



Welcome!

Today's topic:
Home Improvements



Objectives

- ▶ Educate homeowner on basic home improvement skills such as drywall/painting repair and flooring repair.
- ▶ Provide tips on:
 - ▶ Getting the biggest bang for your buck in home improvements
 - ▶ Protecting yourself when hiring a contractor

Drywall/Paint Repair

Plaster vs. Drywall



Plaster was normally used in older homes built prior to 1960. Plaster is made of sand, lime or gypsum and water.



Drywall is commonly used in construction of today's homes. Drywall is plaster pressed between two thick sheets of paper.

Plaster and Lead Base Paint

- ▶ Homes built before 1978 may have lead base paint. Plaster was used in homes built prior to 1960, there is the potential for lead paint.
- ▶ Disturbing lead-based paint by sanding, scraping or demolishing its surface is considered the most dangerous way of dealing with it.
- ▶ If you have an old plaster wall that is covered in lead paint, tearing it down and throwing it in a dumpster creates a huge amount of dust that may be toxic.

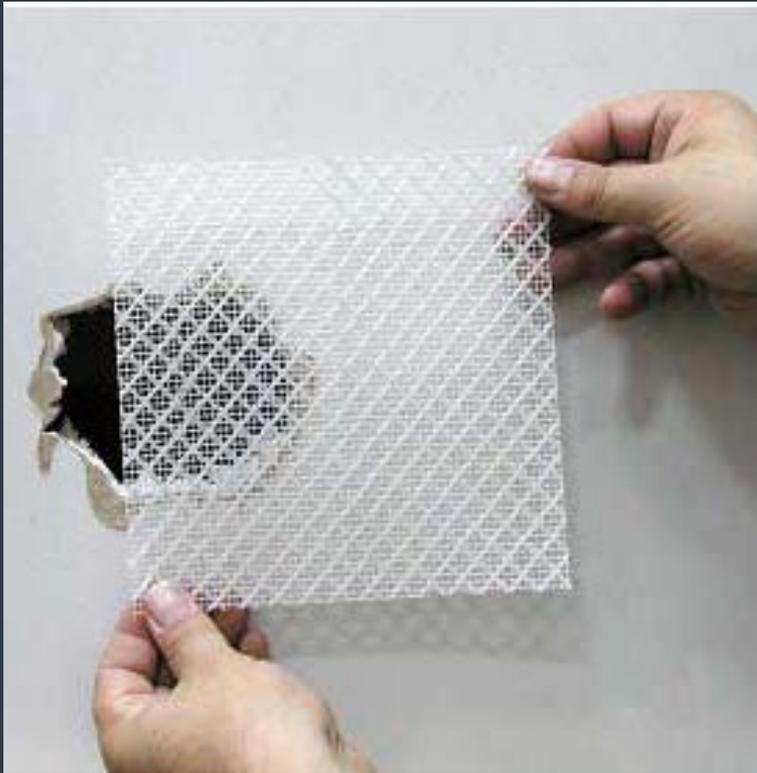


Drywall Repair Materials



- Drywall screws
- Mesh tape/screen

Other Drywall Repair Materials



Wire mesh screens or tape-
Used for holes smaller than
10" x 10" or cracks.



For holes larger than 10" x 10", drywall
must be cut out and replaced using mesh
tape, two small 2 x 4s in place of studs,
drywall screws, and joint compound.

Using a mesh screen

- ▶ These screens are generally peel-and-stick.
- ▶ Remove the backing and press the mesh over the hole.
- ▶ Use a 4" or 6" drywall knife to apply joint compound over the mesh. Allow the compound to dry completely and use a medium grit sandpaper to smooth the dry compound. Apply two more coats (or as many as needed to completely cover the repair) of joint compound following this process.
- ▶ After the final coat, sand the compound to smooth finish, especially at the edge between the joint compound and the surrounding wall.



