



Border
Home Inspections
"Inspected Once, Inspected Right."

Aulden Reid Certified Residential/ Commercial Inspector

READ THIS IF YOU'RE BUYING AN OLDER HOME

Q: I am considering buying an older home and have a pretty good idea of what it will take to fix up except for the wiring. How can I tell if the electrical wiring meets the minimum standards?

A: This is a loaded question and has many factors that will affect the answer such as **the type of wiring, panel type, age and size of the home, the future demands** you plan on putting on the home and many more. This article cannot possibly cover all the issues you should consider. I will mention a few things you can look into and recommend you consult a qualified contractor if you need more advice. Remember electricity kills, don't mess with it if you don't know what you are doing.

- First of all is the service large enough. A rule of thumb is that the service should be a minimum of 60 - 70 Amps. Some insurance companies will ask you to upgrade the service if it is less. 100Amps is the most common and 200A is usually plenty.

- The age of the home is usually an indication of the type of wiring inside it. If your home was built at the turn of the century it may contain some knob-n-tube wiring. This type of wiring doesn't provide a grounded conductor and therefore should be removed.

- Aluminum wire and or aluminum coated copper was used in the late 70's when copper prices were high and builders were looking to reduce costs. The wire itself conducts electricity just fine but it has a tendency heat up and expand. This expansion and contraction has caused fires due to arching connections and was replaced after a few years. Many Lloydminster homes have Aluminum wire in them. There are solutions to make the wire safer. Go to my site for more information on Aluminum wire.

- The type of panel may be a factor. Some panels are outdated and no longer serviceable.

- If you plan on adding an addition or a garage you may need to upgrade the service. Look in the panel to see if it is full, if it is you may need to add a sub-panel or replace the panel depending on the situation.

Remember that Border Home Inspection is trained to inspect your homes wiring for these and many other behind the scenes issues. Give Aulden a call to book an inspection today.



Call 780-872-1268
to book an inspection.