

Michael Saunders & Company

Licensed Real Estate Broker

PINHOLE LEAK AND POLYBUTYLENE PIPE DISCLOSURE

Pinhole leaks in copper plumbing affect property owners throughout the United States. To date, no definitive reason has been determined for the cause of the leaks, although it seems to affect some communities more than others. Some homeowner's associations have a website, and you may be able to obtain information if any homes in that community have experienced pinhole leaks. Also, we recommend that you contact the Board of Directors (if applicable) for relevant information.

Polybutylene pipes are also of potential concern for homes. Little is known as to why polybutylene piping can fail. Homes containing polybutylene pipes may be difficult to insure.

Obviously, not all past plumbing repairs are the result of pinhole leaks or polybutylene pipes and only a professional can make such a determination. We recommend that you seek professional advice from a plumber or other appropriate professional.

This information is being provided to assist you in making an informed decision in the purchase of residential real estate. This Notice is not intended to serve as a warranty on any statement included herein.

Please acknowledge receipt of this disclosure by signing below.

Signature of Buyer

Date

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Date