



Between 1996 and 2010 many plumbing fittings were made from what we now know as yellow brass. **Brass** is an alloy of copper and zinc; the proportions of zinc and copper can be varied to create a range of brasses with varying properties and cost. Yellow Brass is a composition where the zinc levels have been increased. The addition of larger amounts of zinc reduces the copper's natural red color and gives the brass a yellow appearance.

Red Brass	Up to 15% zinc brass	Color: Copper appearance
Yellow Brass	33% zinc brass	Color: Yellow to white
White Brass	50% zinc brass	Brittle used for casting

Homeowners throughout the country have alleged that brass fittings, which contain more than fifteen percent (15%) zinc, are prone to a chemical process known as “dezincification”. In summary, dezincification occurs when the high-zinc fittings and components are exposed to water and the zinc is leached from the fitting or component. This leads to a build-up of corrosion in the fitting, restricting water pressure and flow and ultimately leaving the plumbing system prone to breakage and leaking. Yellow-brass plumbing components can include fittings, shut-off valves, mix-it valves and angle stops. Most consumer complaints were focused around one specific fitting manufacturer, Zurn, however, many companies manufactured the same yellow brass and have been sued. The Zurn is the only active case that has reached a settlement.

The Zurn Pex plumbing settlement will resolve a class action lawsuit alleges Zurn sold defective F1807 Pipe Fittings between 1996 and 2010 that prematurely degrade, leak, and cause damage as a result of corrosion. The class action lawsuit also claims that the warranty Zurn provided with these F1807 Fittings should pay for repairs related to their alleged failures. It was seeking money damages for current and former owners of structures containing the defective Zurn pipe fittings and a court order requiring Zurn to honor future warranty claims for damage resulting from the F1807 Fittings.

Zurn denies any wrongdoing but has agreed to a \$20 million class action lawsuit settlement to avoid ongoing litigation. Class Members of the Zurn class action settlement include any person or entity that owns or owned a building or property containing brass crimp fittings and connectors manufactured to ASTM standard F1807 and which were made from a type of brass commonly known as “yellow brass.” People and entities that paid for damage or repairs caused by a leak of a Zurn F1807 fitting or connector may also file a claim in this settlement.

You can tell if the plumbing system contains Zurn’s F1807 Fittings because they are stamped with “Qpex.” The fittings (known as QestPEX Crimp System, Qicksert fittings, and Qick/Sert insert fittings) can be located at joints in the plastic pipe. You can learn more about the F1807 Fittings by visiting www.PlumbingFittingSettlement.com. Make sure the see Q-PEX on the fitting and on most cases on the PEX pipe label before you use the Q PEX DDID. If in doubt use the general comment with the ZURN name.

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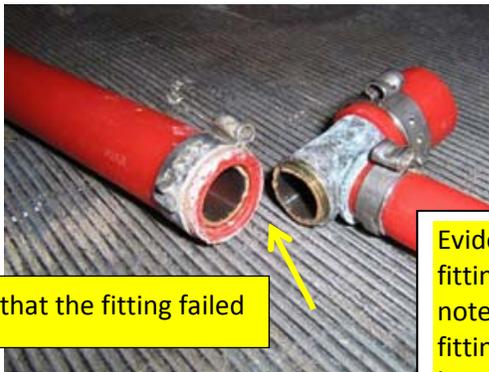
THE HOME INSPECTION: With any PB or PEX plumbing the inspector should pay attention and visually inspect as many fittings and pipe connections as possible. We are looking band placement, discolored fittings, and bands that are oblong or damaged. Pay extra attention to fitting near water heater systems or water softeners, heat and minerals speed up the deterioration. The problem fittings are brass used with PEX piping in homes built between 1996 to 2010. We are looking for any white spots or zinc oxide build up. We are also looking for two tone appearance. Yellowish brass appears to change to copper color. Fittings often appear dull and wrong in color, reddish copper appearance instead of yellow brass color. Remember PEX is not a name brand, it is a type of plastic. The fitting of most concern are marked with **Q-PEX** from ZURN. All fittings are the compression or racket type F-1807.



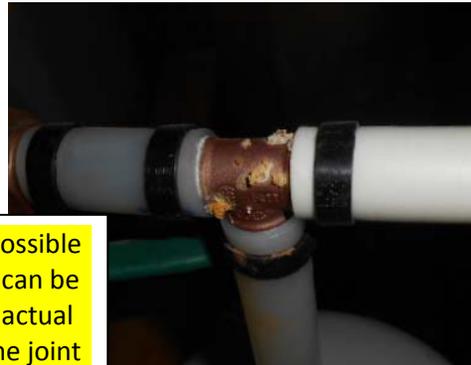
Inspection Points:

1. Fittings Stamped with Q-Pex
2. Low water pressure at main points of use
3. Corroded Fittings (Any Brand or Label)

When to report: Anytime Q-PEX fitting are observed no matter the condition. Fittings failure starts inside the fitting. Anytime white corrosion is noted.



Note that the fitting failed



Evidence of possible fitting failure can be noted on the actual fitting or at the joint between the fitting and the pipe/band connection.



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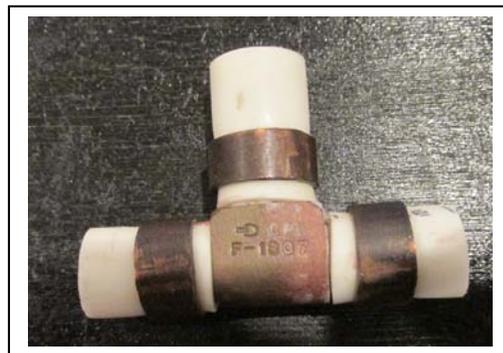
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Q-Pex: No Noted Corrosion: D.D.I.D: The visible plumbing lines in this home are plastic PEX with QPEX metal fittings manufactured by the Zurn Corporation. These plumbing fittings are the subject of a consumer class action lawsuit and settlement due to fitting failures related to dezincification. After years of consumer complaints, the Zurn Corporation has acknowledged that it has seen an increased number of premature failures and leaks in its QPex fittings. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the general condition of the plumbing distribution and supply lines, the significance of this concern, and make necessary repairs. The client should visit the class action settlement website for more information, www.PlumbingFittingSettlement.com.

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Any: F1807 Fitting: Corrosion: D.D.I.D: The visible plumbing lines in this home are plastic PEX with brass metal fittings. Evidence of fitting deterioration was noted during the inspection in a few/several locations. The deterioration could be the result of a known problem referred to as “dezincification”. Dezincification occurs when brass fittings that are considered a high-zinc copper alloy are exposed to water and the zinc is leached from the fitting or component leaving the fitting in a weakened state. This process also leads to a build-up inside the fitting, restricting water flow and ultimately leaving the plumbing system prone to breakage and leaking. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the general condition of the plumbing distribution and supply lines, the significance of this concern, and make necessary repairs.



We are looking for zinc oxide or white corrosion and sections where brass (yellow) has turned dull and reddish toward deep copper. Can you see the 2-tone appearance of the fitting on the right? The F-1807 has nothing to do with this concern, the identification tells us the type of fitting.

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Inspection:

Fitting Stamped = QPEX= 1996 -2010

Or Any Corroded Fitting= 1996 -2010

Stainless Steel Racket Bands or Standard bands

Any Color PEX Pipe

Failure Starts On the Inside of the Fitting



Low localized water pressure can be a warning sign!