ADVANCED LEACHFIELDS

SEWER SCOPE REPORT

Property Location: 605 Washington Avenue, Portland



Inspection Date: March 19, 2026

Inspected By: Josh Fournelle and Charlie Corriveau

Prepared For: Nicolau Mawaba

During our inspection we scope from the main sewer cleanout, house trap (if necessary), or from another cleanout to the main sewer line connection or shared connection point. We are looking for cracks, root intrusion, and any other visible defects. If a house trap is present, we will try to indicate its condition. House traps are no longer necessary in today's plumbing and can be problematic as they get older. House traps can be removed if necessary. The information below represents the conditions found at the time of the inspection. Noted defects or root intrusion do not necessarily indicate repairs are needed see notes below.

Sewer line access point: Top of the house trap
House trap: Yes **Cleanout after**: No **Trap condition:** Appeared un-obstructed at the time of the inspection, though there were signs of prior backups. The trap is 24-30" deep.
Pipe type(s): Cast iron, 6" clay pipe, PVC
Approximate distance from access point to main line:
Location of main line connection: Under Washington Avenue (unable to locate due to heavy traffic)
Were there exterior cleanouts: None found

Visible defects, obstructions, or other notable issues:

- **Minor to moderate root intrusion was noted at several (2-3) clay tile connections, which impacts flow of the line and could lead to a backup.**
- Aside from the root intrusion, the line appeared functional and to have proper pitch.
- The whole house trap appeared functional at the time of the inspection, though there were clear signs that it has backed up in the past. The trap is no longer required and could be removed to lower the risk of future backups.

Recommended repairs or replacements:

- **We recommend having the roots mechanically removed, likely via high pressure jetting. Proactive removal of the whole house trapo could also be considered.**

Sewer Line Video Link: VIEW SCOPE HERE

If we can be of any further assistance, please do not hesitate to call.

Sincerely,
The Team at Advanced Leachfields



SEWER LINE ACCESS AT TOP OF TRAP / LOOKING DOWN INTO THE TRAP

