



Kitec Plumbing Advisory

It has been reported that some Home Builders in Northern California built during the mid-1990's through 2007, were built with Kitec plumbing systems. It has been alleged that Kitec plumbing systems generally consist of plastic-coated aluminum pipes and brass fittings. It has also been alleged that the brass fittings and the aluminum core are susceptible to dezincification and corrosion. Dezincification and corrosion can lead to, among other things, a restricted water flow, an increased likelihood of fittings leaking or breaking and/or pipe failure.

A class action lawsuit was previously filed against the manufacturer of Kitec pipes. For more information regarding the products and the lawsuit, please visit www.kitecsettlement.com/faq.cfm. For example, in 2012, the Serrano Owners' Association (OA) notified its membership of its concern that some of the homes in the Serrano development may contain Kitec plumbing systems. See example of comments from the Serrano HOA Annual Meeting from June 2012.

News Brief - June 2012 Excerpt from Recap of Serrano Annual Meeting – Plumbing Failures

At the May 2012 Association Board meeting, a group of owners requested that the Association alert Serrano members to a plumbing problem that could affect them. The issue is the possible failure of "Kitec" pipe and fittings that were used in home construction nationwide from the mid 1990's until 2007, including some of the homes in Serrano. Additionally, the potential for a plumbing failure is increased if the water pressure for your home is unusually high due to a poorly adjusted or failed pressure regulator.

You can find a brief summary of the Kitec plumbing issue on the Association website which was extracted from information readily available on the internet. You may want to do your own web search as well, as we only included a small portion of the available information.

Keller Williams Realty does not have any personal knowledge regarding Kitec plumbing systems. Keller Williams Realty has not verified any of the information contained within this advisory, the OA Newsletter, or investigated the Kitec plumbing system.

It is strongly recommended that the buyers obtain professional advice and/or inspections of the property to determine the presence and/or condition of the Kitec plumbing system. Buyers should satisfy themselves as to the condition of use by a licensed plumber or other appropriate professionals prior to removing inspection contingencies.

Date: _____ Buyer: _____

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