Conflux Cincinnati Knob and Tube

Knob and Tube Rewire Planning Checklist

For a house with knob and tube wiring in Cincinnati, Hamilton County or Northern Kentucky. Use it to gather what your insurer or buyer has asked for, to compare the people you might hire, and to check the documents you should hold when the work is done.

1. Gather what you already have

Collect these before anyone visits. They tell whoever you hire what the job has to answer, and they keep your insurer, lender or buyer working from the same facts.

- ☐ The insurer letter or renewal notice that mentions the wiring, with its exact wording
- ☐ The deadline it gives, and who at the insurer or agency to send documents to
- ☐ The home inspection page that mentions knob and tube, if there is one
- ☐ Any permit records or receipts for earlier electrical work in the house
- ☐ Dates that matter: a sale, an inspection contingency, a renewal, an insulation booking or a remodel
- ☐ Notes on what you have noticed: fuses blowing, flickering lights, warm cover plates, two-slot outlets

Insurer and policy number

What the insurer asked for, in its words

Deadline

Sale, renewal or insulation date

2. Before you hire anyone

Ask each contractor the same questions and write down the answers. A clear answer to every line is worth more than a low first number.

- ☐ Ohio address: an OCILB electrical contractor license, with the number checked with the Ohio Construction Industry Licensing Board
- ☐ City of Cincinnati address: a City contractor registration, with proof of liability insurance and workers' compensation
- ☐ Kentucky address: a Kentucky electrical license, and the inspector for that address
- ☐ Who opens the electrical permit (in Cincinnati, the application goes to Inspection Bureau, Inc.)
- ☐ Will every knob and tube circuit be traced to its fuse or breaker, and each fuse size checked against the wire?
- ☐ Will attic and basement runs be followed, and each run confirmed live or dead at both ends?
- ☐ Will the openings each room needs be counted before the price is set?
- ☐ Will I get a written circuit list marking each circuit replace now, replace later or dead?
- ☐ How will the household keep power during the work, including heating in winter?
- ☐ Who patches the openings, to what finish, and is that in the estimate?

Licensing: Ohio Revised Code 4740.13; City of Cincinnati contractor registration.

3. After the first visit

The first visit should leave you with a written list, not just a verbal opinion. Check that you have each of these before you compare prices.

- ☐ A circuit list naming every circuit and the rooms it feeds
- ☐ A status on every knob and tube circuit: replace now, replace later or dead
- ☐ Any fuse found larger than its wire allows, listed on its own line
- ☐ The openings each room will need, counted
- ☐ A written scope that says where the new wiring stops, if not everything is replaced now
- ☐ Whether the panel or service changes as part of the job, and why

4. What the handover should include

When the work is finished and the final inspection has passed, you should receive these documents. Keep them together with the house records.

- ☐ A circuit map showing every circuit, the rooms it feeds and its status
- ☐ A labeled panel directory, one line per breaker
- ☐ A scope letter saying what was replaced, what was disconnected and whether any knob and tube remains
- ☐ A disconnection record with photos, showing where each old run was cut at both ends
- ☐ The permit final from Inspection Bureau, Inc. or the authority where the house is
- ☐ An openings list, room by room, with the patching scope

5. Sending it to your insurer, lender or buyer

Each sets its own rules, so ask what it accepts before you send anything, and keep a copy of what you sent.

- ☐ Ask which documents it accepts: the scope letter, the permit final, the disconnection record or a letter from the licensed contractor
- ☐ Send the scope letter, the permit final and the disconnection record together
- ☐ Write down who you sent them to, how, and on what date
- ☐ Keep the insurer’s or lender’s written answer with the house records

Sent to

Date sent

Their answer

General planning information, not an inspection or advice about a particular house. Codes, permit rules and insurer requirements change; confirm them with Inspection Bureau, Inc., your local inspection authority and your insurer.