

Buy. Sell. Stay?

you'd asked me awhile back how many times the typical American moves into a new home in their life, there's no way I would have come up with 11.4, the estimate I recently came across. That's nearly once every seven years! If I'd anticipated that when I was young, I would have sunk my retirement funds into a moving company!

Over the past few months, my editors have dug into the processes not only of buying and selling-but also of staying. As real estate markets across the country continue to evolve, there are pockets where it might make more sense to stay put rather than pack up in favor of vaulted ceilings and a big backyard for Rover to roam.

On the other hand, nothing quite compares to the feeling of moving into a new (to you) home. The excitement that comes with more living space, new neighbors, the possibilities of projects to come. It's likely this dose of adrenaline that fuels our frequent desire to be in a new place-or, if you're anything like me-the fact that you're ready for a fresh "to-do" list.

This issue is packed with tips, tricks and projects that will make the process of buying and selling easier (check out the tips from a professional home stager on p. 30). We've also included a stockpile of great advice to bring back the honeymoon phase of the house where you'd like to stay put.

Since 1951, Family Handyman has been helping homeowners make their homes better, whether they're buying, selling or staying. Based on the mail I see daily, we're on the right track.

I hope you enjoy this issue, wherever you are on your house journey.

- Gary Wentz, Editor-in-Chief

P.S. I'd love to hear the one piece of advice you wish every new homeowner knew. Shoot me an email at feedback@familyhandyman.com, and I'll share my favorites.





FEATURES

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Even the earth needs a trusty barber.

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14 Handy Hints® A convenient watering jug, a garden straightedge, and tips for handling a hosta situation.

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80 Great Goofs®

Ten feet of trim in a 9-foot car, needless demolition, and the water dispenser that wouldn't.





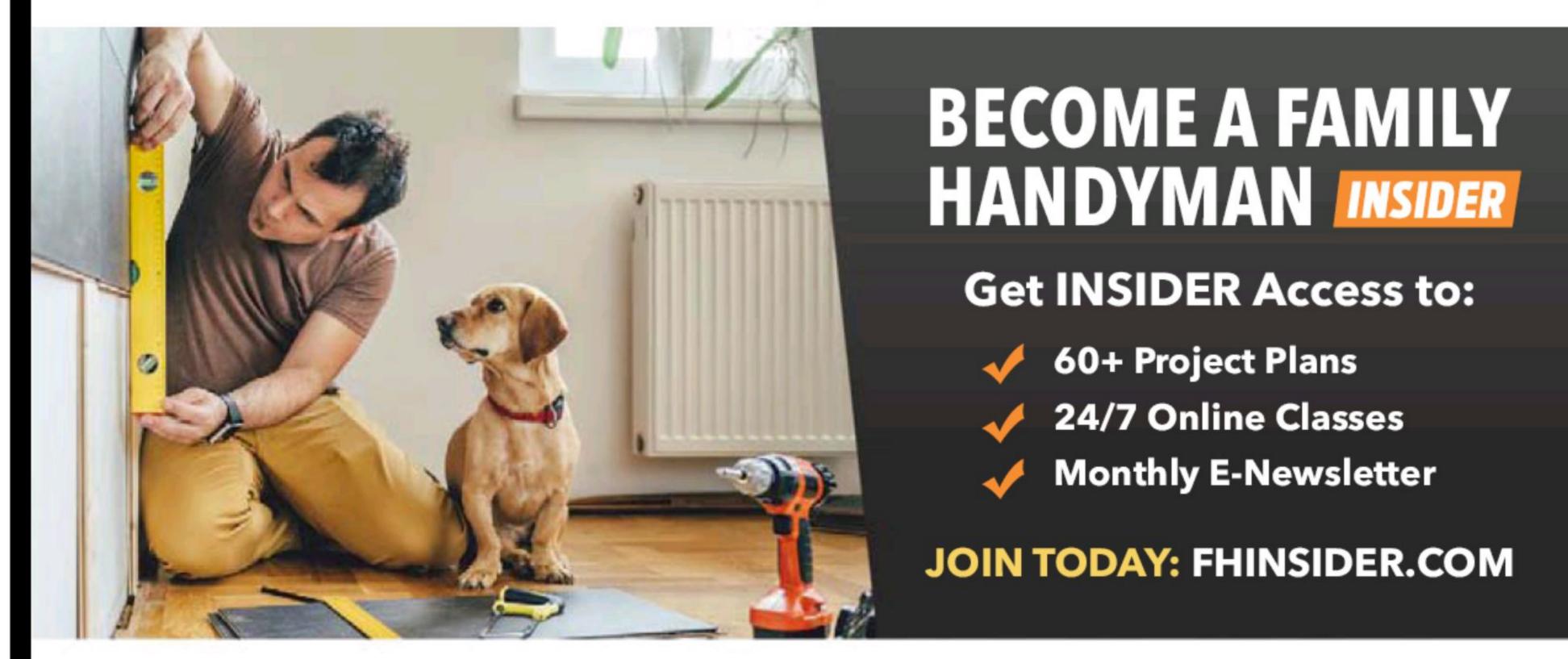


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INSIDER SNEAK PEEK



PROJECT PLAN: SCREENED PORCH

Beat the bugs and spend more time outdoors this summer with this screened-in porch. Its exposed rafters and open soffit look great on many house styles. Each project plan at Family Handyman INSIDER includes detailed instructions, how-to photos, materials lists, cutting lists, and construction guide.



QUICK CLASS: TILE A KITCHEN BACKSPLASH

A tile backsplash is beautiful, easy to clean and inexpensive. We'll show you step-by-step instructions on how to install a subway tile backsplash, how to work around outlets, and more. Each quick class includes detailed written information, instructions, and tips from experts.



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FHINSIDER.COM











Stuff We Love Our favorite DIY tools, materials + gear. By Mike Berner

Payless, get more!

have become extremely powerful of late and are all you need for most jobs. Skil's PWRCore 12 brushless 1/2-in. drill is a weekend warrior's dream. It has all the characteristics of an expensive drill: a 1/2-in. chuck, two speed settings, torque adjustment and a heavy-duty feel.

Some other great features of this drill include a

hybrid chuck, which lets you quickly insert a hex shank bit without having to tighten the chuck's jaws. The batteries have a USB port, which allows you to plug in a charging cord-and with all the devices we own, that's pretty sweet! But the best part is the price: This drill kit costs about half as much as other 1/2-in. 12-volt drivers. The driver, charger and 2-AH battery are \$70 online.

STUFF WE LOVE

EASY-ON-THE-HANDS GARDEN PRUNERS

Trimming flowers, trees and shrubs is a workout with conventional pruning shears. Even in your prime, your cutting hand can ache in no time, and if you have arthritis or a weak grip, you might think you have to hang up your gardening gloves for good.

But ratcheting pruners use leverage to make cuts much easier—you can cut through a branch as thick as 1 in. in three or four easy squeezes.

Expect to pay at least \$20 for a pair of ratcheting shears. This top-of-the-line pair from The Gardener's Friends (\$40 online) features a replaceable blade and a built-in

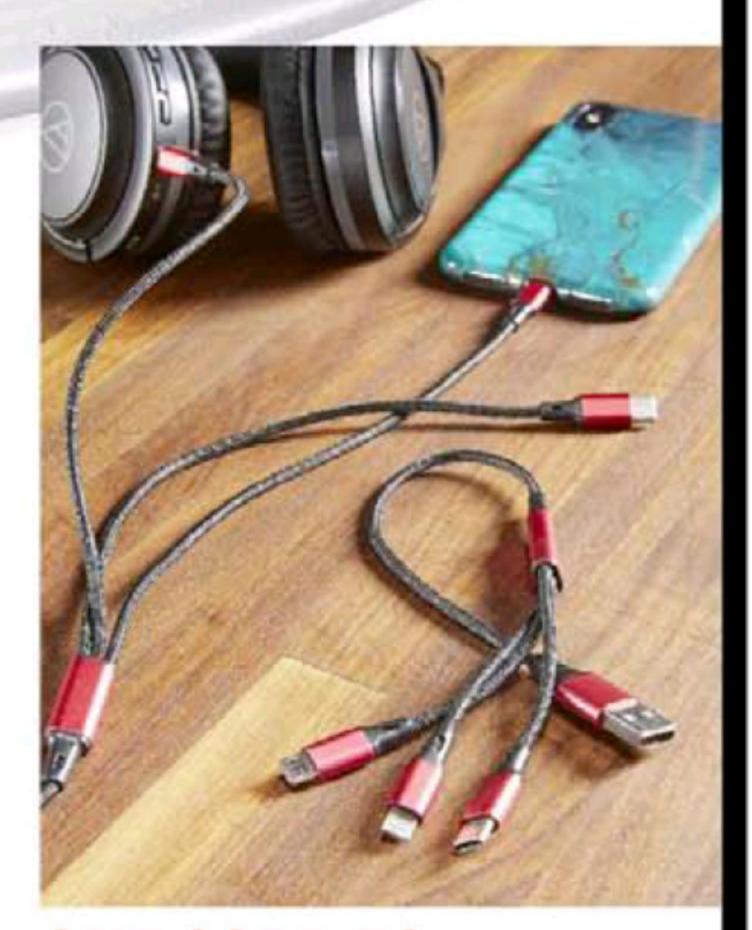
nd a built-in blade cleaner.



Dead-center stud finder

The ability to find the studs in a wall is an essential DIY skill. But using a stud finder can give you mixed results, leaving you with a lot of marks on the wall and little confidence as to where to set your nail.

Craftsman's new stud finder, on the other hand, auto-calibrates as you move across a wall and tells you when it's found a stud and when it gets to the center of it. It even has a hole you can use to mark the center of the stud, completely removing the guesswork. And tilting it at an angle won't skew the results. You can get this model at Lowe's for about \$18.



Built-in

blade

cleaner

ONE CORD TO CHARGE THEM ALL

With all the electronic devices commanding our attention, keeping track of them and their various chargers is an organizational feat. Mini USB, micro USB, USB-C, Lightning port and on and on and on A single cable with multiple connectors can take the place of all those individual cords. USB multi charging cables are widely available, locally and online, for \$10 or less.



FIXTHE FUEL NOT THE ENGINE

When you want lawn stripes, you want them now. Don't waste time yanking the pull cord, use STA-BIL 360° Protection every time you fill your gas can. This ensures every piece of equipment you fill with that gas can is already treated with superior corrosion control, water removal, and fuel system cleaners. If you want to be the envy of your neighborhood, start with STA-BIL.