Repairing a larger hole

- ▶ Draw a square around the hole and use a drywall saw to remove the square containing the damaged area.
- ▶ Watch for wires or other obstructions!
- ▶ Attach small pieces of 2x4 to attach the new piece of drywall.
- ▶ Cut a piece of new drywall to fit the removed section. (Lowe's and Home Depot sell small 2'x2' pieces of drywall for about \$5)
- ▶ Use self-stick fiberglass mesh tape to cover the seams and follow the process for applying joint compound.



Let's give it a try!

Any volunteers?

Cracks in Drywall

- ▶ Reasons
 - ▶ Foundation is deteriorating or settling
 - ▶ Possible termite damage to joists or sill plate
 - ▶ Moisture
 - ▶ Improper use of drywall mud



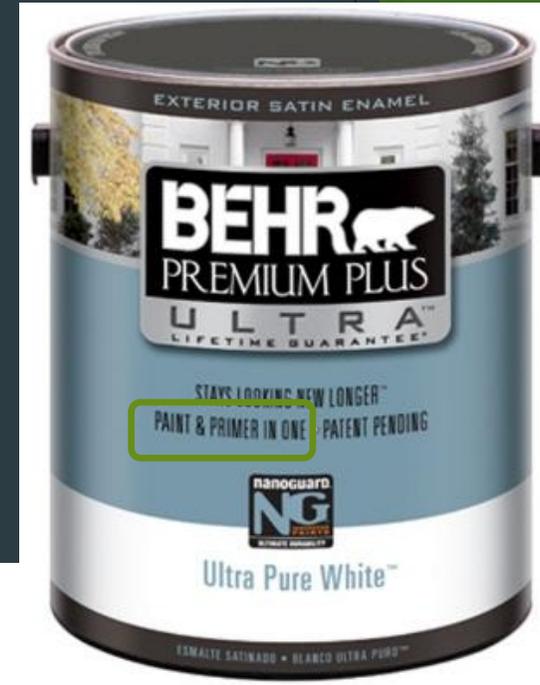
Repairing Cracks and Nail/Screw Pops

- ▶ The process is basically the same as using a wire mesh, only without the mesh.
- ▶ Gently sand the cracked to smooth it out (drywall only).
- ▶ Tighten the screw or gently hammer the nail back into place.
- ▶ Use a small drywall or putty knife to spread a thin layer of joint compound over the crack or hole.
- ▶ Allow to dry, sand, and apply as many coats as necessary to cover the crack or nailhead.



Painting after Repair

- ▶ After sanding, area needs to be primed with paint primer. Some new paints come with primer in them.
- ▶ Stainblockers help with discoloration of the walls due to moisture damage, smoke, and other staining issues.
 - ▶ Kilz is the #1 stainblocking agent on the market. It comes in odorless and very easy to apply.



Types of Paint

- ▶ Flat
 - ▶ Best used in low traffic areas on accent walls and ceilings
 - ▶ Should not be used on trim, in bathrooms or kitchens
 - ▶ Able to hide more imperfections
- ▶ Satin
 - ▶ Low luster
 - ▶ Can be used anywhere except bathrooms and kitchens
 - ▶ Best places are living rooms, dining rooms and bedrooms
 - ▶ Will show imperfections if walls are not properly prepped
- ▶ Semi-Gloss
 - ▶ High luster
 - ▶ Should be used on trim, baseboards, bathrooms and kitchens
 - ▶ Easy to clean
 - ▶ Will show imperfections if walls are not properly prepped



Flooring

Concrete Slab

- ▶ When installing certain types of flooring materials when on a concrete slab, special precautions need to be taken into consideration.
 - ▶ For any flooring:
 - ▶ Imperfections must be addressed prior to flooring being installed
 - ▶ For damaged concrete slabs a skim coat must be applied
 - ▶ Hardwood or Laminate:
 - ▶ Moisture barrier must be applied prior to installing hardwood
 - ▶ Transition Strips
 - ▶ Must use concrete screws or floor anchors



Vinyl Repair

- ▶ Tape around the damaged section of vinyl flooring.
- ▶ Remove damaged section of flooring with a utility knife.
- ▶ Use the removed piece as a template to cut the exact same shape from the new flooring material, making sure to align the pattern of the vinyl.
- ▶ Use putty knife to spread adhesive on area of the floor where the vinyl was removed.
 - ▶ Let stand for 10-20 minutes so adhesive can settle and get sticky
- ▶ Place new cut out vinyl on opening with adhesive



Carpet Repair

- ▶ Hire a professional for carpet repair.
- ▶ Repairing carpet involves a lot of labor, intensive steps, and specialty tools.



