



Realty One of New Mexico - Information Sheet

Kitec Aluminum Piping / Polybutylene Resin Piping

This form is for information only, it is not a disclosure nor a warranty concerning any specific property

Kitec Plumbing consists of flexible aluminum pipe between an inner and outer layer of plastic pipe with brass fittings. Kitec was marketed as an inexpensive and easy installation alternative to copper piping. Kitec was sold between 1995-2007 for potable water, in-floor radiant heating and hot water baseboard heating systems. Pipe fittings were made from the IPEX manufacturer and contained high zinc content which caused dezincifying in certain areas with aggressive water conditions. In turn, water pressure can be restricted or fittings may fail completely, causing flooding and or water damage to homes. In addition, Kitec was certified to withstand a maximum of 180 degrees. In some cases where temperatures were turned up due to faulty or dysfunctional coils, piping can disintegrate due to high levels of heat. For more information please visit:

<http://www.gaar.com/blog/article/kitec-plumbing-systems-disclosure-requirements>

Polybutylene Plumbing is a form of plastic resin piping intended to substitute traditional copper piping. Due to the low cost and ease of installation, Polybutylene was used extensively from 1978-1995. It is believed that oxidants in public water supplies, such as chlorine, react with the Polybutylene and acetal fittings causing scaling, flaking and piping to become brittle which in turn creates microfractures and reduces the integrity of the system. A weak system may fail without warning and cause damage to building structures and personal property. For more information please visit: <https://poly-b.com/>

Buyer Signature

Date

Time

Buyer Signature

Date

Time

A Buyer having a home inspected should indicate to their Inspector any concerns they may have with the above mentioned plumbing and heating. Thereafter, the Inspector may report that a Licensed Plumbing & Heating Professional would be the best route in obtaining a full professional report with potential issues or remedies regarding the above mentioned plumbing and heating types. Real Estate Brokers are not qualified to recognize, identify or advise on kitec, polybutylene or Entran II. Sellers have an obligation to disclose known problems with their property. Real Estate Brokers must disclose adverse material facts actually known by them.