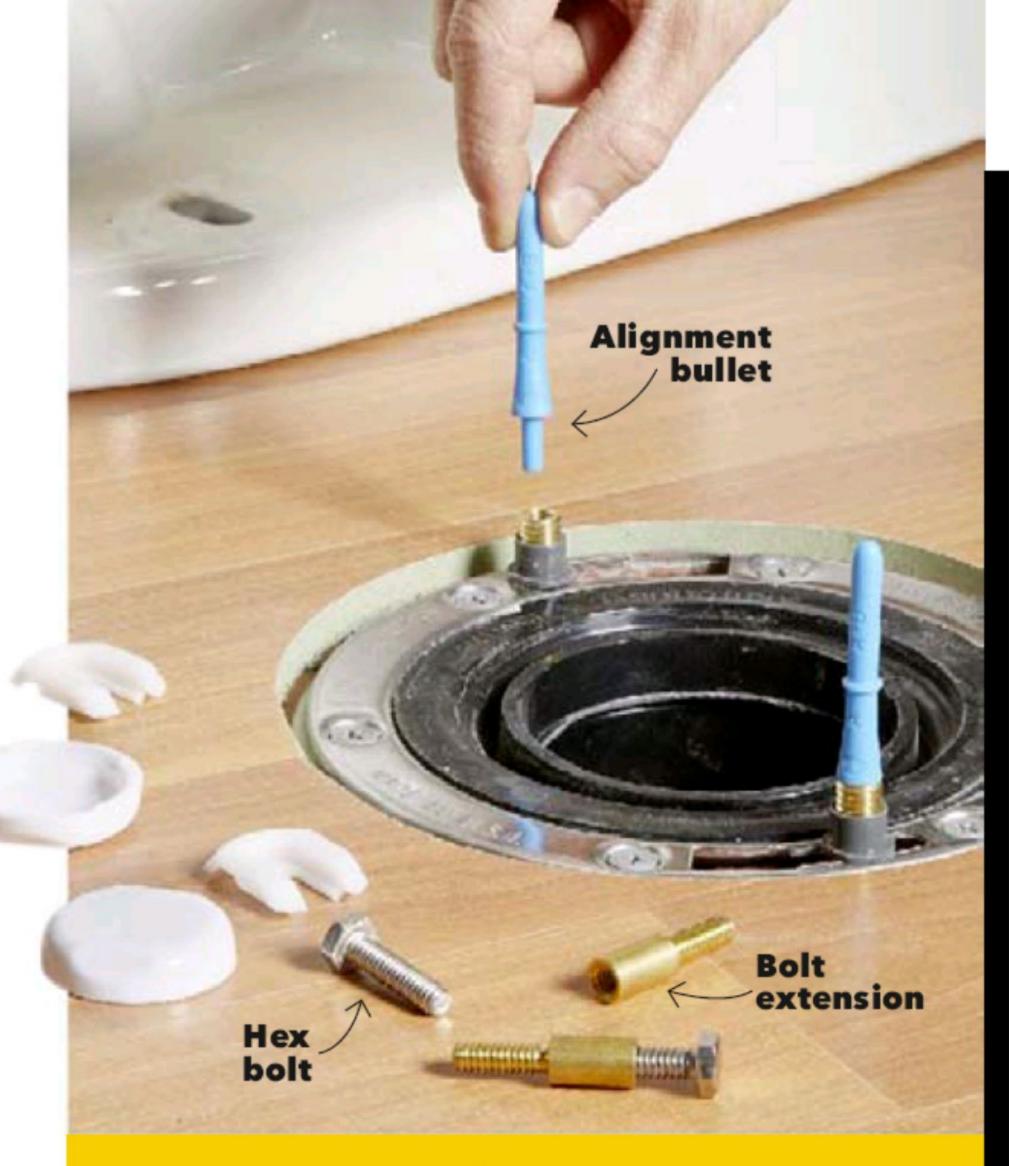
FILL THE CAN.
TREAT THE FUEL.

STUFF WE LOVE

A SURE-THING SHUTOFF VALVE

As if it's not bad enough to have plumbing problems in an older home, when you go to fix them, your shutoff valves will likely fail too. Those older, stop-type valves that need to be turned four revolutions may not completely stop the water, or they may just break off, leaving you with a crazy mess.

Replace them with quarterturn ball valves (\$10), which are ultra-reliable and cost just \$1 more. In many cases, you can install them with push-toconnect fittings for copper or PEX-no soldering required.



No-cut toilet bolts

Standard toilet bolts flop around as you're setting the toilet in and require cutting after you tighten them. You can eliminate these headaches with Zero Cut Bolts. This adjustable bolt system allows you to change the length of the bolt using a double-threaded bolt extension. The alignment bullets help you place your toilet over the flange.

In most cases, you'll just need the hex bolt to secure the toilet, but if you need the extra length, just add the bolt extension, cap it off and you're done. These adjustable bolts let you install your toilet without hassles and cost about \$10 at home centers and online.

RUST ERASERS

Sandflex blocks apart from other abrasive blocks is that there's grit all the way through, making them more like an eraser than a sanding block. They can be carved to fit any profile, so they're a great option for sanding molding. They're ideal for removing rust and polishing

shop tool surfaces, hand and garden tools, even stainless steel sinks. You'll find them in coarse, medium and fine grits online or in woodworking stores for about \$12 for a set of three,



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Handy Hints

Clever solutions from our readers





Message board door

We recently installed a new entry door with glass panes. As a bonus, the glass is a great message center. We use a dry-erase marker to leave notes and reminders.

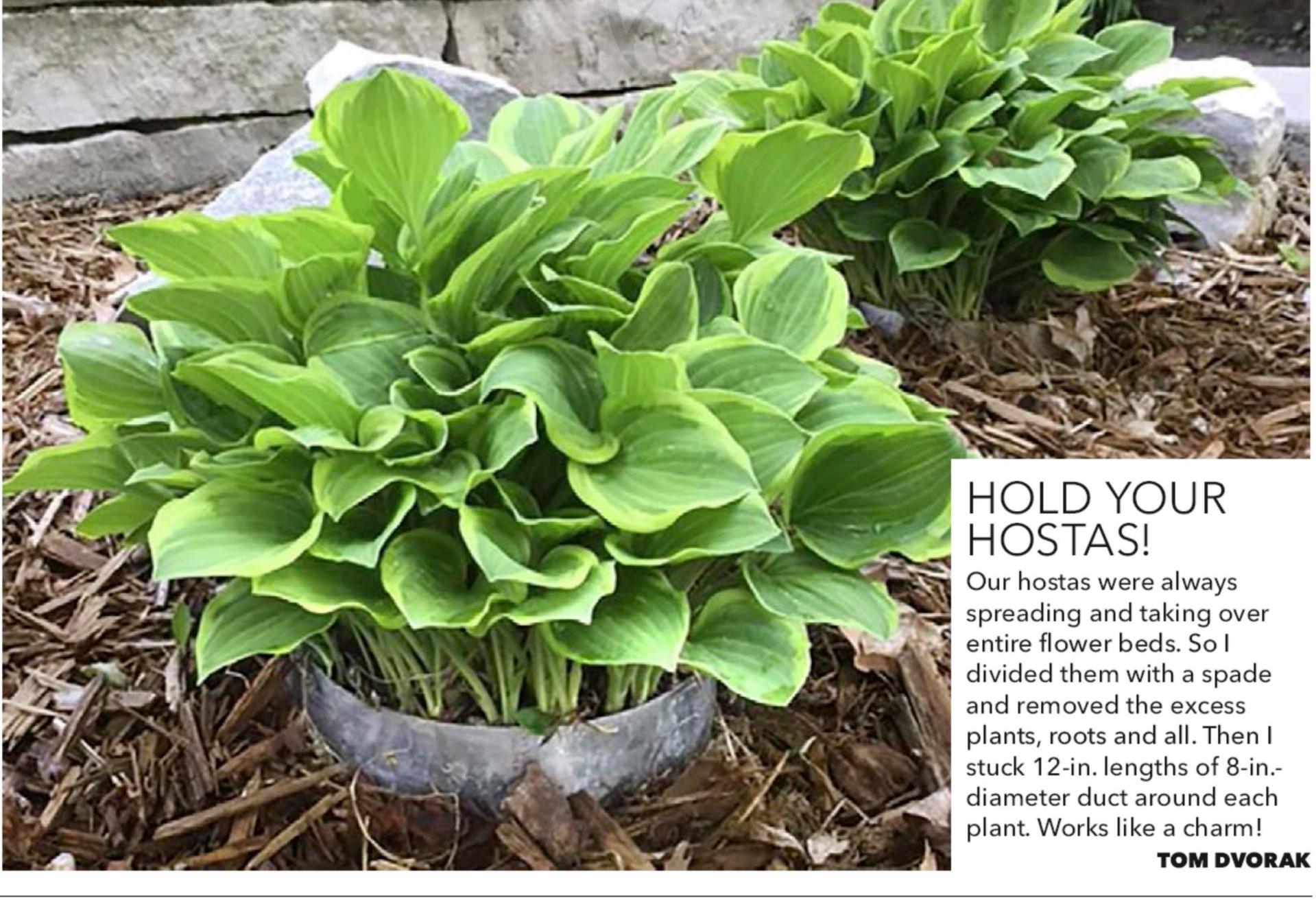
WENDY L. HAAS



PENCIL TRICK FOR SANDING

When you're sanding an edge flush to the adjacent surface, first draw a squiggly pencil line across the joint. Use the marks as a guide to help you sand flat and avoid sanding through the plywood's veneer.

TIMOTHY MANKA



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MAKE YOUR OWN HEATING PAD

Next time you have a sore neck or back, don't reach for an electric heating pad. Instead, fill a sock with uncooked rice, tie the end and microwave it for two or three minutes. It works better than a heating pad because it conforms to your body. You can even add cinnamon or lavender to make it smell nice!

EMMA WONG



FIDDLE STICKS

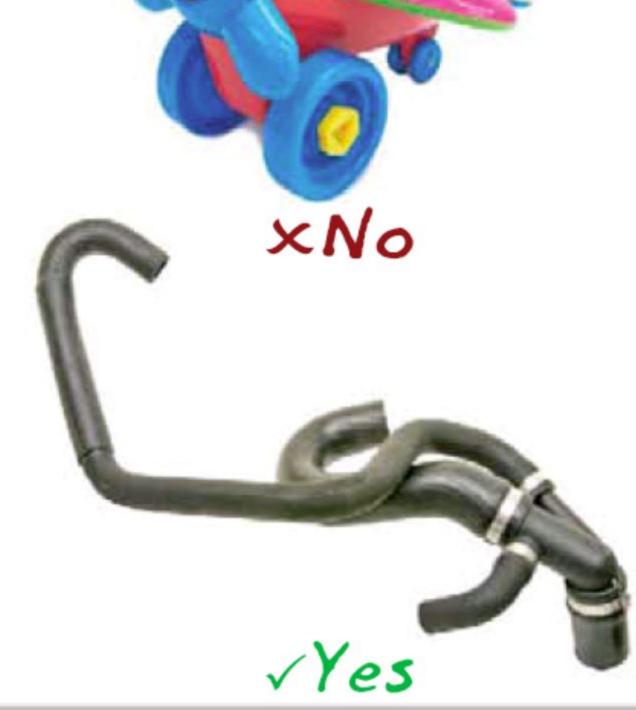
When you're using a belt sander, you need to make sure the piece you're sanding stays put. You can't just clamp down the board-the clamps will block the belt sander from reaching the edges. The trick is to screw boards, sometimes called "fiddles," to a corner of your workbench. As you sand, the spinning motion will push the workpiece against the fiddles, holding it in place.

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DIY FLOOR MATS

Want to keep your car's original mats free of road salt and mud? Cut carpet scraps to fit on the floor. We found these carpet samples for less than \$2 each at Home Depot. When the carpet scraps get dirty, you can take them out and hose them off. Caution: For the driver's side, be sure to punch holes in the corners of the carpet and lash it to the seat rails. This prevents it from sliding forward and interfering with the pedals.

ELIZABETH FLAHERTY

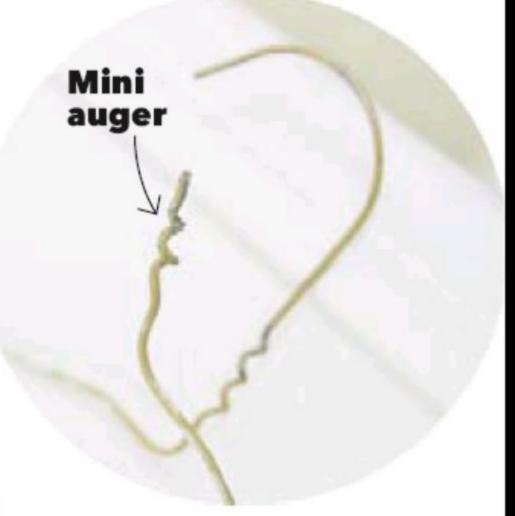


COAT HANGER DRAIN SNAKE

A wire coat hanger makes an excellent drain snake for pulling out hair clogs. First, untwist the wire under the

hook. This leaves the hook at one end and a miniature "auger" at the other end. Push the auger end down the drain to the clog. Bend the free end 90 degrees, forming a handle. Crank the handle so the auger bores into the clog, allowing you to pull it out.

