

March 7, 2025

# the scope

*"What does a sewer and some politicians have in common?"*

## the summary

what you need to make an informed decision



2727 Kirschenbürg St NW

Generated on March 22, 2025 at 8:39PM MDT



the

# elements



March 7, 2025



2727 Kirschenbürg St NW  
Calgary, Alberta



Detached



Partly Sunny



Agent & Client



Darren McCagherty



Daniel Milne

N/A

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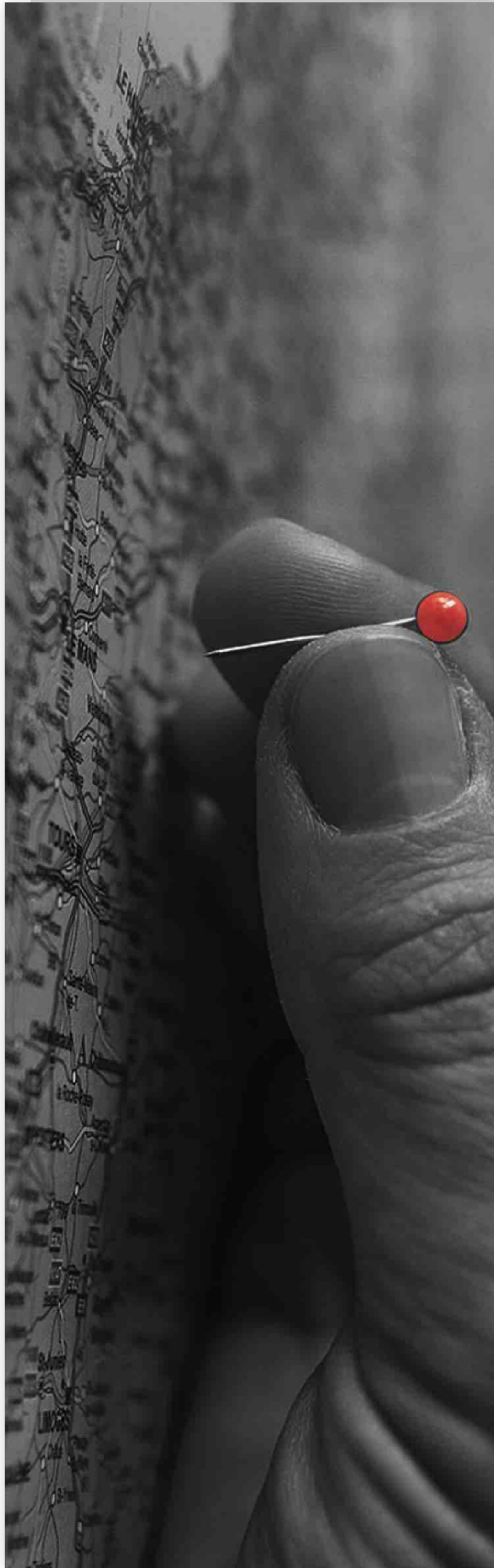
4038034680



Naomi Milne



11:21 AM Start Time





the

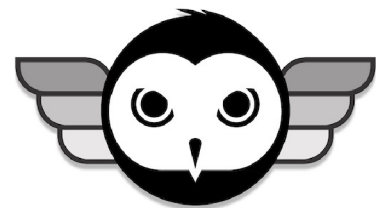
# method

From the disciplined approach of gathering information & curating, to the mixture of photos & clear narratives. The Method was founded on pure construction experience.

Designed to CONNECT you with the information to help make an informed decision & built to do one thing really well:

**Drive the point home.**

*"Tell the story, share the knowledge & inspire action"*



INSPECTAGRAM.io

the

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# thank you

Thanks for choosing us for your sewer scope. I really appreciate your confidence in us & it was my pleasure to serve you today.

I will be your primary contact & I will do anything I can to make sure you are fully clear on my findings today.

Please feel free to contact us if you have any questions or if you need further information. We will gladly answer any questions.

With Appreciation,

*Darren McCagherty*

Darren McCagherty

4038698330

d.mccagherty@gmail.com

**72**Seconds

# legends



## Iconography



## Not Inspected

## Hand Gestures

**Issue:**

**Action:**

**L:**

**T:**

**R:**

**\$ / \$\$ / \$\$\$**

*It's a snap! Here are some key terms you'll see throughout.*

Sometimes we use icons or example images when it provides a more effective representation.

## Immediate Attention

There's some real urgency on the fix.

## Attention

Heads up! This may need to be fixed very soon.

Limits out of our control & or outside of our SOP's

Non-verbal communication in a photo that packs a punch.

Identify the problem if there is one

Recommended path to address the issue

Location where it is found

Typical Tradesperson

Reason why it wasn't inspected

Merely a rough guide of overall cost.