Ceramic Tile

- ▶ If subfloor is damaged or uneven the ceramic tile will show the imperfections and may not look the way you hoped.
- ▶ Tools for installation
 - ▶ Wet saw
 - ▶ Tile cutters
 - ▶ Spacers
 - ▶ Tile spacers come in a variety of widths. The wider the spacer, the wider the grout line between the tiles.
 - ▶ Concrete Mix
 - ▶ Trowel
 - ▶ Grout
 - ▶ Floater



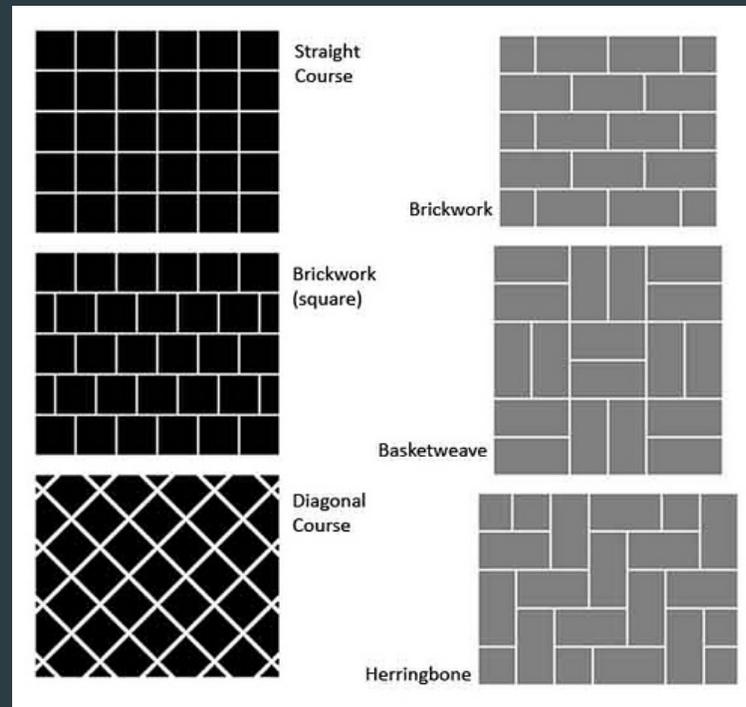
Ceramic Tile

▶ Surface Preparation

- ▶ Check to see that the subfloor is flat and level.
- ▶ Cover wood subfloor with cement backer board.

▶ Layout

- ▶ Consider how the tile can best be laid out to maximize aesthetic appeal and minimize cutting.



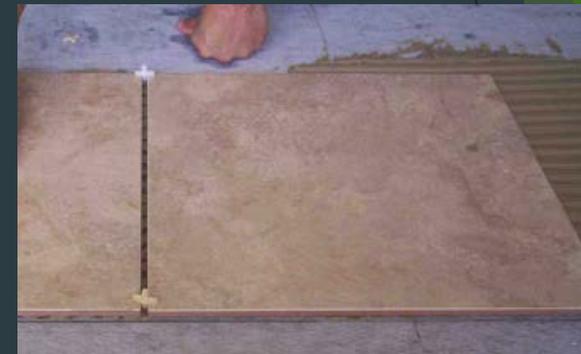
Ceramic Tile

▶ Laying Tile

- ▶ Mix up thin-set mortar.
- ▶ Use a notched trowel to spread thin-set mortar evenly on a small area where you will start laying the tile.
- ▶ Use spacers to keep joints uniform.