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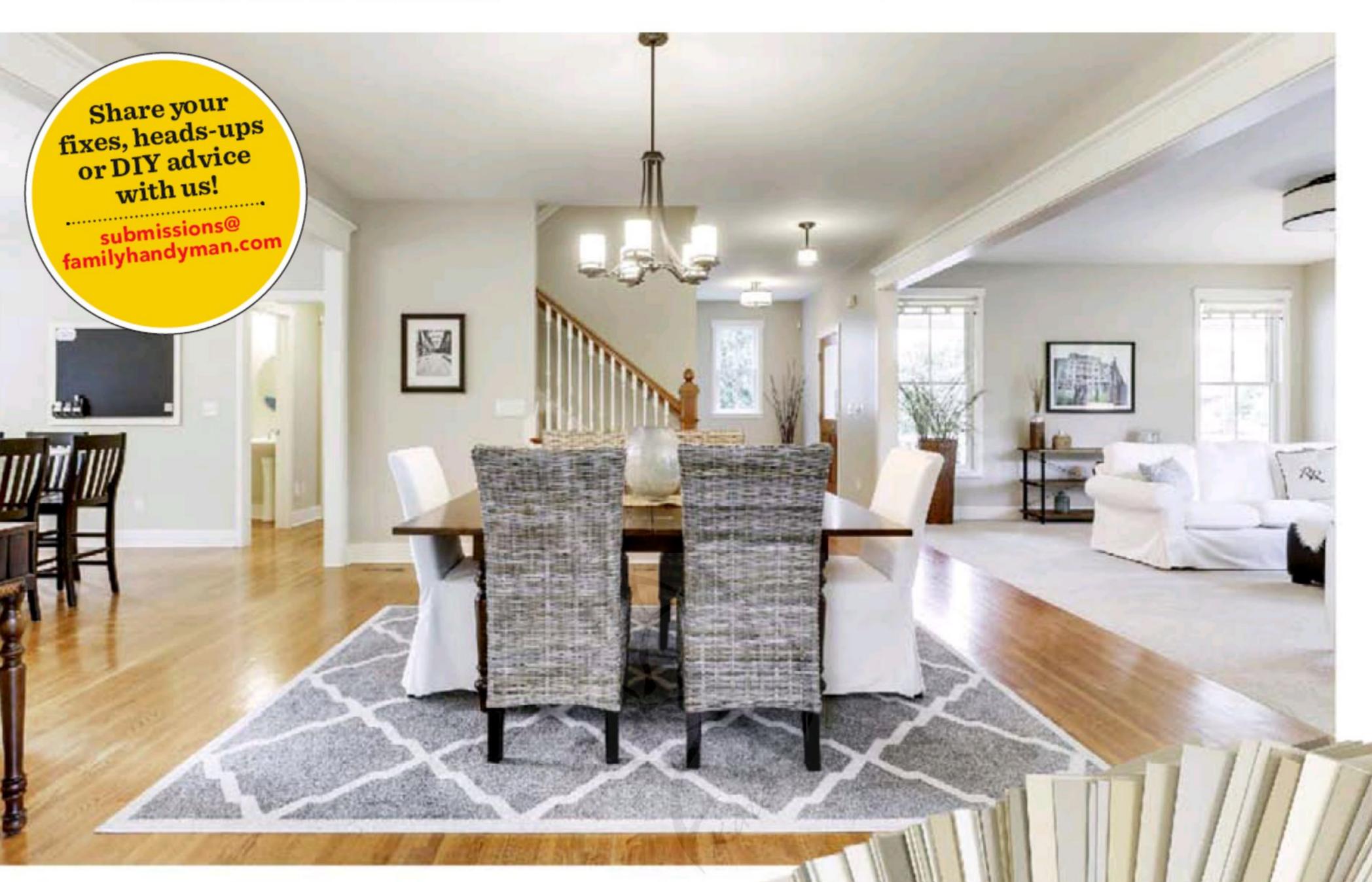
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Paint Your Home to Sell

fresh coat of paint is hands down the best way to spend your time and money to get the biggest payback when you sell your home. It's far less expensive than remodeling, and it's something you can do yourself. But choosing the right colors is the key.

Experts say you should paint all the rooms a neutral color. But what exactly does that mean? "Neutral" depends on what other colors are present in the room. All paint colors have undertones that may not really come out until they are in a room where other elements such as woodwork and furniture bring them out.

In my home staging kit, I carry 11 x 14-in. samples of "neutral" colors to see which one appears truly neutral in any given room.

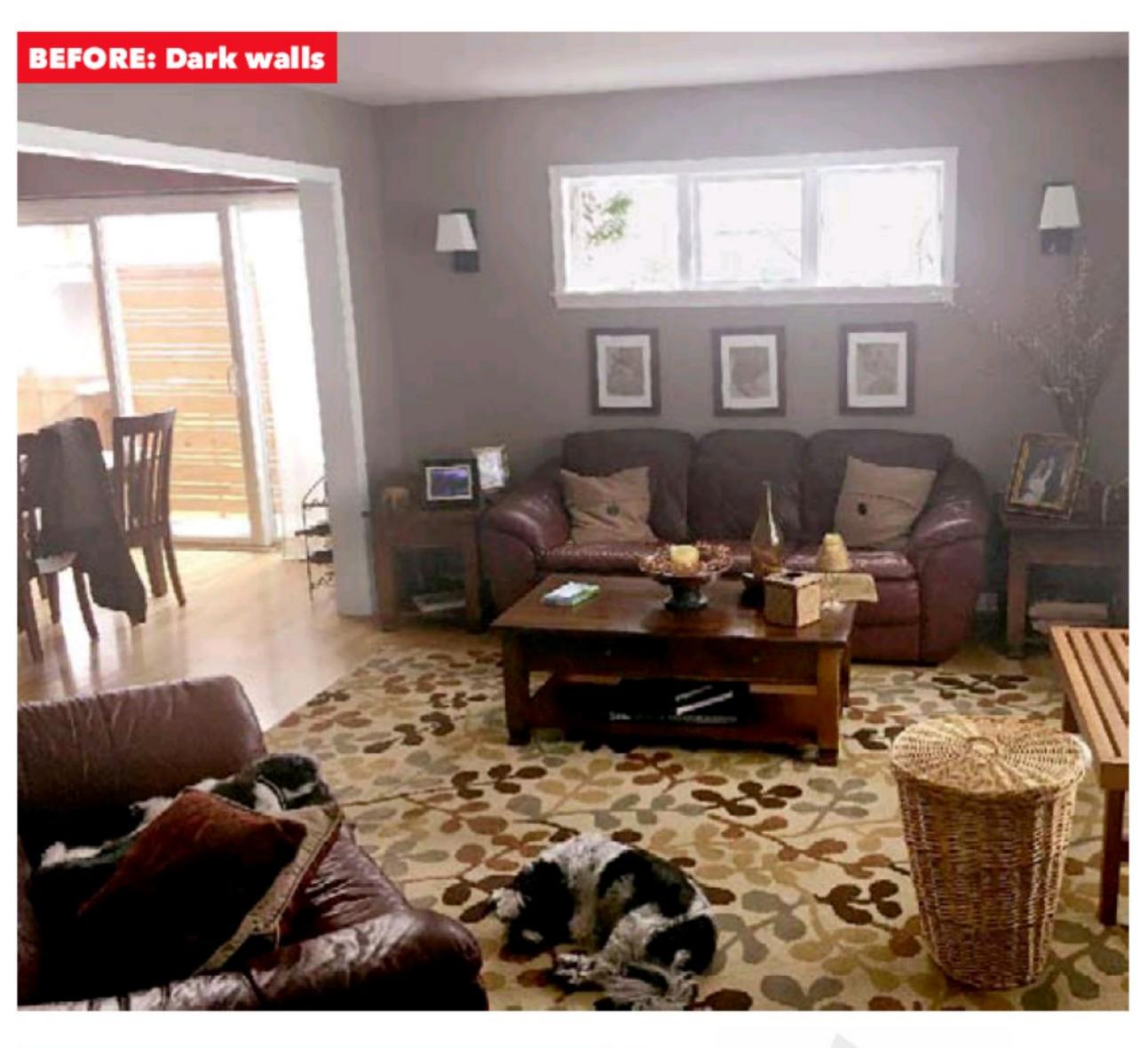
I have 75 samples, but there are three that I come back to most often: For a room with white trim, I use Sherwin-Williams "Agreeable Gray," shown at right. For a room with dark woodwork or dark wood elements, I use Sherwin-Williams "Accessible Beige," shown above. In a room with honey oak, I use Benjamin Moore "Manchester Tan." Any paint store can match these colors using other paint brands.

MELANIE ZAELICH STAGER AND STYLIST

MEET THE EXPERT

Melanie Zaelich is a certified home stager and stylist, and the owner of Happy Place Interiors (happyplace interiors.com).

