



# What to Expect By Year Built

	1900 - 1920	1921 - 1930	1931 - 1940	1941 - 1950	1951 - 1955	1956 - 1960	1961 - 1965	1966 - 1970	1971 - 1975	1976 - 1980	1981 - 1985	1986 - 1990	1991 - 1995	1996 - 2000	2001 - 2005	2006 - 2010	2011 - 2015	2016 to 2020	
<b>Electricals</b>																			
Aluminum Wiring							1965 - 1972 - Insurance Issue												
Knob and Tube Wiring	1950 and Earlier - Insurance Issue																		
Fuse Breakers		1935 to early 60s - Insurance Issue																	
Breakers						1960 until now - Old Breakers									Newer Breakers				
GFCI Outlet Exterior				No GFCI Protection Outside - Recommended Upgrade									1975 until now						
GFCI Outlet Bathroom				No GFCI Protection Outside - Recommended Upgrade									1975 until now						
GFCI Outlet Kitchen				NO GFCI Protection in the Kitchen - Recommended Upgrade											1987 until now				
Det. House 60 amps Panels				1950 - 1965 - Insurance Issue															
Electrical Panels				Old Electrical Panel - 50 years lifespan											Newer Electrical Panel				
<b>Enviromental</b>																			
Asbestos Containing Material				1920 to 1990															
Lead Paint				Banned in 1978. The older the house is, the higher the chance															
Oil Tanks				Prior to 1960 - Also depends when gas became avail in the area.															
Chinese Drywall															2001 to 2007				
Pop Corn Ceiling			1930 until 1978																
<b>Plumbing</b>																			
Galvanized Pipes		1920 - 1960 - Insurance Issue																	
Copper Pipes				Old Copper 1930 to 1985 - Recommended Upgrade									Newer Copper 1986 to 2005						
Polybutylene Pipes									Early 70s to mid 90s - Insurance Issue										
Kitec Pipes													1995 - 2005						
PEX Pipe															Mid 90s until now				
<b>Drain Tiles</b>																			
Clay / Conrete Drain Tiles			200 BC to 1970																
Big-O Drain Tiles									1970 to 1990										
PVC Drain Tiles																	1990 until now		
<b>Mechanical Exhaust</b>																			
Bathroom Fan Exhaust																		Became Code in 2003 to exhaust to the exterior	
Kitchen Range Exhaust																		Became Code in 2003 to exhaust to the exterior	
<b>HVAC</b>																			
Low Efficiency Furnace							55 to 72% Efficient												
Mid Efficiency Furnace															78 to 83% Efficient				
High Efficiency Furnace																		90 to 98% Efficient	
Air Conditioning																Over 10 Years		Under 10 - Designed for 15	
HRV Ventillation System															Over 15 years - Near end of life		Under 15 years - Design for 20		
Boiler															Over 15 years - Near end of life		Under 15 years - Design for 20 - 30		
Heat Pump															Over 15 years - Near end of life		Under 15 years - Design for 20		
<b>Roof</b>																			
Shingle Roof															Over 15 years - Near end of life		Under 15 years - Design for 25		
Old Shingle Roof																			
Concrete Roof							Over 40 years - Near end of life								Under 40 years with Annual Maintenance - Designed for 60 years				
Torch-on Roof													Over 15 years		Under 15 years - Designed for 20 years				
Shake Shingles												Over 25 years - Near end of life			Under 25 years - Designed for 20 - 40 years				
<b>Building Envelop</b>																			
Rainscreened																		1999	2006 until now
Windows															Over 20 years - Near end of life				Under 20 years - Designed for 25 - 30

Do your own due Diligence