## Poly-B worry?

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The grey water pipe which official name is poly-B or polybutylene was widely applied on the building from the middle of 80s to the late of 90s. Then after it started getting out of the market due to the leaking problem but was still commonly seen in the detached home & town home at that age.

I often found the posts on internet and the talking from clients or agents but most times were not correct. Hereby, I am going to touch a little bit on Poly-B to clarify the misleading & hereafter evaluate the property fairly.

It was the same as other plastic pipes ex. Polyethylene, Pex and PVC, Poly-B was widely used on the city water

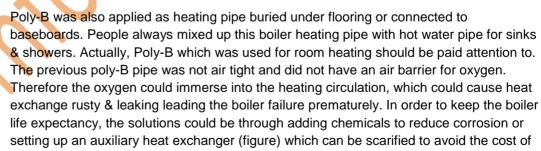




supply & building interior pipes. Because its good flexibility is only next to Polyethylene, it can be used for hot water line as well. Also for its flexibility I personally believed it was more suitable on our local buildings which are mostly light wood structure. First this foundation was not built as much as concrete requirement. In addition, we are on the earth of active slab, which caused movement all the time. Although

we cannot see it, the building existing tiny settlement and movement always happened. Therefore the flexibility of this pipe can offset the stress from the building movement, which avoided damage & leaking due to this stress & the expansion & contraction from the cold & hot water alteration. But why it was out of the market and people were concerned about it in such a way. In fact, most leakage was found from tubing connection which was adopted plastic & aluminum. It should be said the improper installation undermined the leakage. These were commonly found in US rather than our local area. The poly-B pipe found during my inspection was 99% with copper tubing which reduced the leakage risk. However, because of the powerful US market, manufacturers &

suppliers as well as the emergence of PEX pipe, Poly-B was out notoriously.



changing a new boiler. Therefore, once you found a property with Poly-B pipe, you do not need to be panic until the detail can be inspected.