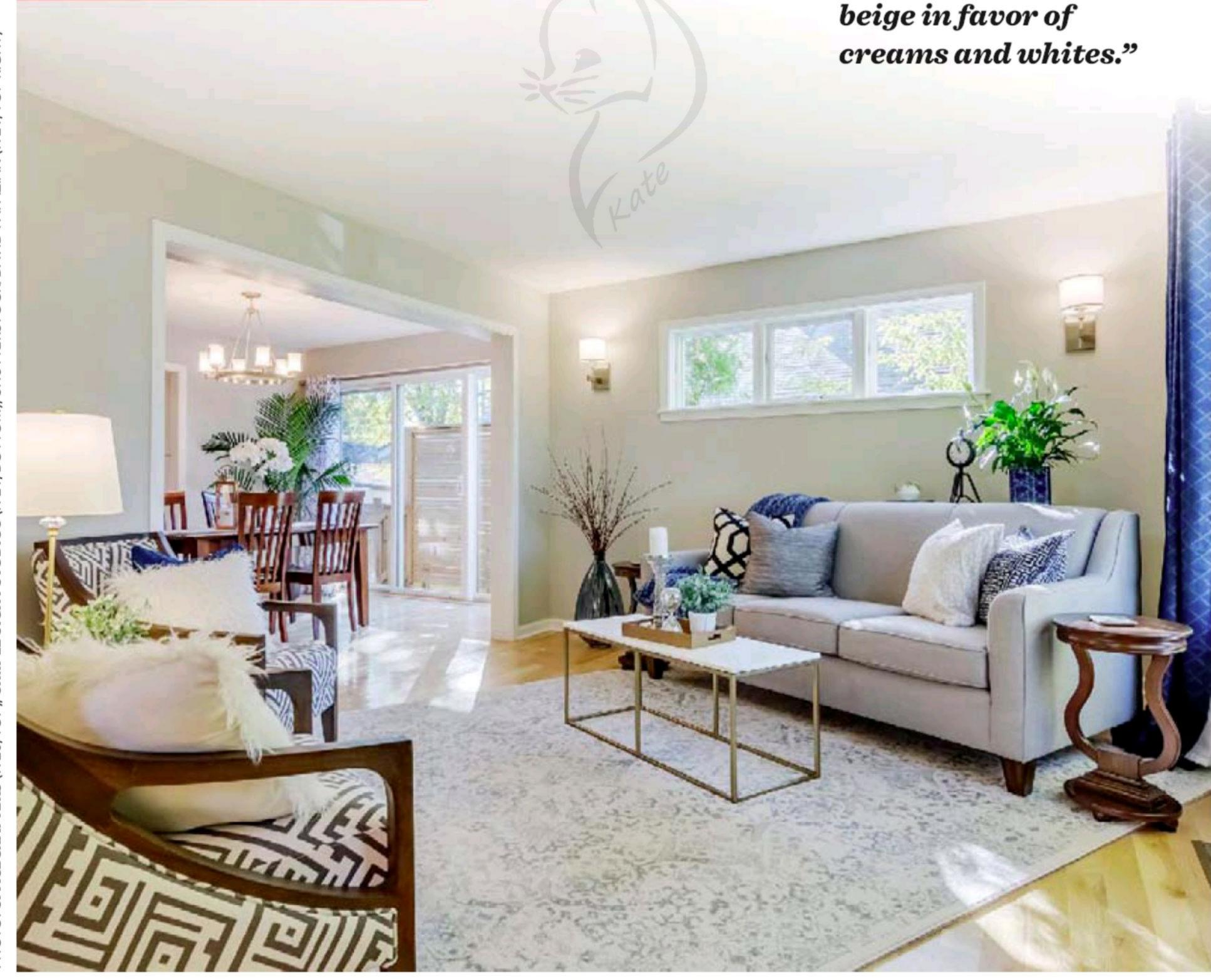




AFTER: "Agreeable Gray" wall color



"In the U.S., trends start on the coasts and work their way to the middle. Right now, in coastal cities, I'm seeing a trend moving away from gray and beige in favor of creams and whites."





SEAL AN ASPHALT DRIVEWAY

The driveway is often where you take your first step when checking out a property. This project is a bigger investment in time and money, but a weekend of work and \$200 to \$400 worth of material could land you an offer. Even if you're not selling, a coat of sealer will extend the life of your driveway. For detailed instructions, go to familyhandyman.com and search for "asphalt driveway."

TUNE UP OR REPLACE YOUR STORM DOOR

Before replacing a storm door that's not working quite right, see if either of these fixes helps.

- The damper. Don't let the storm door slam shut and catch your heel or force you back to pull the door closed. Adjusting the pressure of the pneumatic closer is a simple turn of a screw at the end of the closer. It might take a few tries to get the door to ease into the latch just right.
- The handle. If the handle isn't working properly or is an eyesore, buy a replacement and install it yourself. There are several handle configurations, so be sure to get one that's compatible with your door. You may have to drill new holes in the door; just follow the instructions included in the package.
- Replace. If the door is beyond repair, you'll be glad to know that replacing it isn't difficult. For an easy-to-install door, you may spend \$200 to \$300, but you can go from your old door to the new door in an hour with minimal tools. For detailed instructions, search for "storm door" at familyhandyman.com.



TO: SHUTTERSTOCK/GPOINTSTUDI

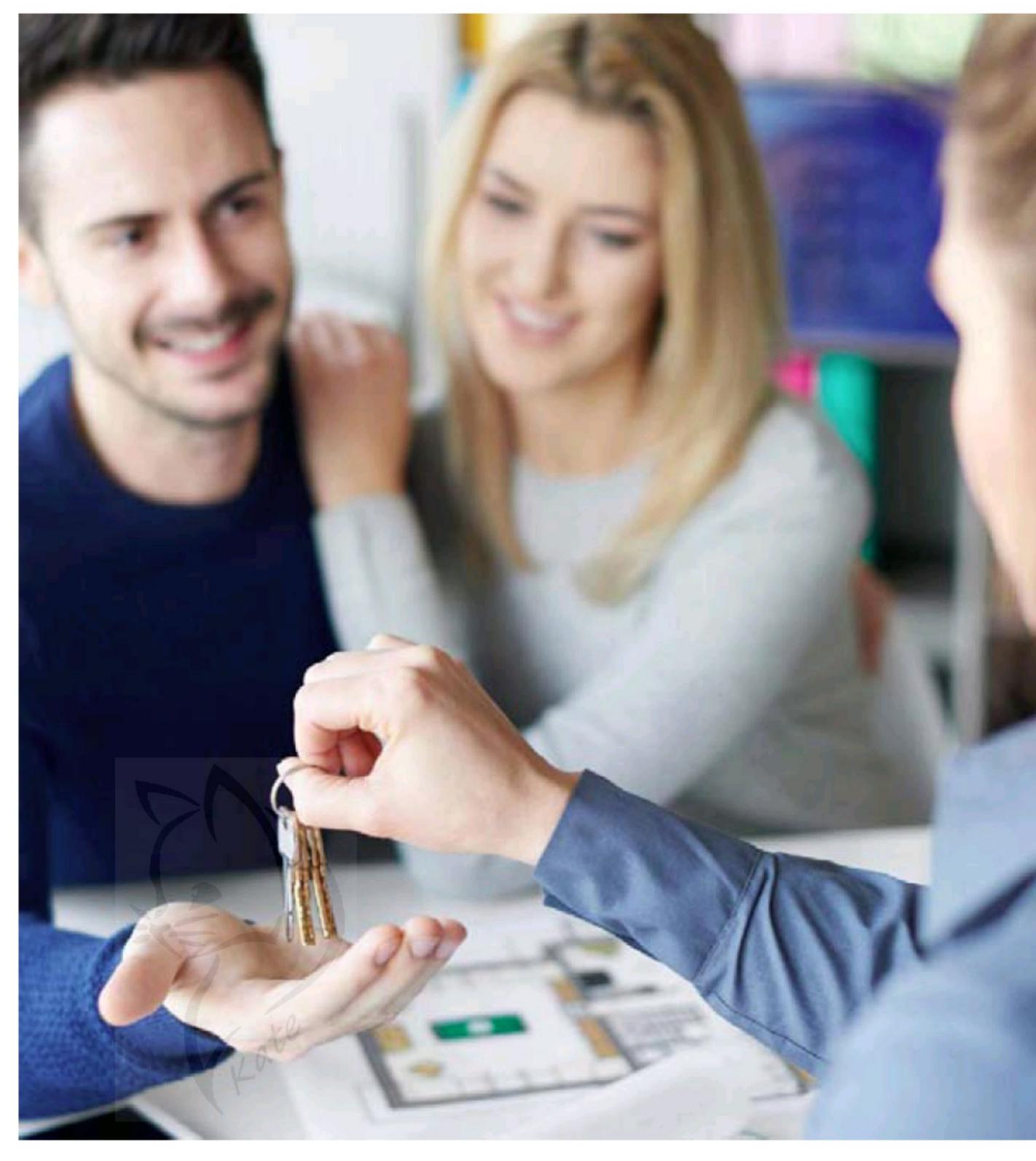
What Should My Real Estate Agent Do for Me?

hether you're buying or selling a house, remember that the real estate agent you hire is there to negotiate for you, says Antoine Thompson, national executive director of the National Association of Real Estate Brokers. When challenges arise, "you want to have a good advocate working on your behalf."

Here are some services you should expect:

When you sell

- Setting a fair price, and boosting value. Your agent should bring a deep understanding of the local market, including current economic conditions and new developments that could affect values, to help you set a reasonable price, Thompson says. The agent should also have a keen eye for modest improvements (say, a new coat of paint in a popular color) that could significantly improve your home's appeal to buyers, he adds.
- A marketing strategy. There should be a clear plan in place for publicizing your home, from professional photography and staging (setting up your house for showing) to getting the word out via social media and multiple websites, says Vicky Scarnuley, a licensed real estate agent in Trumbull, Connecticut. "They should help you evaluate offers and negotiate the best price," and help arrange ancillary services such as attorneys, title services and even moving companies.
- An open house. Open houses take time and money to arrange, and not all agents offer them, especially for mid- to lower-priced homes. Even so, "I encourage sellers to ask their agents to do open houses," Thompson says.



"That gets traffic into the property, which reduces the amount of time it might be on the market."

When you buy

- A price advocate. Your real estate agent should help you understand current market conditions for your area and the type of home you're interested in, and whether specific properties that catch your eye are priced fairly, Scarnuley says.
- Help with inspections. Your agent should recommend qualified inspectors to thoroughly examine any home you're thinking of buying. "They should attend every inspection and be with the buyer every step of the way," Scarnuley says.
- Negotiating fixes. If the inspection reveals flaws, particularly safety or health risks such as

structural problems, mold, septic, or asbestos issues, or water damage, a buyer's agent "should have the client's best interest in mind," Scarnuley notes. That should include negotiating with the seller to ensure problems are fixed before you move in.

Shop around

Real estate is a relationship business, so interview potential agents. In addition to their experience and knowledge, consider whether you enjoy spending time with them. "You'll be working together through what can be a lengthy and stressful process," Scarnuley says. "If the personalities aren't a good match, you should be able to find a better fit with someone else."

BY CHARLIE SLACK CONTRIBUTING EDITOR

BUY SELL stay

DIY radon testing & remediation

Radon is a colorless, odorless radioactive gas that's produced by decaying uranium. Radon is present in nearly all soils, and very low levels of radon gas are found in the air we breathe every day. Long-term exposure to high levels of radon trapped in your home can cause lung cancer.

How does radon gas enter a home?

Radon gas moves from the soil into a home. Although small amounts of radon can seep directly through pores in concrete, the major entry points are cracks in basement floors, sump baskets and the perimeter of slabs. Any house, of any age, can have elevated radon levels. It really depends on the way your specific house interacts with the surrounding soil. Your neighbor's radon level may differ significantly from yours.

