

SEWER SCOPE INSPECTION REPORT



METRO ONE HOME INSPECTIONTM

SCOPE DATE

4/2/26

PREPARED FOR

John Doe

ADDRESS

100 Metro One Home Inspection
Kansas City, MO 64063

OCCUPANCY

Unoccupied

SEWER LINE INTERIOR MATERIAL

ABS, Clay, Cast Iron

SEWER ENTRY POINT(S) / MATERIAL

Main Sewer Clean-out Back Yard

SEWER LINE LENGTH/DEPTH

32.9 Feet / Not Determined

SCOPED BY

Metro One Home Inspection, LLC
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Sean Desmond



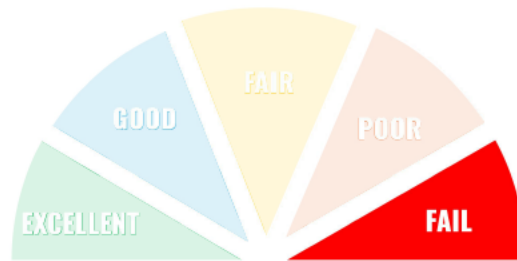
STANDARDS OF PRACTICE

<https://www.nachi.org/sewer-scope-sop.htm>



www.MetroOneHomeInspection.com

SEWER LINE CONDITION



MAIN SEWER LINE / LATERAL LINE CONDITION

Sewer line was accessed via backyard cleanout. The line consists of ABS transitioning to clay at approximately 13.2 feet with a notable offset at the transition. Minor root intrusion was observed at 19 feet. The line transitions to cast iron toward the house, which is visibly corroded. A broken section with active root intrusion was identified at approximately 32.9 feet, located at or near the connection to the main at 32.9 feet. Overall condition is FAIL due to structural failure at the main connection and multiple defects throughout the line.

