



Exceeding My Customer's
Expectations

Beneath The Shadows Home Inspections, LLC

Dale Nelson
2603 W. 2225 S.
Syracuse, Utah 84075
801-540-2994

theshadowinspector@earthlink.net

POLYBUTYLENE PLUMBING

Dear "Client's Name"

During the inspection of your home, polybutylene plumbing was observed to have been used. This type of tubing is commonly used to deliver both hot and cold water throughout the home.

Some polybutylene plumbing systems are the subject of Class Action lawsuits and settlements funded by the manufacturers. My home inspection report may provide supporting documentation needed to file a claim. A home inspection cannot determine if polybutylene pipes are about to leak simply by looking at the outside of them. Pipes deteriorate from the inside and can split under pressure. They can leak anytime without warning destroying furniture, family heirlooms, and even causing structural damage. Leaks can go unnoticed and lead to mold.

The condition of the polybutylene pipes and fittings cannot be determined by any inspection method since there are no visible signs of deterioration until failure occurs. There is no single course of action that is recommended for consumers with polybutylene plumbing. Many recommend replacing the entire system even if there have not been any problems. This course of action should be considered taking into account your personal level of risk aversion, the types of materials used, the age of the system, as well as past performance.

I cannot determine if the type of polybutylene plumbing system discovered qualifies for polybutylene Class Action settlements, which are due to wrap up in 2009. However, you can find out more by contacting the Consumer Plumbing Recovery Center at (800) 356-3496 or visiting their website at www.pbpipe.com.

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