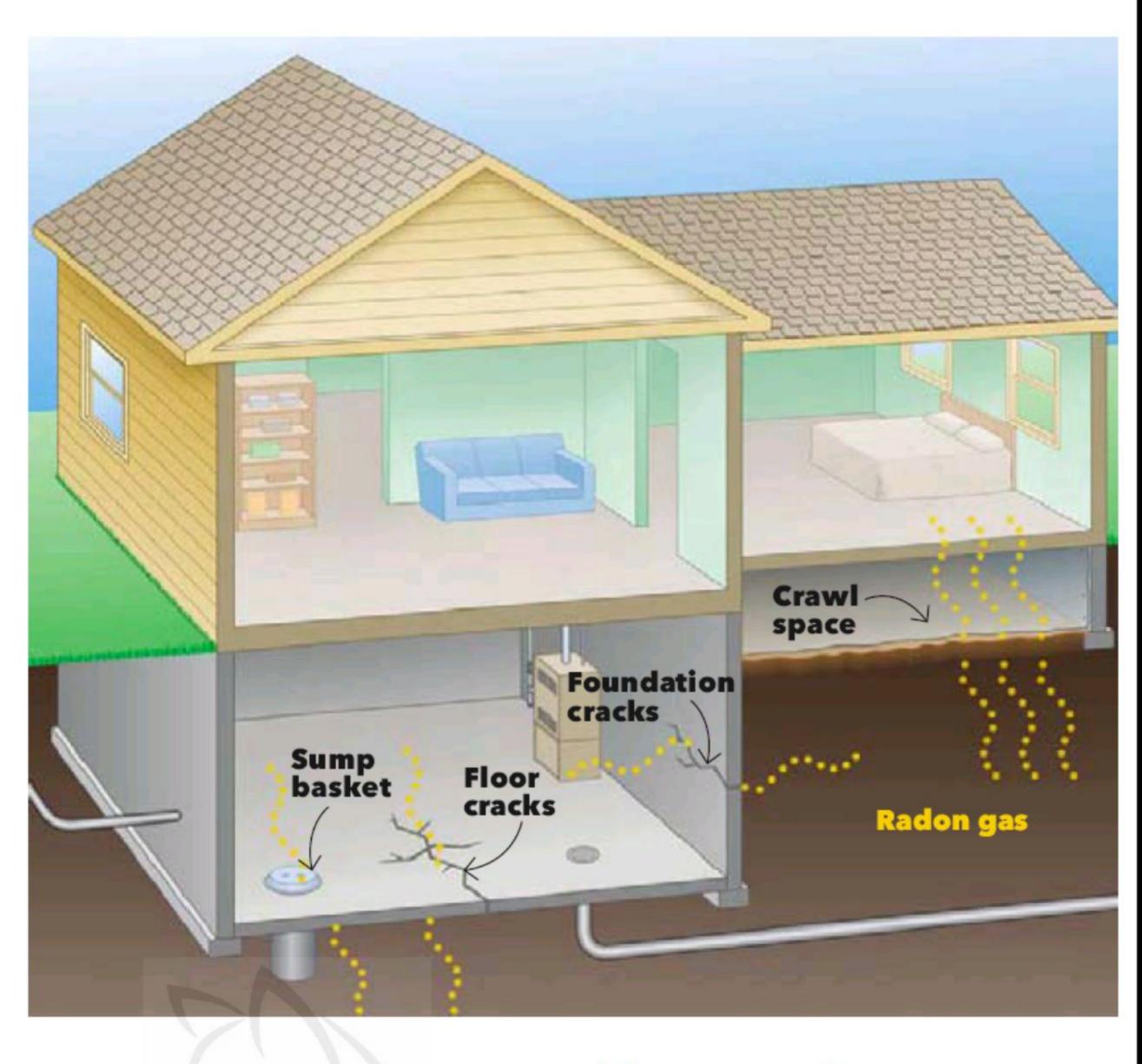
How do I test for radon?

■ Start with a short-term test for a quick assessment to see if further testing is warranted. Most are activated charcoal-based and measure radon levels for two to seven days. Mail the tests to a lab for the results. Short-term tests are available at home centers, hardware stores and online retailers for \$10 to \$40. If your reading is

above 4 picocuries per liter (pCi/L), do a second test.

■ If your short-term tests are high or borderline, try a long-term test kit. Long-term tests measure levels for 90 days to one year. Most are

based on alpha particle tracking. This is a more accurate indicator of average annual levels, which can vary significantly from day to day and month to month based on factors such as a drop in air pressure, gusty winds, soil moisture and



snow cover, which traps radon gases. Long-term radon tests are available through state radon agencies and online retailers.

If you live in an area with high radon levels, or just because of the fluctuating nature of radon levels, consider a continuous electric monitor, such as the Safety Siren Pro Series digital meter. These monitors plug into a standard outlet and can be used for both short- and long-term testing to give you a running average. They use an ionization chamber and sample the air continuously. Continuous monitors are available at home centers and online, and typically cost \$150 to \$200.

When to take action

The EPA (Environmental Protection Agency) recommends doing a second test if an initial short-term test registers 4 (pCi/L) or higher. A long-term test gives the most accurate information, but a short-term test is acceptable if you need the results quickly, such as for a real estate transaction, or if your first levels registered 8 pCi/L or higher. If a second test registers above 4 pCi/L, consider taking steps to reduce radon levels in your home.

How to reduce radon levels

Here are a few easy steps you can take that may reduce radon levels:

- Caulk foundation cracks, construction joints and other openings with polyurethane caulk.
- Install an airtight cover on your sump pump (choose a cover that allows access to your sump).
- Cover soil in crawl spaces with polyethylene plastic sheeting tightly attached to the walls. Use sheeting with a minimum thickness of 6 mil (available at home centers).
- Seal concrete. Note that the EPA has found concrete sealers to be a temporary solution at best.

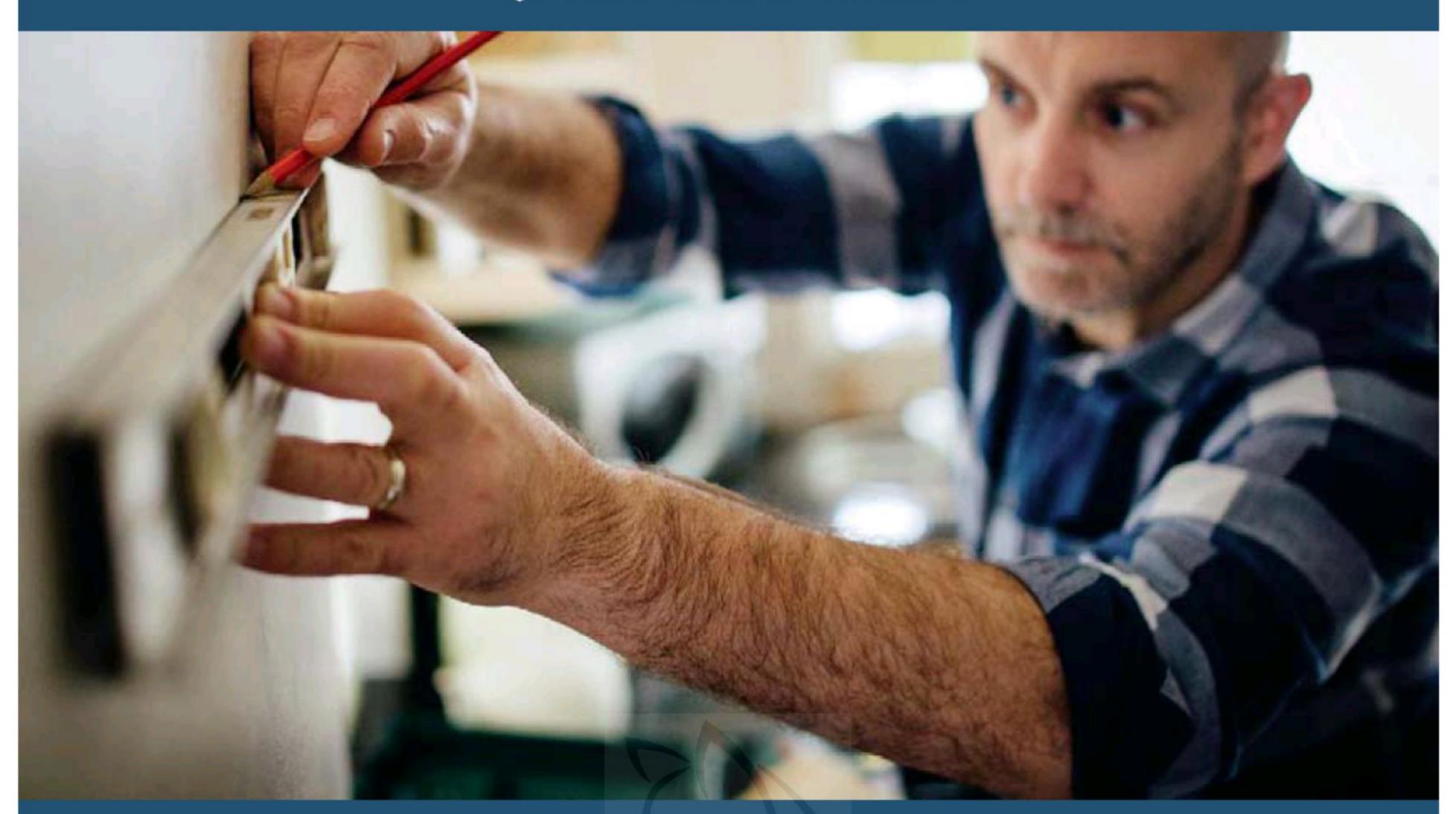
These solutions are DIY friendly, and if your level is only slightly high, they might solve the problem. If not, they'll make further steps more cost effective and efficient. Once you've tackled these, retest. If levels are still high, consider installing a radon mitigation system. You can install one yourself or hire a pro.

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For more information, go to familyhandyman.com and search for "radon."





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Smart Locks

feeling you didn't lock the door when you left for work? Adding a smart lock gives a sense of security and enables other automations.

As with all smart devices, smart locks speak a variety of protocols (Wi-Fi, Bluetooth, Z-Wave and Zigbee). Knowing how you intend to interact with the smart lock—close range or remotely—will help you choose the right one. Z-Wave, Zigbee and Bluetooth are all closerange protocols, and Wi-Fi is for remote accessibility.

Close-range use

For close range, Bluetooth is the way to go. It works when your phone is within range of your lock, usually about 30 ft. Don't want to fumble with your groceries and keys in the rain? You can unlock the door before you get out of the car.

A number pad is an inexpensive close-range option. You can operate your lock with your smartphone or the number pad, and set temporary key codes for guests or a dog walker when you're away.

Remote accessibility

Most smart locks—even those with number pads and Bluetooth capability—have remote access capability. But you'll need a Wi-Fi signal, your smartphone, an app and possibly a gateway/bridge, which is a device on your home network that allows communication with a smart device that's not on the home network. You can lock the door, get notified when family get home, or even unlock the door for a package delivery—from anywhere.

Zigbee- and Z-Wave-compatible locks require a smart hub because smartphones don't speak these protocols natively. Samsung SmartThings and Wink are the front-runners in the smart home space and are compatible with many smart locks. Zigbee and Z-Wave allow easy communication between multiple devices by creating a mesh network. With Zigbee,



all the devices need to be within 60 ft. of each other. With Z-Wave, the range increases to about 300 ft.

Lock types

Locks come in two main configurations: dead bolt replacements and dead bolt retrofits. Dead bolt retrofits attach to your existing dead bolt and automate its movement.

Automation possibilities

Adding a smart lock to your setup not only provides added security but also unlocks some cool options if you integrate it with other smart devices. You can:

- Automatically have your lights turn on when the door is unlocked.
- Automatically lock your door when you leave or unlock as you approach.
- Trigger a certain playlist to play on your smart speaker whenever you arrive home.
- Turn on your A/C when you arrive home for the day.
- Log every lock/unlock action to a Google spreadsheet.
- Activate a security camera when you leave for the day.
- Lock your door using Alexa or Google Home.

