

8/14/2008

Kristin,

Thanks for taking the time to meet with me and explain the issue you are having with the plumbing in your home. I was able to see and document exactly what you were referring to regarding the use of potential polybutylene piping in your home.

Like we talked about, a home inspection is a snapshot in time of the home's visible conditions. Unfortunately, an inspector cannot see behind walls or other objects and must rely on what he can visually see during his inspection in order to make informed observations. After reviewing my original report, you asked why I had not mentioned the 'plastic piping'. Well, none was visible and I saw no indicators that such pipe was in use in your home. All of the stub-outs providing water to your fixtures appear to be copper, as noted in the original report. Indeed, it required the plumber to remove a fairly large section of drywall in the garage in order to determine that PB piping was present in the slab. Additionally, it required him to excavate in the front yard to determine that PB supply pipe from the meter was in use. Those are invasive testing methods that a home inspection does not provide.

Also, please remember our Service Agreement that clearly outlined what I was to do for you during the limited visual inspection and the inherent limitations of such a limited, visual inspection. Paragraph 1 states "*Limited includes any area, which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other item(s). The inspection will not involve any destructive testing or dismantling*" Clearly, the presence of concealed potential PB piping in the slab could not be seen without using destructive testing methods to detect such a latent condition.

The Service Agreement goes on to say "*The client agrees to assume all risk for any/all conditions, which may be concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for a real estate transfer disclosure...*". Unfortunately, home ownership is inherently risky and this is one example of such.



So, based on my initial report and my recent follow-up visit I have to say that my initial report was accurate, based on what I could see at the time, and that I followed all applicable inspection protocols and standards. With that in mind, I clearly have neither responsibility nor liability in this issue and encourage you to work with your plumber to develop the most cost effective repair possible.

Please be assured that I will continue to work with you on this matter, if desired, to help you develop your best plan of action to address the issue. Please call me if you would like any further assistance.

Regards,

*M. Bayett*

