

Corrosion

Corrosion build-up is often present on pipes and valves in sink cabinets, at toilets, and at the water heater. Corrosion or hard water mineral build-up is often present on faucets, handles, and shower heads, and at various other places where water shutoff valves are used, including, but not limited to, the washer, dishwasher, and water heater.

Although corrosion is common, it can indicate leaks, static electric charges on metal pipes, dissimilar material connections (typically between two different metals), and/or chemical storage nearby, particularly in sink cabinets; other causes also are possible. Corrosion or hard water mineral build-up can cause water-using components such as shutoff valves to not work properly or fail when used.

Such corrosion build-up in all visible areas might not be noted in this report because it is so common. However, a significant build-up of corrosion could be concealing an active leak, although the leak in such cases usually is minor. Remember, though, that neglecting a minor leak can result in a major leak. At that point, you could have major water damage and significant mold or mildew.

What might have been considered light corrosion at the time of the inspection could have been the start of a problem and a more serious build-up of corrosion could be present by the time escrow closes. Any pipes that have corrosion should be cleaned and inspected. Check the pipes and valves in the sink cabinets before storing items in those cabinets. Regular homeowner monitoring and maintenance of the pipes and valves in the sink cabinets is fairly easy to do.