CASSIDY NELEMANS CONTRIBUTING EDITOR

SOME LOCK OPTIONS



AUGUST
SMART LOCK PRO:
Works with
August Connect
Wi-Fi Bridge



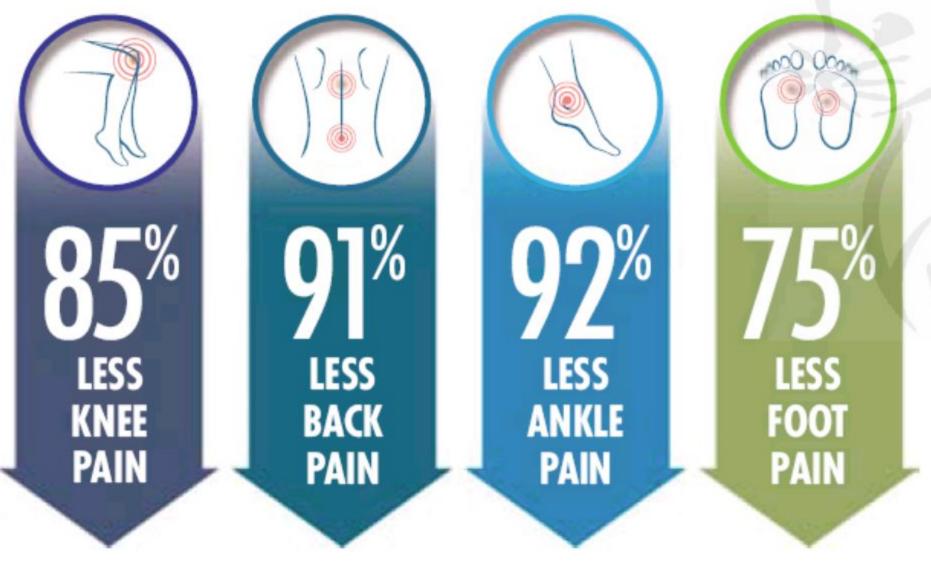
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Get the best deal

With so many storage options to choose from, pricing is competitive. To compare bids, complete the form at each company's website. You'll need the zip codes where the container will be going (both empty and full), your anticipated dates of delivery, and the size and number of containers you want. Promo codes may be provided. If not, ask your real estate agent or contractor. You'll save money by using your own packing supplies, including blankets, boxes and bubble wrap, and by packing efficiently. All the companies offer videos on how to pack their containers. Booking a container in the

REASONS TO USE MOBILE STORAGE CONTAINERS

- Preparing your house for sale or rent
- Decluttering your house
- or garageRenovations
- Sorting out an estate
- Storage of home office materials or equipment
- Emergency repairs

OTHER OPTIONS

If you're moving the contents of a small apartment, it might be cheaper to use FedEx, UPS or Amtrak instead of a temporary storage container. While you'll sacrifice some convenience, you could save hundreds of dollars. It depends on the weight of the shipment and the distance it will travel.

HOME SMARTS | STORAGE & ORGANIZATION



winter for a project you're doing in the summer can save you as much as 30 percent.

Reserve containers early

Most storage companies allow you to book containers without any down payment or deposit, so shop for a container as soon as you know you'll need one. "It doesn't matter how many containers you order," a salesman at PODS told me. "It's how many containers you receive." Plus, you can change the delivery dates without an additional charge.

How it works

Before taking delivery, make sure you have all the permits required by your city, apartment complex or homeowner's association. After the container is delivered, you'll typically have three to 30 days to fill it before the company comes for it. Or you can leave it on-site if that's what your project calls for. If you opt for off-site storage of your

container, most companies will allow you to access your container with 24 hours' notice. You can store your containers as long as needed or, if you're moving, have them delivered to your new home. If you store more than one container, keep a list of the container numbers and what each one holds.

Is my stuff safe?

In most cases, the container's contents are covered by your renter's or homeowner's insurance. Once the container leaves your property, however, the coverage drops, typically to 10 percent of the policy's full value. You can also buy coverage from the storage companies.

MATTHEW KNOPP CONTRIBUTING EDITOR

MAJOR SUPPLIERS

1-800-Pack-Rat: 1800packrat.com PODS: pods.com Smartbox:

U-Pack Moving: upack.com
U-Haul (U-Box): uhaul.com



install, BY MIKE BERNER e recently sat down with homestaging expert Melanie Zaelich of Happy Place Interiors. She flooded us with great tips for home sellers-we could hardly write them down fast enough. Then it struck us: This would be great advice for everyone. We all want our homes to "show"

Get rid of rugs-maybe

If you're staying in your home, you probably want the softness and silencing effect of area rugs. But if you're selling, remove them. They chop up the room in photographs and hide your nice flooring. Melanie tells her clients, "You're selling the floor, not the rug." There is an exception to this rule: In a large, open layout, rugs help to define the space. For example, a rug can make a seating area distinct from an adjoining dining area.

better, whether we're

selling a house,

moving into a new

or staying in place

for years.

home or apartment,

EASY UPGRADES whether you're whether selling or staying put buying, selling

Upgrade light fixtures

In many homes, it's the most powerful, effective thing you can do: Replace dated lights with more stylish fixtures,

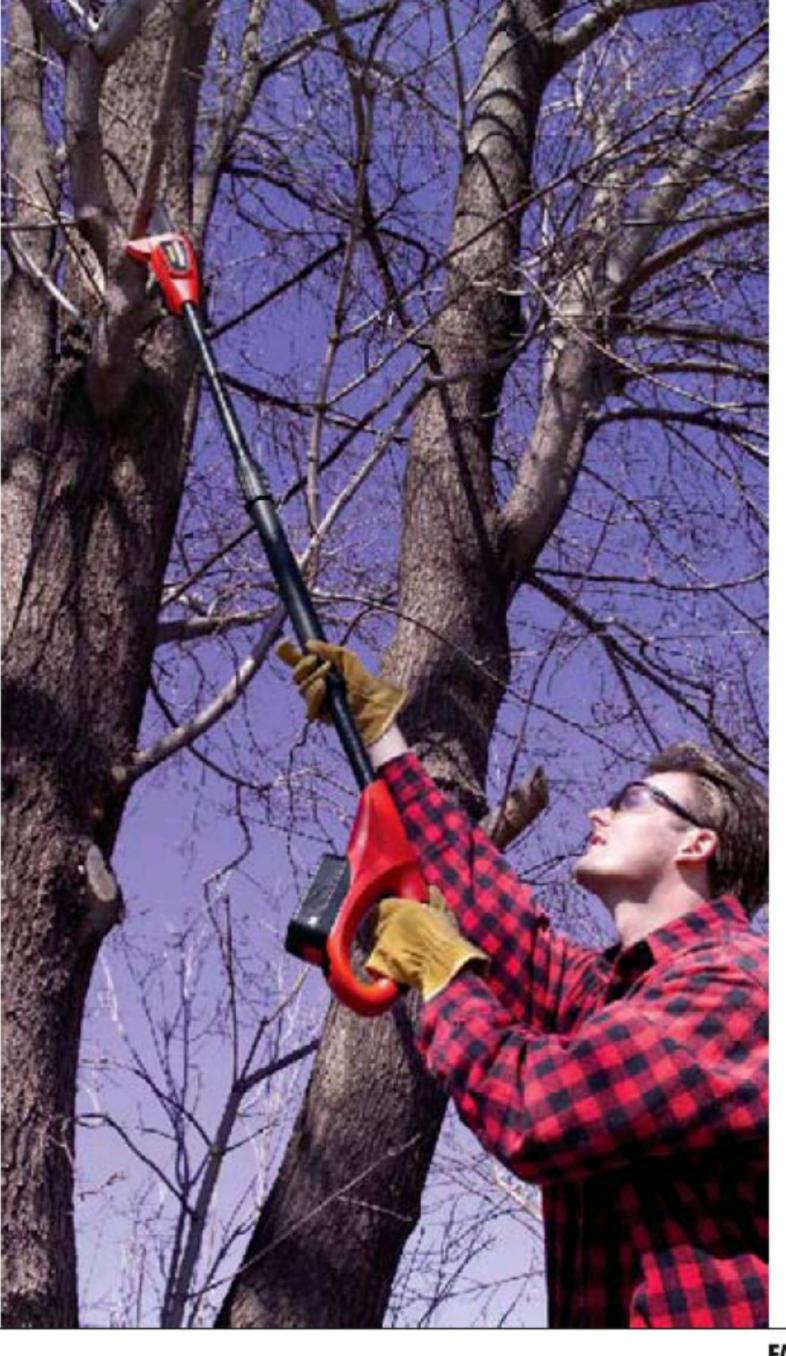
especially in "public" rooms like the living room and kitchen. It doesn't have to be expensive, since home centers carry up-to-date fixtures starting at about \$50. (The fixture above is \$89 at judylighting.com.) Nor is it difficult, even if you have no experience with electrical work. To see how, search for "light fixture" at familyhandyman.com.



If the first thing buyers notice as they approach a house is a stuck, broken or ugly doorbell button, it will affect their impression as they check out the rest of the house.

Replacement is easy; there are just two low-voltage wires to connect. To solve other doorbell problems, go to familyhandyman.com and search for "doorbell."

Make sure lights match in color and brightness from room to room. The bulbs in recessed lights should be the same, and the bulbs in fixtures should all match as well. Melanie suggests using GE Crystal Clear incandescent bulbs. She thinks they show off the interior best.



Instant backsplash

An attractive kitchen backsplash can transform a kitchen. Melanie recommends a peel-and-stick backsplash as an easy DIY solution. You just peel off the backing from the sheet of tile and stick it to the wall. The tiles are available in all types of materials from natural stone to gel tile and cost \$3 a sheet and up.

Trim trees that block views or light

Natural light is something everyone craves, especially during the shorter days of the year. To let in as much light as possible, trim trees or shrubs that are creating shade. If the branches are within arm's reach, use a lopper or reciprocating saw with a pruning blade. Use a pole saw if the sunblocking limb is higher than that.



Restore grout

If the grout lines in your tile are dingy and dark from grime, you can easily get the grout to look like new again with a grout restorer. Some are kits that come with two solutions—a tile-and-grout cleaner and a color sealer. Other products consist of just a colorant. Either way, clean the grout and wipe it dry, apply the colorant according to the manufacturer, then wipe off the excess. Products range from less than \$15 to \$30 and can be found at home centers.

During showings,
potential home buyers first
notice things at eye level,
then they look up, and lastly,
they check near the floor.
Keep that in mind when
choosing the projects you
want to prioritize.

Replace outlets and switches

Switches, outlets and cover plates get dirty, damaged and discolored, giving your home a worn look. New ones give your home a remodeled feel. Replacing them is usually easy and inexpensive (\$2 to \$3 each).





Block the view, not the light

People like bright, sunlit spaces. So if you want to block the view of your neighbor's backyard junk collection, go with translucent window film rather than opaque window coverings.

Window film is also ideal for bathroom privacy.



Changing out old cabinet hardware for an updated style can drastically change the way the entire room looks. Updating the cabinet knobs and pulls will cost as little as \$2 to \$5 apiece, and each can be done in a matter of minutes. If the shape of the knob is up to date, but the color or shade isn't, give it a few coats of spray paint.



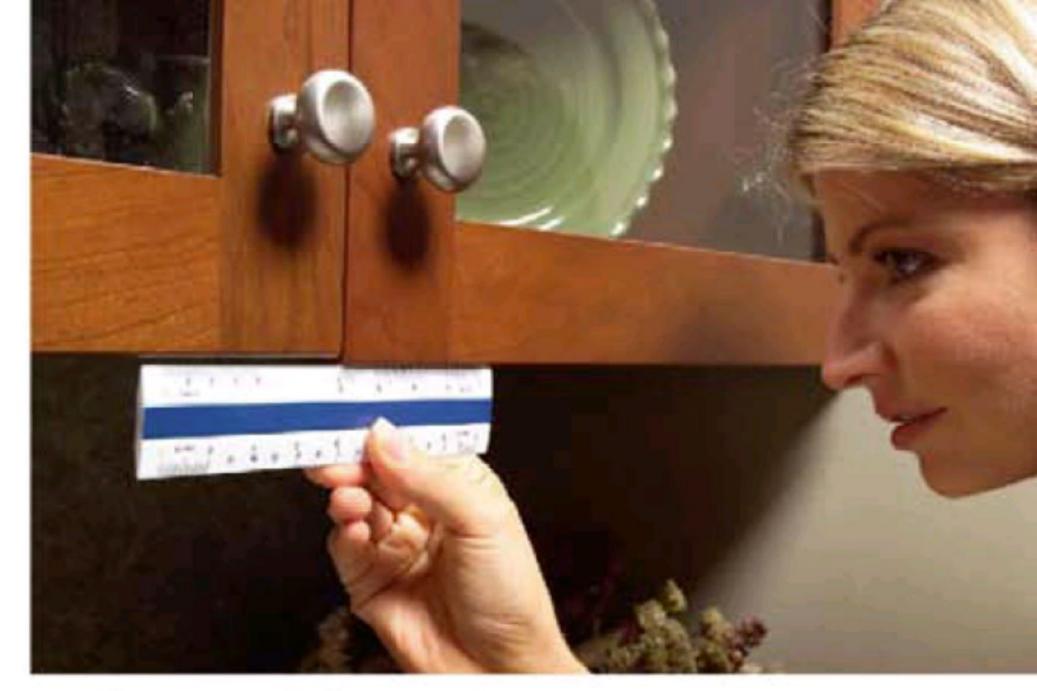


All homeowners should get familiar with laying a nice coat of spray paint over all kinds of faded, rusty or outdated things around your home. The key to a good spray-paint job is a good cleaning with a degreaser followed by several very light coats of paint, starting with a primer. Spray-paint appliance handles, HVAC registers, bath fan covers and light fixtures to give them new life. If the material you're painting is plastic, use a paint formulated for plastic.