# summary

## SEWER

- **Findings @: 11 ft:** Issue: Incorrect plumbing fittings  
Action: Further evaluate  
Notes: The ground works used incorrect plumbing fitting where the two main stacks in the mechanical room did not lead to the main drain. A "T" was used instead of a "Y" fitting.
- **Findings @: 58 ft:** Issue: Root Intrusion  
Action: Augering  
Notes: Minimal root intrusion was seen. Augering is the best practice to clear them.
- **Findings @: 82 ft:** Issue: Offset  
Action: Further evaluate  
Notes: Unable to see past the offset.



S

BACK TO SUMMARY



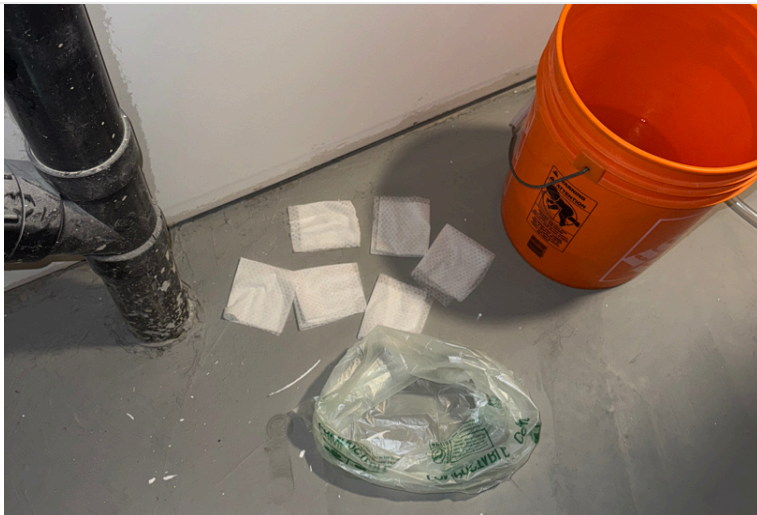
## Sewer Line Page



**Sewer Line Access Location** A cleanout was selected for access.

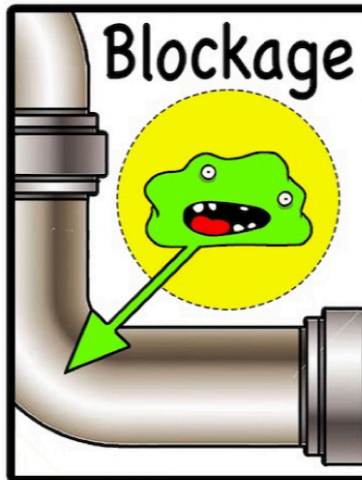
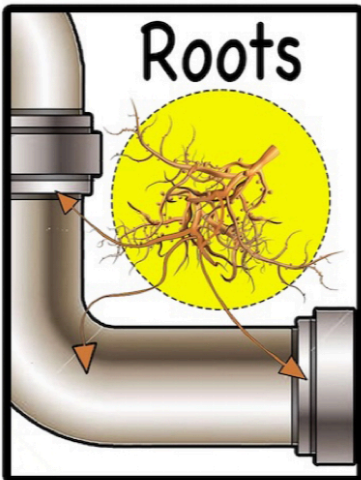
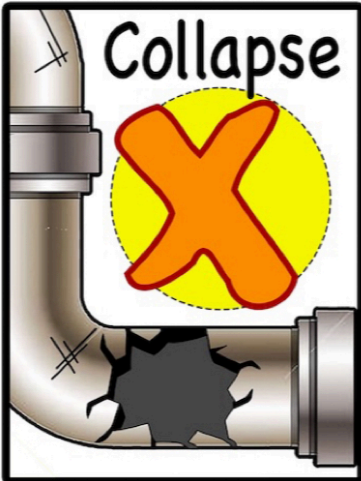
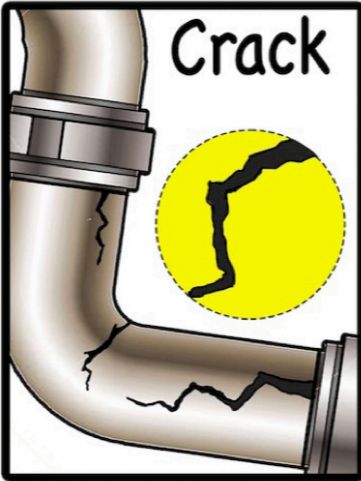
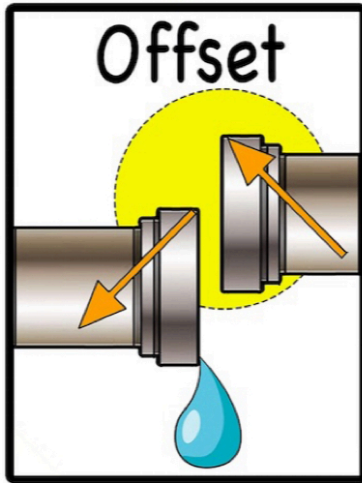


**Sewer Line Material & Notes** Materials seen within the sewer line included:



**Sewer Line Access Location After** The access area was cleaned and sanitized after the operation. Another tidy job :)

# Sewer Stuff.



## Typical Sewer Issues CLOGS / OBSTRUCTIONS

Over time, clogs & obstructions can form within your sewer line. Cooking oils and grease are particularly nasty since they can easily adhere to the pipe's walls and allow other debris to stick to them.

