

# Buying an older house?

You shouldn't expect modern systems and devices when buying an older house. Below is a short list of important dates in recent history when changes occurred in home construction and materials. Determine the age of the house that you are purchasing then refer to the chart below to better understand what kinds of materials and construction techniques may have been used in that house.

## What you can expect...

Prior	1940	Balloon framing is used
After	1940	Knob and tube electrical wiring is not used
Prior	1950	Supply plumbing is mostly made out of galvanized steel
After	1955	Waste plumbing is most likely made out of copper
Prior	1960	Electrical systems were not grounded; 2-prong, non-grounded outlets are common
During	1960	Grounded electrical systems are introduced
After	1960	Waste plumbing mostly plastic (price of copper dramatically increased)
Prior	1960	Walls and ceilings are lath and plaster
After	1960	Drywall is mostly used for walls and ceilings
Prior	1965	Wood planking is used for sub-floors
After	1965	Aluminum wiring introduced (cost of copper went up during the Vietnam War)
During	1970	Aluminum wiring is widely used
Prior	1970	Concrete blocks are used for foundation walls
After	1970	Poured concrete is mostly used for foundation walls
Prior	1975	Insulation in walls and ceilings is usually minimal
After	1975	GFCI outlets used in bathrooms
After	1978	Aluminum wiring is not used anymore
After	1978	Lead based paint is not manufactured
After	1978	GFCI protection used in garage
After	1980	Wafer board sub-flooring is introduced
After	1980	Formaldehyde insulating foam is banned
After	1987	GFCI protection used in kitchen
After	1990	GFCI protection used in crawl spaces
After	1996	GFCI protection used above all kitchen countertops
After	2003	AFCI protection used in bedroom circuits

**Call us with any questions you may have!**

**Tiger Home & Building Inspections, Inc.**

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