

North Carolina Home Inspector Licensure Board
Suggested Language Statements
Revised and Submitted for Board Approval by Bonnie Gregory
Gregory Enterprises: The Home Inspection Training Center
NC Update 2018

SUGGESTED LANGUAGE STATEMENTS: PEX FITTINGS: 1996 to 2010 PEX

The visible plumbing lines in this home are cross-linked polyethylene (PEX) with brass fittings. Evidence of localized low water pressure and or discolored/corroded fittings was noted during the inspection. This could be the result of dezincification of the brass alloy. Dezincification occurs when zinc leaches from the brass leaving the fittings in a weakened state. As the zinc leaches, it can also form a build-up inside the fitting restricting water flow and ultimately leaving the plumbing system prone to failure. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern and to make necessary repairs.