## ROOT INTRUSION

Tree roots are surprisingly strong. Freeze-thaw cycles and ground shifting put additional stress upon sewer lines and when a vulnerability occurs in the pipe, tree roots can enter seeking out exactly what sewer lines provide them; water, air, and nutrients. Once they enter, they're difficult to remove, and having an auguring service on a scheduled basis becomes one of your best bets at maintaining proper flow.

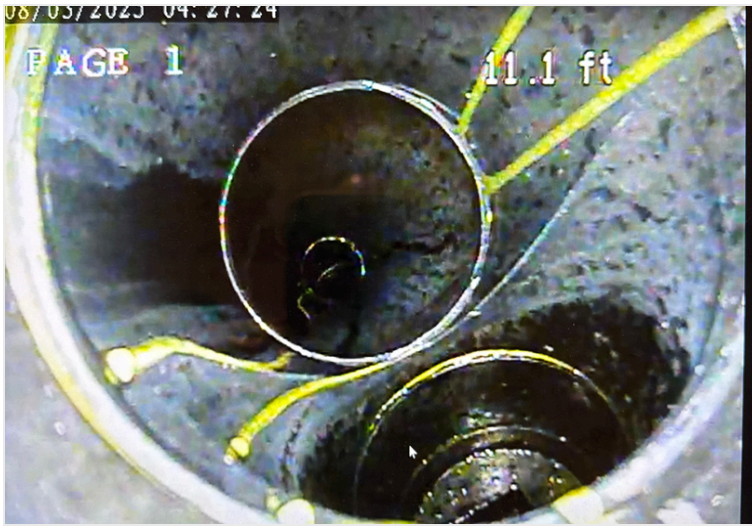
## OFFSET PIPE JOINTS / SEPARATION

When sewer lines are installed in sections, they can become misaligned over time due to ground movement and/or tree roots surrounding the pipe. Major offsets can impede the flow of waste and, in some cases, cause a backup into the home. Offsets are a tree root's best friend; allowing easier access to enter the pipe. Fixing major offsets involve either excavating the damaged section or using trenchless methods like "pipe bursting".

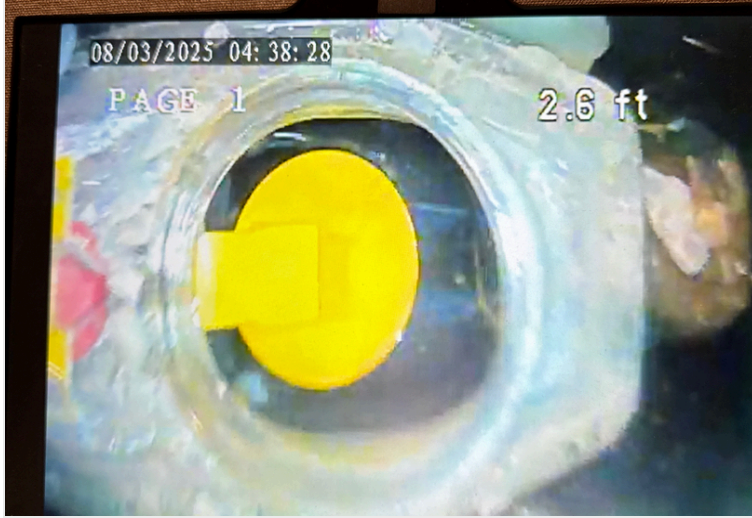
## SAGGING / BELLING

Bellies, or sagging within sewer lines, create low spots that are prime targets for the collection of debris and build-up. When this occurs, flow can be drastically impeded - which can eventually lead to a sewer backup. Major bellies are a result of sections of the pipe having insufficient slope to carry waste away from the home - often needing excavation to fix the problem.





○ Findings @: 11 ft Incorrect plumbing fittings. Further evaluate.



○ Findings @: 0ft Access can only be gained through the back water valve.



○ Findings @: 58 ft Root Intrusion. Augering.



○ Findings @: 82 ft Offset. Further evaluate.