Fix doors

If you've lived in your home for a while, you've learned to tolerate your sticking, stubborn doors. But to other people, they're a frustration and a turnoff. The good news is that you can solve most problems in less than an hour. Familyhandyman. com has how-to help for any type of door trouble. Search for "door repair." The front
entry is first
priority.
Buyers
typically
know within
10 seconds
whether or
not they're
interested.



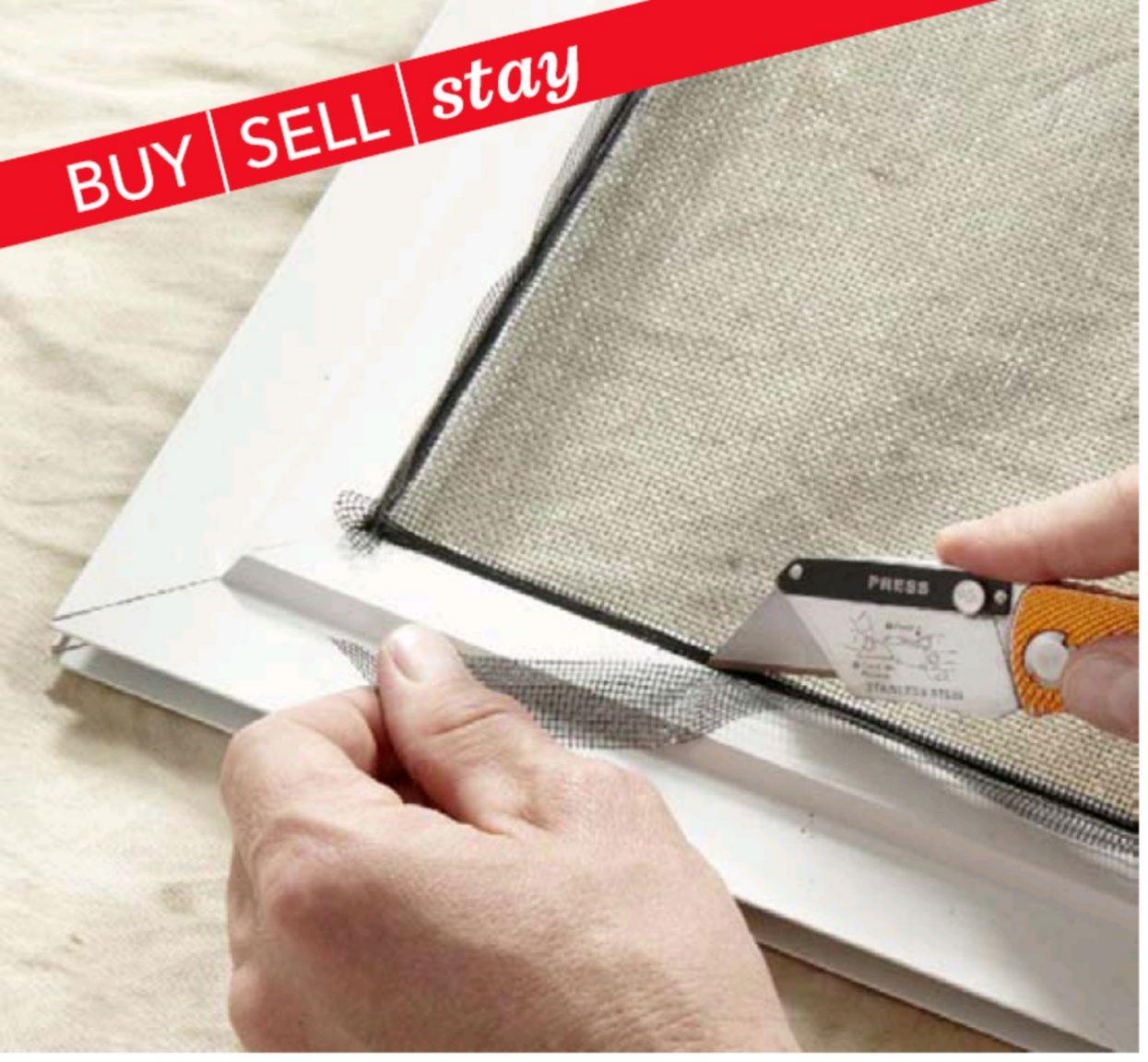
Adjust cabinet doors

Make sure those cabinet doors are aligned properly. It will make a huge difference and it's really easy. On euro hinges, there are two screws you can tighten and loosen to align the doors and make sure gaps between them are consistent.



Cover up claw marks

Claw marks from pets need to be fixed. If the door is painted, it's easy to fill the gouges with wood filler or patching compound and repaint. On a stained door, try gel stain. Lightly sand the area and then, using a dry brush, start with a light stain and darken it to match the old finish. Keep the brush on the drier side by wiping excess stain off on a clean rag. When you're done, feather from the newly stained area with a clear spray finish into the surrounding area.



Replace torn screens

This is an easy DIY project that involves a special screen roller and just a few basic tools. You start by removing the old spline, the stringy rubber piece that holds the screen in the groove, then you'll be able to take off the old screen. Place the new screen over the frame and use the screen roller to press in a new spline. After cutting away the excess screen, you'll have it back in the opening in half an hour.



Mask ceiling stains

If you have a waterstained ceiling, a stainblocking primer is mandatory to prevent the stain from bleeding through a fresh coat of paint. KILZ Upshot and Zinsser Covers Up are both stain-blocking primers, and both have nozzles that shoot upward. These primers attempt to match aged ceilings, so you may be able to get away without repainting the ceiling. You can pick up a can at any home center for about \$7.

FIX IT BEFORE YOULIST IT! This includes torn window and storm door screens, doorbells and bifold and sliding doors inside the house.









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If you're buying

The house my wife and I bought was pretty dirty, which triggered some buyer's remorse. So we spent a long, hard day cleaning. It was worth it. The grime left by the previous owners is gone, and the place feels like ours.

MIKE BERNER ASSOCIATE EDITOR



If you're selling

To show our house in the best light possible, we cleaned everything and every corner. Dirt is unattractive, and somebody else's dirt is especially so. You'll get more and better offers if potential buyers see your house as "move-in ready."

MARCIA ROEPKE ART DIRECTOR



If you're staying

A long weekend of cleaning cut my list of remodeling chores in half. The grout, the kitchen sink and fixtures, the entryway walls—they didn't need a redo. A deep cleaning made them look like new. Well, almost.

GARY WENTZ EDITOR-IN-CHIEF



DECLUTTER FIRST

Cleaning your house is far easier once you remove clutter, and that's something most of us need to do anyway. If you're selling, don't just put everything in the garage. That's a turnoff for potential buyers. Move your stuff off site.



DONATE IT. Donating your goods is a nice way to get rid of usable items without the hassles of selling them. Perfect if you have a lot of stuff and limited time.



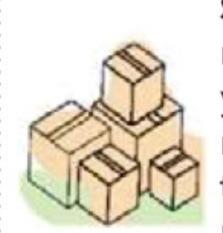
SELL IT. If you have time and you'd like to make a little extra cash, sell unwanted things online. Keep in mind that you'll have to check messages and be available for people coming over to buy your stuff. It can be a big hassle.



PUT IT ON THE CURB. Setting free stuff on the curb is probably the quickest and easiest way to get rid of it. People will take anything that's free! The drawback is that if you itemize deductions on your tax returns, you won't get a receipt to count it as a charitable donation. You can also list free items on Craigslist.com.



TRASH IT. If you have a lot of junk, throwing it all in a dumpster or Bagster bag is an easy and gratifying experience. A small dumpster (about 10 cu. yds.) typically costs about \$300.



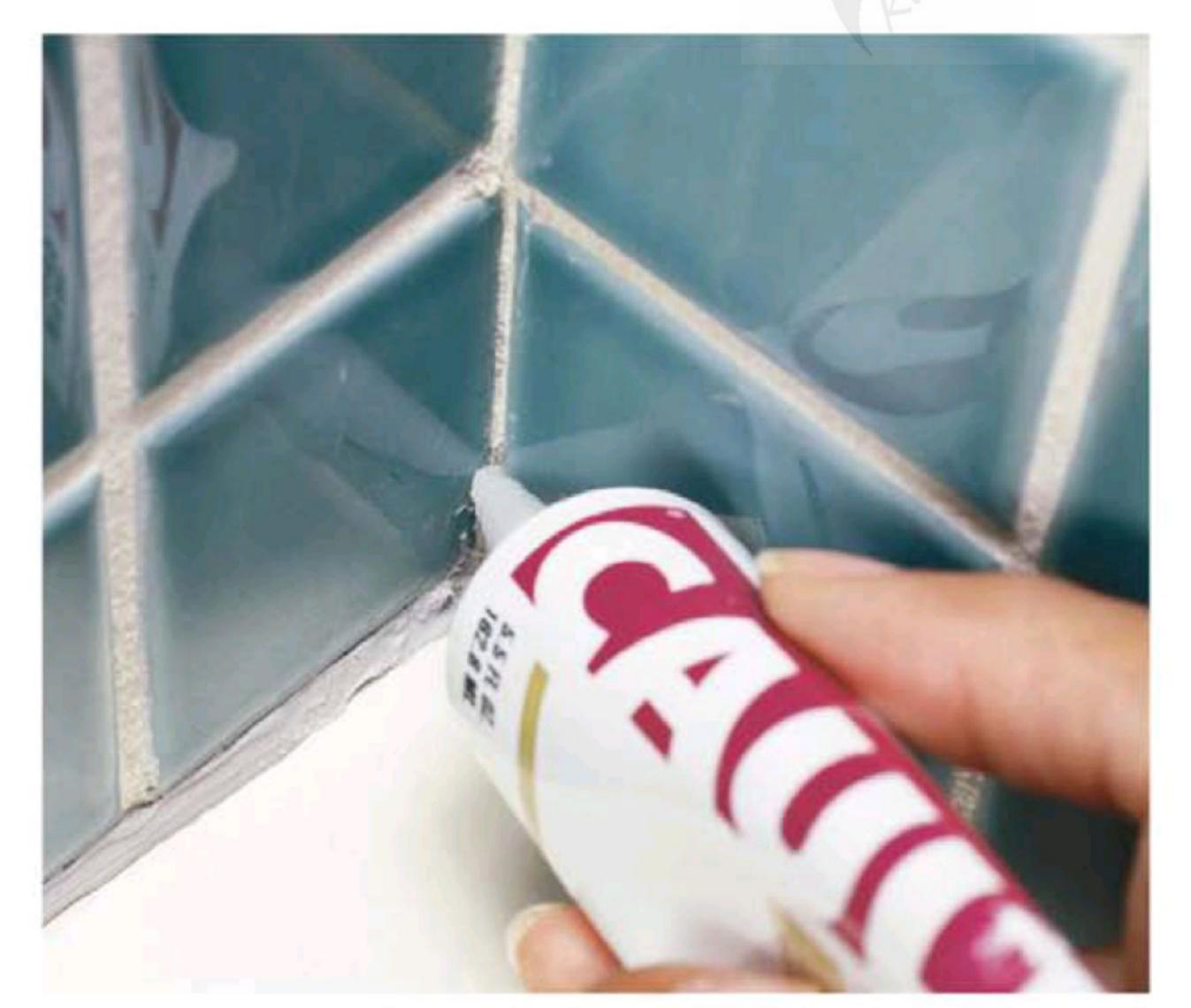
STORE IT. For the items you're keeping but not using for staging, mobile storage containers are the way to go. Have one dropped at your house, fill it up, and then the company will haul it off to a temporary storage facility or your new home. The cost varies depending on the container size and the distance of the move. A long-distance move runs about \$800.

