



# REAL ESTATE TIPS & ADVICE

## Aluminum Wiring

*Potential Issues for Home Owners*



Originally Published at <https://blog.winnipeghomefinder.com>

It seems that our home and property insurance companies are making things a little more difficult for home buyers and sellers once again. Just as they've recently done with ['knob & tube wiring'](#), they are now questioning the safety of **aluminum wiring** in homes. A little background:

Aluminum became popular in the early 60's, when the price of aluminum was far below the price of copper. Builders, always looking to save some money, chose to use aluminum wiring, which was believed to be safe



*"Bo Knows Real Estate"*

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(and economical) alternative. Actually, aluminum IS still considered safe, unless and until homeowners change lights or plugs and use the wrong fixtures.

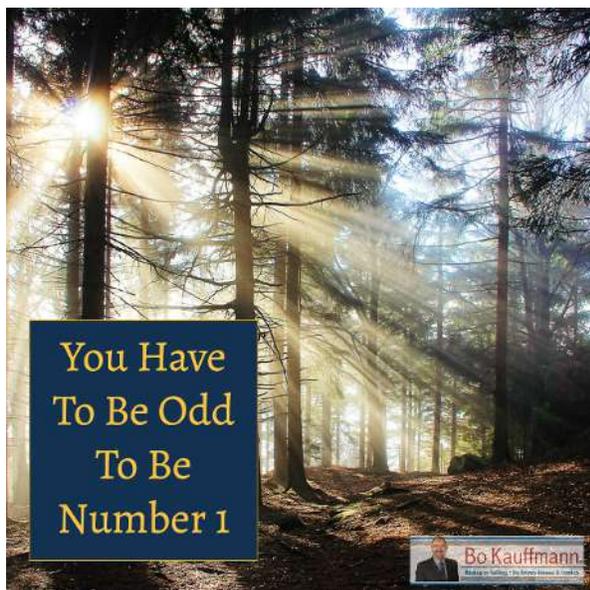
Aluminum wiring, if not properly installed and maintained, CAN cause problems.

## The problem with aluminum wiring

Aluminum and copper are dis-similar metals, and as such, expand and contract at different rates. So when a homeowner replaces a switch with a copper-type switch, and connects the aluminum wire, over time the connection can become loosened, [causing sparks and possibly fire](#).

The same goes for light fixtures, plugs and other fixtures. Homeowners are advised to have a qualified electrician complete this type of work. Approved marettes (the little plastic caps) must be

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used when installing new lighting to aluminum wiring. For switches and plugs, aluminum rated items must be used.



## Does aluminum wiring have to be removed from the home?

Certainly not....but extra care should be taken: One home inspector told me that homeowners WITH aluminum wiring, should be inspecting and tightening the connections on all of their devices (lights, plugs, switches...etc) once every 5 to 6 years.

Until recently, when a home with aluminum is **sold to a new owner**, the NEW insurance company has been asking for an electrical inspection. While an inconvenience, **home-owners** were being 'grandfathered' and left in peace so long as they kept renewing their home insurance. ***This is apparently about to change:***

## Electrical Inspection Required

I just received a call from someone who advised that their home insurance company now asked for an electrical inspection **before RENEWING** their home insurance. They were not selling,... simply renewing with the same insurance company they've had for many years.

If your home is built between the early 1960, and into approx. 1976, it is 'possible' that aluminum was



used in your home. Certainly not every home was built with aluminum, but especially homes in

- Windsor Park
- Southdale,
- North and East Kildonan and
- St Vital
- St James

are known to have this type of wiring.



Before [selling your home](#), it's a good idea to check.

If you can, pop off a light switch cover and see if the wiring is shiny silver (don't touch it), or if its a coppery, brassy colour. If it's the former (shiny silver) it would appear that you've got aluminum wiring.

To get an electrical inspection of your home, call a [qualified electrician](#). If you need a referral to one, let me know in the comments below and I'll put you in touch with a reputable electrical company.

[Knob and Tube wiring, fuses and other electrical upgrades](#)



**REAL ESTATE TIPS & ADVICE**  
**Closing Costs for Buyers**  
*Costs for buying a house or condo*

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**REAL ESTATE TIPS & ADVICE**  
**4 'Must-Have' Condo Features**  
*Make sure your condo has these (and more)*

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**REQUIRED CONDO DOCUMENTS IN WINNIPEG**

1. Statement about cooling off period
2. Statement about buyers rights to cancel
3. Disclosure Statement by current owner
4. Disclosure Statement by Condo Corp.
5. Budget for current fiscal period
6. Most recent financial statements
7. Auditors Report (if available)
8. Current By-Law and Rules
9. Proposed By-Law changes (if any)
10. Property Management Agreement
11. Reserve Fund Study
12. Condo Declaration & Amendments
13. Excerpts of the Condo Plan

These are the condo docs required for most Condo sales. If the condo is a new-construction additional documents may be needed. When in doubt... check with your Real Estate Agent.

**Never buy a condo without a trained Real Estate Agent!**

Bo Kauffmann  
<https://blog.winnipeghomefinder.com>

## ABOUT BO KAUFFMANN, REMAX PERFORMANCE REALTY

After serving 24 yrs as a City of Winnipeg Police Officer, Bo Kauffman retired in 2005 and joined the largest REMAX office in Winnipeg. He started his career as a Lic/Asst. to another real estate agent, and spent the first 2 years learning the trade.

In 2006, Bo earned the designation of A.B.R. (Accredited Buyer Representation), additional training and certification in the field of home buyer representation. In 2007, he cast off the life-line and



became a full real estate agent. That first year he earned the REMAX 100% Club award and has not looked back since.

### HELPING HOME BUYERS

Bo enjoys working with house and condo buyers in nearly all price ranges in Winnipeg and close surrounding communities. Buyers find him to be very helpful and easily reachable, either via phone, text, email or numerous social media channels.

### HELPING HOME SELLERS

When representing house and condo sellers, Bo's clients enjoy the most extensive marketing plan in the industry. From taking professional photographs of the property, to superb and expansive marketing, Bo Kauffman leaves no stone unturned in his effort to advertise and market the sellers property.

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