



Sewer Scope Report

20 N Collington Ave
Baltimore, MD 21231

Prepared for: Aaron Glase-Stock

Inspected by:
Patrick Harrison
Blue Crab Inspections





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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 20 N Collington Ave
City Baltimore State MD Zip 21231
Contact Name

Client Information

Client Name Aaron Glase-Stock
Phone (301)943-5509
E-Mail aaronjoshuastock@gmail.com

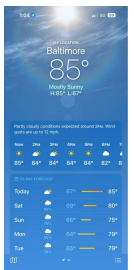
Inspection Company

Inspector Name Patrick Harrison
Company Name Blue Crab Inspections
E-Mail Pat@bluecrabinspections.com
License Number 32845

Conditions

Others Present Buyer, Buyer's Agent, Seller's Agent Property Occupied Occupied
Inspection Date 2025-06-07
Estimated Age 1920
Start Time 1:00 PM End Time 4:00 PM
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 85

Weather Sunny Soil Conditions Dry





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Sewer System

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Water quality or hazardous materials (i.e. lead) testing is outside of scope of a home inspection. All underground piping related to water supply, waste, or sprinkler use are outside of scope this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

1. Waste Disposal System Public Sewer System

A N P N I M D

2. ☒☐☐☐☐ Drain Access Location Front of Basement



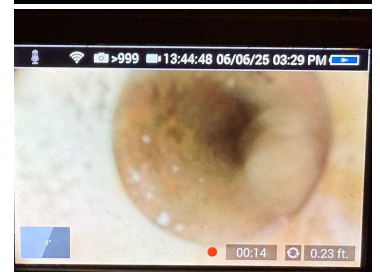
3. ☒☐☐☐☐ Sewer Lateral PVC - Showing entrance at cleanout. Line zeroed out

PVC piping noted in use. PVC has been in use since 1982 with an expected lifespan of over 100 years. PVC joints are sealed and more resistant to root intrusion. Installation of PVC in ground requires special care to ensure proper bedding of the material. Common failures of PVC are bellies in the pipe.

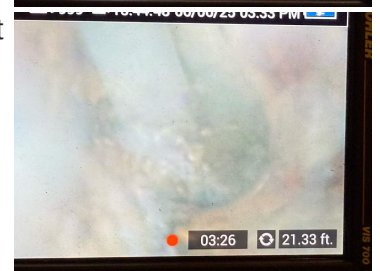


4. ☒☐☐☐☐ Sewer Lateral Cast Iron - The sewer lateral transitions to Cast Iron material at approximately 0.23 ft.

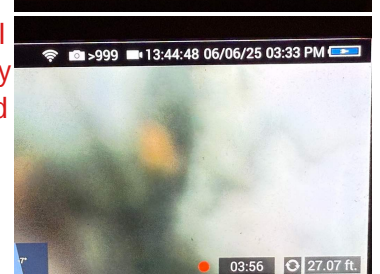
Cast iron drain piping observed. Cast iron drain piping has a typical lifespan of about 50 years. Common issues with cast iron drain piping can include scaling and pitting.



5. ☒☐☐☐☐ Sewer Lateral Cast Iron - Sewer Camera approached 45 degree turn at approximately 21.33 ft.



6. ☐☐☐☐☒ Sewer Lateral Cast Iron - Standing water was observed in sewer lateral at approximately 27.07 ft. Standing water can indicate a potential belly or clog in the line. A licensed plumber is recommended to evaluate and estimate repairs.





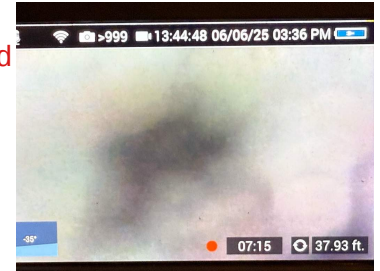
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Sewer System (Continued)

7. ☐☐☐☐☒ Sewer Lateral Cast Iron - Obstruction observed in sewer lateral at approximately 37.93 ft. could not push camera past obstruction, ended sewer lateral inspection.
Standing water was observed in sewer lateral at approximately 37.93 ft. Standing water can indicate a potential belly or clog in the line. A licensed plumber is recommended to evaluate and estimate repairs.



8. ☒☐☐☐☐ Interior Drain Piping Metal, Plastic
9. ☒☐☐☐☐ Drain Caps Plastic
10. ☐☒☐☐☐ Ejector Pump: Not Present

State Disclaimer

Blue Crab Inspections, an Authorized Sewer Scope Contractor, was retained for a survey of the building main sewer line in an effort to identify areas of suspect clogs or damage and to document the areas for further review. Further investigations of these areas or destructive testing may reveal additional conditions that were not readily visible at time of inspection. This report is based on information obtained at the site at the given date and time. We document our findings with videos and visual photographs of the areas. The purpose of any sewer scan service is to document problems in sewer lines. Our inspection is designed to comply with accepted industrial standards when at all possible and will be performed in a non-destructive manner, however at times destructive testing may be necessary. Prior to any destructive testing, the client will be notified and approval by the client prior to commencing additional testing. Our inspection is not meant to be a guarantee of all affected areas; only those that reveal themselves to our sewer camera, visual inspection and our experience. This report is for the exclusive use of our Client and is not intended for any other purpose. The report is based on the information available to us at this time as described in the report. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted. We can make no representations regarding conditions that may be present but concealed or inaccessible during the survey. With access and an opportunity for inspection, additional reportable conditions may be discovered. Inspection of the inaccessible areas will be performed at an additional cost after access is provided.



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State Disclaimer (Continued)

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