

SUGGESTED LANGUAGE: POLYBUTYLENE

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

SUGGESTED LANGUAGE: POLYBUTYLENE: ACTIVE DEFECTS

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. At the time of the inspection the following concerns were noted:

1. Current leaks
2. Plastic fittings (deteriorated)
3. Improper support of plumbing lines
4. Poor installation of fitting bands
5. Evidence of past repairs
6. Evidence of past leaks

A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern and to make necessary repairs.