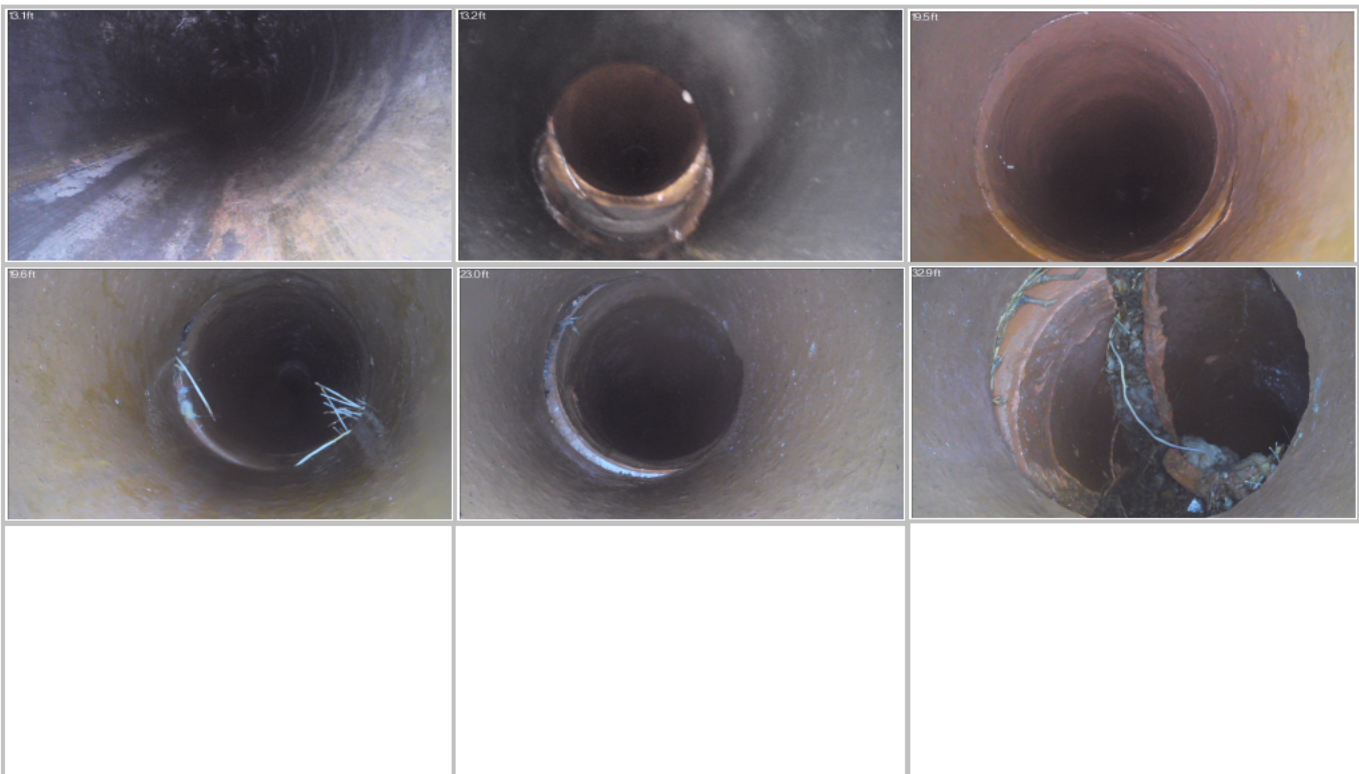
RECOMMENDATIONS

Immediate repair or replacement of the sewer line is recommended due to the broken section at the main, offset transition, root intrusion, and corroded cast iron piping. These conditions significantly increase the risk of backups and continued deterioration. To mitigate future risk, obtain a sewer line replacement warranty or insurance policy.

VIDEO LINKS

https://drive.google.com/file/d/1Vn_eVfnet59wriuXm-k8GfDaNv8pPoTz/view?usp=sharing

PICTURES



MATERIAL OF YOUR SEWER LINE

ABS (Acrylonitrile Butadiene)	
ExteriorView	Interior View
ABS (Acrylonitrile Butadiene Styrene) pipes are easily recognizable by their black color and are commonly used in building drain and sewer systems. These pipes typically have glued joints that can be spaced up to 20 feet apart, though 10 feet is more common. With walls approximately 1/4 inch thick, ABS pipes offer strength and durability in residential and commercial applications. Known for their resistance to impact and chemical corrosion, ABS pipes have a life expectancy of 50 to 500 years. They have been in use since the early 1970s and remain a reliable choice for drainage and sewer installations due to their lightweight and easy-to-install nature.	

CLAY (Vitrified Clay Pipe)	
ExteriorView	Interior View
Vitrified clay pipes, commonly found in shades of orange, tan, or with a reddish tint, have been a reliable option for sewer and drainage systems since the mid-1800s. Known for their durability, these pipes have joints every 2 to 6 feet, with 2 to 3 feet being most common. The walls of 4-inch pipes are 11/16 inch thick, while 6-inch pipes have walls 7/8 inch thick, providing substantial strength. With a life expectancy of over 100 years, vitrified clay pipes were originally joined using mortar up until the 1980s, after which gasket joints and fittings became the standard. Although less commonly installed today, they remain in use due to their longevity and resistance to chemical corrosion.	

Cast Iron	
ExteriorView	Interior View
Cast iron pipes, typically black or rust-colored, have been a staple in plumbing systems since the late 1800s. While they are most commonly used for interior applications, cast iron pipes are also suitable for burial and use in exterior underground settings, particularly for drainage and sewer lines. With walls approximately 1/4 inch thick, these pipes are known for their strength and noise-dampening properties. Cast iron pipes have a life expectancy of 75 to 100 years, making them a long-lasting option for many building systems. Though newer materials are often used today, cast iron remains a durable and reliable choice, particularly in older homes and commercial buildings.	

SEWER LINE CONDITION DEFINITIONS

	The sewer line is in pristine condition with no visible defects or issues. The materials are intact, and the system is functioning optimally. No maintenance or repairs are needed at this time. Action: Regular inspection and maintenance recommended.
	The sewer line is in good condition with minor wear or slight signs of aging. There may be small cracks or minor root intrusion, but nothing currently affecting the system's functionality. Action: Monitor over time, and consider maintenance to prevent future deterioration.
	The sewer line is functional but has moderate wear or damage, such as cracks, blockages, or early signs of corrosion. Some repairs may be necessary to prevent more serious issues. Action: Recommend repairs or partial replacement to address existing problems and extend the life of the system.
	The sewer line is showing significant wear or damage, including larger cracks, root intrusion, blockages, or corrosion. The system may still be operational but is likely to experience failure or backups soon. Action: Urgent repairs or replacement recommended to avoid potential major issues. Definition: The sewer line is showing significant wear or damage, including larger cracks, root intrusion, blockages, or corrosion. The system may still be operational but is likely to experience failure or backups soon. Action: Urgent repairs or replacement recommended to avoid potential major issues.
	The sewer line is in critical condition with severe damage, such as collapsed sections, heavy blockages, or extensive root intrusion. The system may already be failing or on the verge of complete failure. Action: Immediate replacement or major repair required to restore functionality and prevent serious damage.