



# Sewer Scope Report

3105 Evergreen Ave  
Baltimore, MD 21214

Prepared for: Amy Hecht

Inspected by:  
Luke Bunting  
Blue Crab Inspections



# Blue Crab Inspections

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3105 Evergreen Ave  
Baltimore, MD 21214

## 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 3105 Evergreen Ave  
City Baltimore State MD Zip 21214  
Contact Name Tim Karns

### Client Information

Client Name Amy Hecht  
Phone (740)591-3694  
E-Mail amykhecht@gmail.com

### Inspection Company

Inspector Name Luke Bunting  
Company Name Blue Crab Inspections  
E-Mail Luke@bluecrabinspections.com  
License Number 34239

### Conditions

Others Present Buyer, Buyer's Agent Property Occupied Vacant  
Inspection Date 2026-08-27  
Estimated Age 1924  
Start Time 10:00 AM End Time 10:30 AM  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 75 Degrees F  
Weather Sunny Soil Conditions Dry

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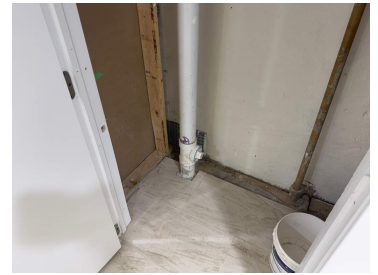
## Sewer System

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.

### 1. Waste Disposal System Public Sewer System

A NP NI M D

2. ☒ ☐ ☐ ☐ ☐ Drain Access Location Front of Basement  
- Location of sewer cleanout utilized for sewer scope camera inspection noted.



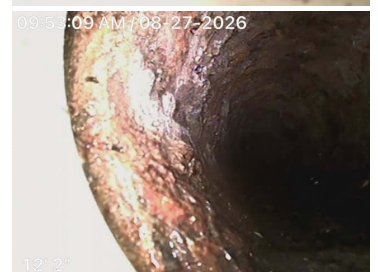
3. ☒ ☐ ☐ ☐ ☐ Sewer Lateral PVC - Camera was inserted into the drainage system and line counter was reset to zero to begin sewer lateral inspection.



4. ☒ ☐ ☐ ☐ ☐ Sewer Lateral PVC - 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.



5. ☒ ☐ ☐ ☐ ☐ Sewer Lateral Cast Iron - The sewer lateral transitioned to cast iron at approximately 12 feet. 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.



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## Sewer System (Continued)

6. ☒☐☐☐☐ Sewer Lateral PVC - The sewer lateral transitioned back to PVC at approximately 14 feet.



7. ☐☐☐☒☐ Sewer Lateral PVC - Standing water was observed in sewer lateral at approximately 42 feet. Standing water can indicate a potential belly or clog in the line. A licensed plumber is recommended to evaluate and estimate repairs.



8. ☒☐☐☐☐ Sewer Lateral Terracotta - The sewer lateral transitioned to terracotta at approximately 44 feet.



9. ☐☐☐☒☐ Sewer Lateral Terracotta - Offset noted in the line at approximately 49 feet. A licensed plumber is recommended to evaluate and estimate repairs.



10. ☐☐☐☐☒ Sewer Lateral Terracotta - The camera was met with resistance and standing water at approximately 54 through 56 feet and the camera was unable to push beyond, which ended the sewer lateral inspection. A licensed plumber is recommended to evaluate and estimate repairs.

09:55:46 AM / 08-27-2026



09:56:12 AM / 08-27-2026



09:55:59 AM / 08-27-2026



11. ☒☐☐☐☐ Interior Drain Piping Plastic  
12. ☒☐☐☐☐ Drain Caps Plastic  
13. ☐☒☐☐☐ Ejector Pump: Not Present