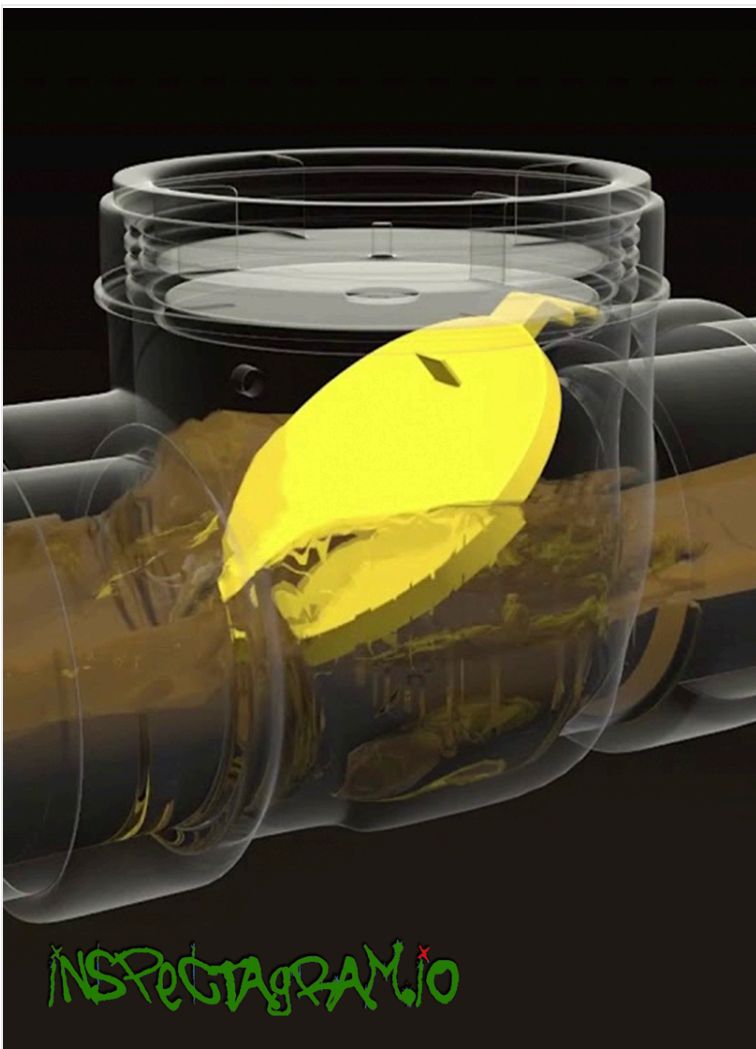
# SEWER SCOPE



**Solving Sewer Snags** Here are the common techniques used to improve or fix sewer line issues depending on the severity and nature of the problem:

1. **Auguring:** This method uses a motorized drain snake to clear blockages such as tree roots or accumulated debris. It's effective for removing immediate obstructions and restoring flow.
2. **Hydro Jetting:** A high-pressure water stream is used to thoroughly clean the inside of sewer pipes, removing grease, scale, and other stubborn residues. This method not only clears blockages but also helps maintain pipe health.
3. **Installing a CIPP Liner (Cured-In-Place Pipe Liner / Sewer Sleeve):** This is a trenchless rehabilitation method where a resin-saturated felt tube is inserted into the existing pipe and cured to form a new pipe within the old one. It's ideal for repairing leaks, cracks, and enhancing the structural stability of the sewer line without excavation.
4. **Pipe Bursting:** Another trenchless technique, pipe bursting involves breaking the old pipe while simultaneously pulling a new pipe into place. This method is suitable for replacing severely damaged pipes.
5. **Excavation:** In cases where trenchless methods are not suitable, excavation is used to physically access and replace or repair the damaged section of the sewer line. This method is more invasive and used when other techniques are not feasible.

Each of these services offers a specific solution to maintain, repair, or improve a home's sewer line, enhancing its functionality and longevity. Regular inspections and timely interventions can prevent major disruptions and costly overhauls.



**Back Flow Preventor** Prevents sewage backup into a home during heavy rains or blockages. It automatically closes when water flows backward, sealing the sewer line. This protects the property from costly damage and ensures wastewater flows away from the home as intended. Regular maintenance is essential to keep it functioning correctly.



**Sewer System Tie In** A sewer system tie-in connects a property's wastewater lines to the municipal sewer system, crucial for hygiene and sanitation. This process requires professional installation to ensure compliance with local codes and prevent leaks. Maintenance involves periodic inspections to detect any issues early. Key safety tip: During installation, ensure proper ventilation to avoid hazardous gases. Regularly check for signs of sewer backup, such as slow drains or sewage odors, and address promptly.

# 72 seconds

## THE VIDEO

Only people you share this report or the video link with will have access to the video.

It is advised that you monitor the rate of drainage throughout the home and have the sewer line further evaluated at first signs of persistent slow drains.

*Press play button ;)*

**Please Stand By**

