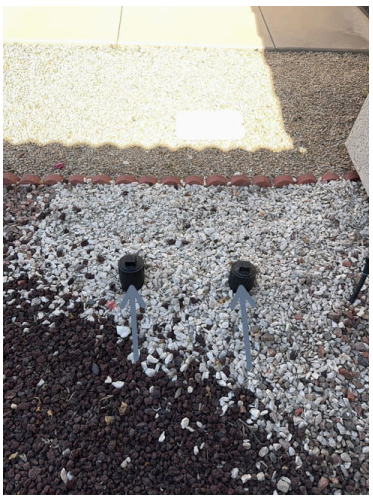
1.4.1 · Cleanout / Access Conditions

Sewer Line - Access Points Identified

General - Sewer System

Access points to the **sewer line** were observed at the front of the home, providing entry for inspection and maintenance. No obstructions or damage were noted at these points.





MONITOR

1.5.1 · Pipe Material / Configuration

ABS and PVC piping noted

1.6.1 · Summary And Recommendations

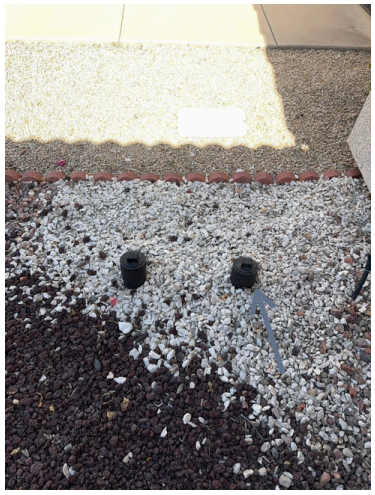
No Reportable Defects Observed

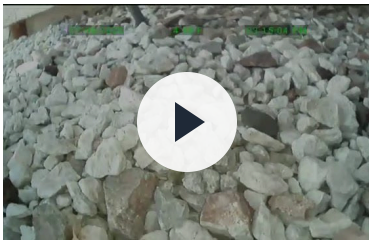
No reportable defects were observed within the accessible portions of the main sewer line viewed at the time of inspection. This does not guarantee future performance or the condition of inaccessible/concealed portions of the sewer system.

1.6.2 · Summary And Recommendations

Access towards city sewer







1.6.3 · Summary And Recommendations

Access towards home