▶ Cut Tile

- ▶ Once tile is laid and safe to walk on, cut tiles to border wall.
- ▶ To do this, measure the distance to the wall, minus the width of the grout line, and mark each tile.
- ▶ A scoring cutter can be used to make straight cuts or use a wet saw.
 - ▶ Both types of tile cutting tools can be rented at tool rental outlets like Home Depot or Lowes.



Ceramic Tile

▶ Applying Grout

- ▶ After the tiles are laid and the mortar has set, the joints are filled with grout.
- ▶ Clean the joints to remove any dust and debris before filling.
- ▶ Apply the grout with a rubber float, dragging it across joints at a 45 degree angle.
- ▶ Allow the grout to set up for a few minutes, then wipe off any excess using a sponge and bucket of clean water, working at an angle to the tiles.



Grout Sealing Tools

- ▶ Very important
- ▶ Repels stains and water
- ▶ Keeps longevity
- ▶ Can be easily done
- ▶ Apply to grout lines once grout is dry- normally 24 hours



Grout Removal Tools

▶ By Hand

- ▶ Cost approximately \$5
- ▶ Very labor intensive
- ▶ Good for small grout issues

▶ Electric

- ▶ Cost \$50-\$100
- ▶ Less effort than by hand
- ▶ Good for bigger jobs
- ▶ Come in different types



Grout Removal

Let's take a look!

Home Improvements - Biggest Bang For Your Buck \$\$\$



Biggest Bang for Your Buck

- ▶ If buyers know basic systems are in working condition, they will consider doing other upgrades themselves
- ▶ New roof
 - ▶ Buyers prefer a new non-leaking roof over fancy upgrades
- ▶ Replacement windows
 - ▶ Buyers prefer the energy efficiency and low maintenance of newer windows
- ▶ Add an additional bathroom if you only have one



Cabinets

- ▶ Want to do a kitchen remodel on the cheap?
- ▶ Simply refinish and repaint the cabinetry.
- ▶ Update hardware such as new hinges and handles.
- ▶ Opt for colors and styles that are likely to appeal to the widest range of homebuyers.



Walls

- ▶ Patch holes in walls.
- ▶ Paint
 - ▶ One of the easiest upgrades to achieve the “wow” factor is to simply repaint your rooms.
 - ▶ Neutral shades like whites, creams, and tans will help buyers envision themselves in your space, since these read as more of a “blank canvas” than bolder shades.
 - ▶ A surprising pop of bright color, like a cheerful yellow, can help brighten up small, dark spaces like half-baths and alcoves.



New Flooring

- ▶ Like paint color, good flooring can drastically change the look and feel of your rooms.
- ▶ Hardwood is always appealing to a wide range of buyers, as are high-quality laminate options and affordable, eco-friendly choices like bamboo.
 - ▶ If you have hardwood under your carpet, your best bet is to restore it.
 - ▶ If you already have exposed hardwood floors but they're looking a little worse for wear, it's time to invest in a good sanding and refinishing.
- ▶ Kitchens and baths do well with tile or laminate flooring, which are both visually appealing and easy to clean.
- ▶ Carpeting is still acceptable in bedrooms, especially if it's plush, in great condition, and in a neutral color.



Curb Appeal

- ▶ If people drive by your home and are not impressed they're not going to walk inside.
 - ▶ Siding
 - ▶ Curb appeal and low maintenance
 - ▶ Landscaping
 - ▶ Add beds, bushes and flower pots on steps
 - ▶ Staining
 - ▶ Stain deck
 - ▶ Add some homey touches
 - ▶ Wreath
 - ▶ Welcome mat
- ▶ Come back next month for a detailed discussion of curb appeal and landscaping!



A typical Henrico County ranch style house is shown here in its original form. It appears low to the ground due to its low pitched roof and windows that are grouped to appear wider than they are tall.



This illustration shows how the original ranch style house can be given Colonial Revival curb appeal.

- small-paned replacement windows that are taller and more narrow
- traditional window trim details
- louvered shutters
- pedimented entry portico
- brick walkway and traditional plantings

THANK YOU

Environmental Green Solutions, LLC