

## IMPORTANT NOTICE: Critical Plumbing Infrastructure Update

**To:** All Owners of Park Units at Barrington One HPR

**From:** Barrington One HPR Homeowners Association Board

**Date:** March, 2026

**Subject:** Urgent Notice Regarding Polybutylene Piping

Dear Homeowner,

We are writing to bring an important maintenance matter to your attention regarding the plumbing infrastructure within the Park Units.

Based on recent inspections and historical building records, it has been determined that **unless your unit has undergone a complete plumbing professional upgrade, it likely contains polybutylene (PB) water piping.**

**The Issue: Useful Life Expectancy** Polybutylene is a gray plastic pipe commonly used in residential construction between the late 1970s and mid-1990s. Industry standards and plumbing experts now confirm that this material has reached or exceeded its **maximum useful life**. Over time, common water treatment chemicals cause the material to become brittle from the inside out. This leads to:

- **Micro-fractures:** Structural weakening of the pipe walls.
- **Sudden Failure:** Unlike copper, which often pinhole-leaks slowly, PB piping is prone to sudden, catastrophic bursts.
- **Limited Warning:** Pipes often appear perfectly fine on the exterior right up until the moment of failure.

**Why This Matters to You** As a property owner, maintaining the internal plumbing of your unit is a vital responsibility. Failure to address aging polybutylene can result in:

1. **Significant Property Damage:** Impacting your flooring, drywall, and personal belongings.
2. **Liability:** Potential water damage to neighboring units or common areas.
3. **Insurance Complications:** Many insurance providers now exclude coverage for damage caused by polybutylene or may refuse to renew policies for units where it remains installed.

**Next Steps** If you have already replaced your interior plumbing with PEX or copper, please provide a copy of the plumbing permit or contractor's invoice to the Association Manager so that we can update our records.

**If you have not yet upgraded your plumbing:**

- We strongly recommend scheduling an inspection with a licensed plumber to verify your pipe material.
- Begin obtaining quotes for a "re-pipe" to mitigate the risk of a future emergency.

*Note: Proactive replacement is significantly less expensive and stressful than an emergency remediation following a flood.*

Should you have any questions regarding this notice or require a list of preferred vendors who have worked within the community previously, please contact the property management office.

## Frequently Asked Questions: Polybutylene (PB) Piping Replacement

- 1. What is Polybutylene (PB) piping?** Polybutylene is a gray plastic pipe used in residential plumbing systems between 1978 and 1995. It was later discovered that common water additives, like chlorine, react with the plastic, causing it to become brittle and eventually flake or crack from the inside out.
- 2. My pipes look fine. Why do I need to replace them?** The degradation happens on the **inside** of the pipe. A pipe can look perfectly smooth on the outside while being structurally compromised on the inside. Most owners do not know there is a problem until a pipe suddenly bursts.
- 3. How do I know if my unit still has PB piping?**
  - **Check under sinks:** Look for gray plastic flexible tubing entering the shut-off valves.
  - **Water Heater:** Check the pipes connected to your water heater.
  - **Professional Inspection:** A licensed plumber can verify your piping material in minutes.
- 4. What are the risks of waiting?**
  - **Catastrophic Failure:** PB piping is known for sudden, high-pressure bursts rather than slow leaks.
  - **Insurance Denials:** Many insurance carriers now have specific "Polybutylene Exclusions."
  - **Resale Value:** Most home buyers and inspectors will flag PB piping, requiring replacement before a sale.
- 5. What is the recommended replacement material?** Most modern professionals recommend **PEX (Cross-linked Polyethylene)** or **Copper**. PEX is the industry standard for retrofitting because it is flexible and durable.
- 6. Does the HOA cover the cost of replacement?** Per the Association's governing documents, piping located within the unit boundaries that serves only that specific unit is the **individual owner's responsibility**. Beyond the main supply valve is the individual unit owner's responsibility such as feeds to sinks, laundry, toilets, showers, etc.
- 7. How about common piping?** The Board has been working with local plumbers to get estimates to replace any common piping within the Association's responsibility. This is the piping that serves multiple units and generally ends at the supply valve within each unit. This work will be performed in the next several months.
- 8. How long does a "re-pipe" take?** For a standard Park Unit, a professional crew can typically complete a re-pipe in **1 to 3** days.
- 9. Can I do this work myself?** Because this involves the pressurized water system of a multi-unit building, all plumbing work must be performed by a **licensed and insured plumber** and must comply with local building codes.
- 10. Are there any plumbers who know our community?** Yes, below is a list of plumbers that you can reach out to that have performed work within our community and may be able to give you quick pricing on the replacement work.
  1. Ace Plumbing 843-891-6131 or [ace@acesplumbingrepair.com](mailto:ace@acesplumbingrepair.com)
  2. VO Plumbing 843-760-1426 or [offer@v-oplumbing.com](mailto:offer@v-oplumbing.com)