

# The Real Estate Pro's Quick Reference Guide

Provided by:



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<b>Resources:</b>		
Pikes Peak Regional Building Department	Permit Data	<a href="https://www.pprbd.org/search/permit#searchjump">https://www.pprbd.org/search/permit#searchjump</a>
El Paso County Tax Assessor Office	Property Data	<a href="https://property.spataleest.com/co/el Paso/#/">https://property.spataleest.com/co/el Paso/#/</a>
Building Intelligence Center	Determine Age of Mechanical Equipment	<a href="https://www.building-center.org/">https://www.building-center.org/</a>
Radalink	Determine if a Home is in a "Radon Hot Zone"	<a href="https://www.radalink.com/">https://www.radalink.com/</a>
<b>Electrical:</b>		
Federal Pacific Electric Panel (FPE)	Mid 1950s – Late 1980s	Manufacturing defects could prevent some generations of Stab-Loc breakers from tripping when overloaded or short-circuited.
Zinsco Electric Panel	1930s – Mid 1970s	Circuit breakers melt to the main bus bar.
ITE and Bulldog Pushmatic Electrical Panels	Mid 1950s – Early 1980s	Thermal design with no magnetic trip mechanism. (considered obsolete)
Knob and Tube Wiring	1880s – 1940s	Old rubber and cloth insulation can become dry, brittle, and susceptible to damage.  Connections (typically made by twisting, soldering, and wrapping the wires in rubber and electrical tape) can become loose or damaged.
Aluminum Wiring	1965 – 1973	Poor connections can lead to arcing and cause wires to overheat.
Smoke and Carbon Monoxide Alarms	N/A	Smoke alarms are required inside each bedroom, outside each sleeping area, and at least one on every level of the home.  Carbon monoxide alarms are required within 15' of each bedroom.

<b>Plumbing:</b>		
Orangeburg Sewer Pipe	1940s – 1970s	<p>Comprised of wood fibers bound with a water-resistant adhesive and filled with liquified tar encasement.</p> <p>History of failure and focus of a class action lawsuit.</p>
Polybutylene Water Supply Pipes	1978 – 1975	<p>Problems with connectors and additives to the public drinking supply can cause micro-fractures to form on the interior walls of the pipes.</p> <p>History of failure and focus of a class action lawsuit.</p>
Galvanized Steel Water Supply Pipes	Before 1960	<p>Minerals that occur naturally in the water cling to the zinc-coated interior walls. Over time, the inside diameter of the pipe starts to close up.</p> <p>Common for a galvanized pipe to leak at the joints.</p>
<b>Heating:</b>		
Asbestos Wrap on Ducts	1930s – 1980s	<p>Can be harmful if the material is disturbed and the fibers are inhaled or ingested.</p>
<b>Structure:</b>		
Split Jack or Telescopic Posts	N/A	<p>Typically, split jack posts or telescopic posts are designed for temporary use.</p> <p>Most often, the posts must be replaced with adjustable steel jack posts.</p>
<b>Exterior Cladding:</b>		
Asbestos Tile Siding	1920s – 1960s	<p>The fibers can be harmful if the tiles are damaged.</p> <p>To encapsulate damaged tiles, paint with a latex masonry primer and high-quality latex paint. Never sand or scrape the tiles. Instead, simply scrub the tiles with a soap-and-water solution, rinse with a hose, then paint.</p>
Lead Paint	Before 1978	<p>If the home was built before 1978, assume it has at least one coat of lead-based paint; 83% - 86% do according to the CDC.</p> <p>Before 1955, white exterior paint was frequently made from a 50/50 mixture of linseed oil and lead (lead concentration 50 times higher than other lead-based paints).</p>