FOCUS ON THE BATHROOM

Cleaning the bathroom might take you more time than the rest of the house combined. But it's essential, especially if you're selling. If there's one room potential buyers are extra picky about, it's the bathroom. It should be spotless.



GLASS SHOWER DOORS: Built-up soap scum seems impossible to remove. Pick up polishing compound at a home center or an auto parts store and use it with an auto buffer to polish off the offending scum. If you don't own a buffer, you can buy one for as little as \$20 or borrow one from a gearhead friend. If possible, take the doors out to the garage to avoid messing up the bathroom.



CAULKING: Trying to clean caulk often isn't worth the effort. If it's covered with mold or mildew, just cut it out and recaulk.



EXHAUST FAN: Turn on the fan and blast out the dust with "canned air." The fan will blow the dust outside. This works on the return air grilles of your central heating/cooling system too. Run the system so the return airflow will carry the dust to the filter. You'll find canned air at home centers, usually in the electrical supplies aisle.



RUST STAINS: To clean rust from toilets and other porcelain surfaces, add three parts water to one part rust remover (Acid Magic is one brand we like). Use a sprayer, brush or foam pad to apply the mixture to the rust stains, then watch them dissolve. Rinse with clear water. You can also use it full strength for stubborn stains. Avoid getting the acid on metal parts because they can discolor. Acid Magic is available online and at hardware stores.



FAUCETS AND FIXTURES: Scrub faucets and fixtures with a calcium, lime and rust remover, such as CLR, and an old toothbrush.



transform your grout from grungy to great. This method is tedious, but the payoff is crisp, clean grout lines. Use the pen to "draw" bleach across the grout lines. The pen allows you to target the grout without getting bleach all over the tile. Wait 10 minutes and then rinse.



other brands) make short work of cleaning tile. Just dampen the sponge and rub it on the offending mess. In most cases, the mess will come right off. These sponges are especially useful for removing ground-in dirt from porous floor tile and cleaning those pesky nonslip strips in the bottom of your tub.



DIG INTO THE DETAILS

Some cleaning jobs get overlooked, either because we're so used to these areas not being clean, or because we just don't like doing them. Pay attention to the following:

- Ceiling fan blades
- Light fixtures
- Baseboards/trim/ door frames
- Handrails
- Furniture feet
- Fingerprints
- Furnace exterior
- Water heater exterior
- Exposed pipes and ductwork
- Washer and dryer
- Inside cabinets and drawers
- Walls and ceilings
- Curtains
- Under appliances
- Trash cans
- Doorknobs
- Dishwasher
- Throw pillows

Windows

Your windows present the view as well as let in natural light. You can hire a window cleaning service, but if you'd like to do it yourself, go to familyhandyman.com and search for "how to clean windows."

Carpet

If the carpet is reasonably clean, don't go beyond vacuuming it. Carpet is the last thing buyers look at and doesn't give a big return on investment. If there's hardwood underneath, consider removing the carpet.

Get a cleaning service

You can hire a pro to do a deep cleaning. At about \$500 for a 1,400-sq.-ft. home, it's definitely worth considering. Check off a solid weekend's worth of drudgery by writing a check!

Don't clean; replace

Some things just aren't worth the effort to clean. You'll save time and money and get better results by simply replacing the following items with new:

- Shower curtains
- Switch plates
- Mini blinds
- Showerheads



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BUY SELL stay

Get the most from your

HOME INSPECTION

Expert advice for home buyers



ou've chosen a home, made an offer and had it accepted. You're ready to charge ahead and tempted to hire the first (or cheapest) home inspector you find so you can check that item off your list. But slow down. With a little extra time and knowledge, your home inspection can be much more than just a standard requirement in the buying process.

SEEKING AN INSPECTOR? READ A SAMPLE REPORT

When hiring an inspector, ask for recommendations from people you trust and read online reviews. But also go to the inspector's website and read a sample report. If there isn't one, I'd look further. A good report contains these elements:



MEET THE EXPERT
Reuben Saltzman is the owner of Structure Tech
Home Inspections. His blog is a gold mine of information, stories and opinions. Check it out at StructureTech1.com.

- Photos should accompany the items discussed in the report.
- The report should be written in plain English, understandable to anyone. You shouldn't need a degree in building science to understand it.
- The report should cover three aspects of each potential problem: what the issue is, why it's an issue and what should be done.
- Every report includes disclaimers. Like everyone else, inspectors don't want to be sued. But a good report keeps them to a minimum.
- Many reports are filled with recommendations for further testing or inspections. When I see that, I get the feeling the inspector aims to avoid lawsuits more than to provide great service.
- Look for statements that mention an issue but also say it isn't a significant problem. Anyone can identify an issue and recommend further action. But it takes deep experience and knowledge to say an issue isn't worth worrying about. That's often the sign of a great inspector.

BUY SELL stay

BIG PROBLEMS MIGHT MEAN RENEGOTIATION

If the inspection uncovers dangerous or expensive problems-like aluminum wiring, a cracked heat exchanger or structural flaws-it's reasonable to rethink the agreement. There are four options:

■ Lower the price: This is often a fair way to compensate the buyer. But even though the home loan will decrease along with the sale

price, the buyer will have to pay for those repairs. And that's often burdensome on top of the ordinary costs of buying a home.

Ask the seller to make the repairs: This also can be fair—if the seller can afford to pay. But the buyer should keep this in mind: The seller will want the work done quickly and cheaply and may not be

too concerned about the quality of the job.

- Cancel the sale: This is usually the worst option. Both parties have invested time and money to reach an agreement. Killing that agreement is a huge step backward for everyone.
- Do nothing: Since all the other options raise new complications, this is often the best response to problems—as long as those problems don't pose an immediate health threat.

A SERIOUS, EXPENSIVE ISSUE

Aluminum wiring can be a fire hazard, and making it safe can cost thousands. If your inspector finds it, renegotiation is justified.



THE REPORT IS NOT A NEGOTIATING WEAPON

Buyers sometimes use the inspection report as an excuse to renegotiate the price of the house. Unless the problems are dangerous or major, this is a bad idea. Defects like peeling paint, sidewalk cracks or wall damage are considered "known conditions." In other words, they were already obvious when you first toured the house. Asking for compensation after the agreement will poison your relationship with the seller and real estate agents.

The same goes for old construction that doesn't meet newer building codes. If old stair balusters, for example, are spaced farther apart than current code allows, the report will note it. But that doesn't mean the seller should pay for correction.

SELLING? DON'T RISK AN INCOMPLETE INSPECTION

If you're selling, you'll want me to complete my job. If I label it an "incomplete inspection," that may delay or even sink the sale. Good preparation is mostly about providing easy access. Keep in mind that it isn't the inspector's job to move barricades of boxes or stacks of paint cans.

- Make sure I can get to and open the main electrical panel and any subpanels.
- Clear a path around the furnace and water heater.
- If you have a detached garage, leave keys or an opener so I can get in. I don't know how to pick locks.
- If you have crawl spaces, make sure the doors to them are accessible.
- Secure any pets that might escape through open doors— or worse, attack me. I'm not a burglar!
- If the house has been unoccupied, make sure the water, gas and electricity are turned on.



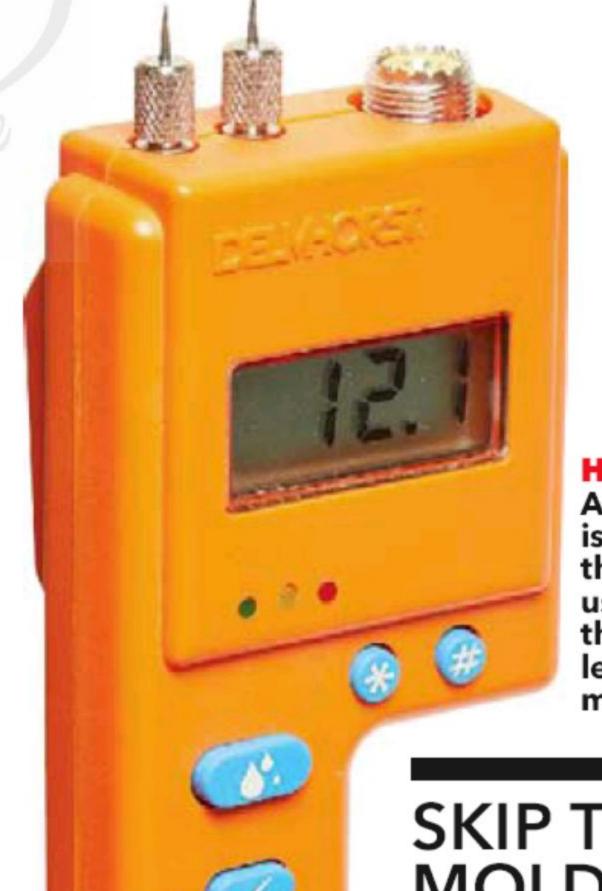
GET A SEWER INSPECTION

For about \$200, I can hire my sewer guru to run a camera through the waste pipe that runs from the house to the city sewer system. I used to recommend this for old homes only. But after seeing dozens of fractures in newer lines-and repairs that cost thousands-I know better.



ASBESTOS: SOMETIMES HAZARDOUS, SOMETIMES NOT

Asbestos does terrible damage to lungs, but only if it's inhaled. Asbestos in siding that's sealed under a good coat of paint, for example, can't get airborne and inhaled, so it's nothing to panic about. On the other hand, asbestos in vermiculite insulation can easily drift into a home through tiny air leaks in ceilings and walls; that's a serious risk. Most inspectors recognize materials that may contain asbestos and will note them on the report. But keep in mind that asbestos sampling and lab testing are not a standard part of a home inspection. Also keep this in mind: Asbestos was used to make more than 3,000 kinds of building materials. If a home was built before 1980, there's a good chance it contains asbestos somewhere.



HIGH-TECH HELP

A moisture meter is one of the tools that inspectors use to track down the water problems that feed mold.

SKIP THE MOLD TEST

I can provide mold testing, but I usually talk my clients out of it. Testing costs hundreds of dollars and rarely provides practical information. And since mold issues are caused by moisture problems, moisture testing is a better path to the root of any problems.







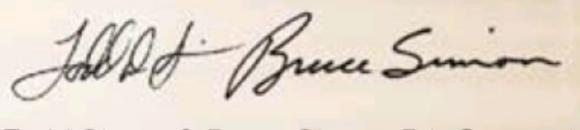
NEW HOMES NEED INSPECTIONS TOO

During construction, a house gets several inspections by city building inspectors. So it's reasonable to assume that a new house won't have problems. But you shouldn't assume that. I've seen hundreds of serious problems in new homes over the past few years—homes built by big, reputable builders.



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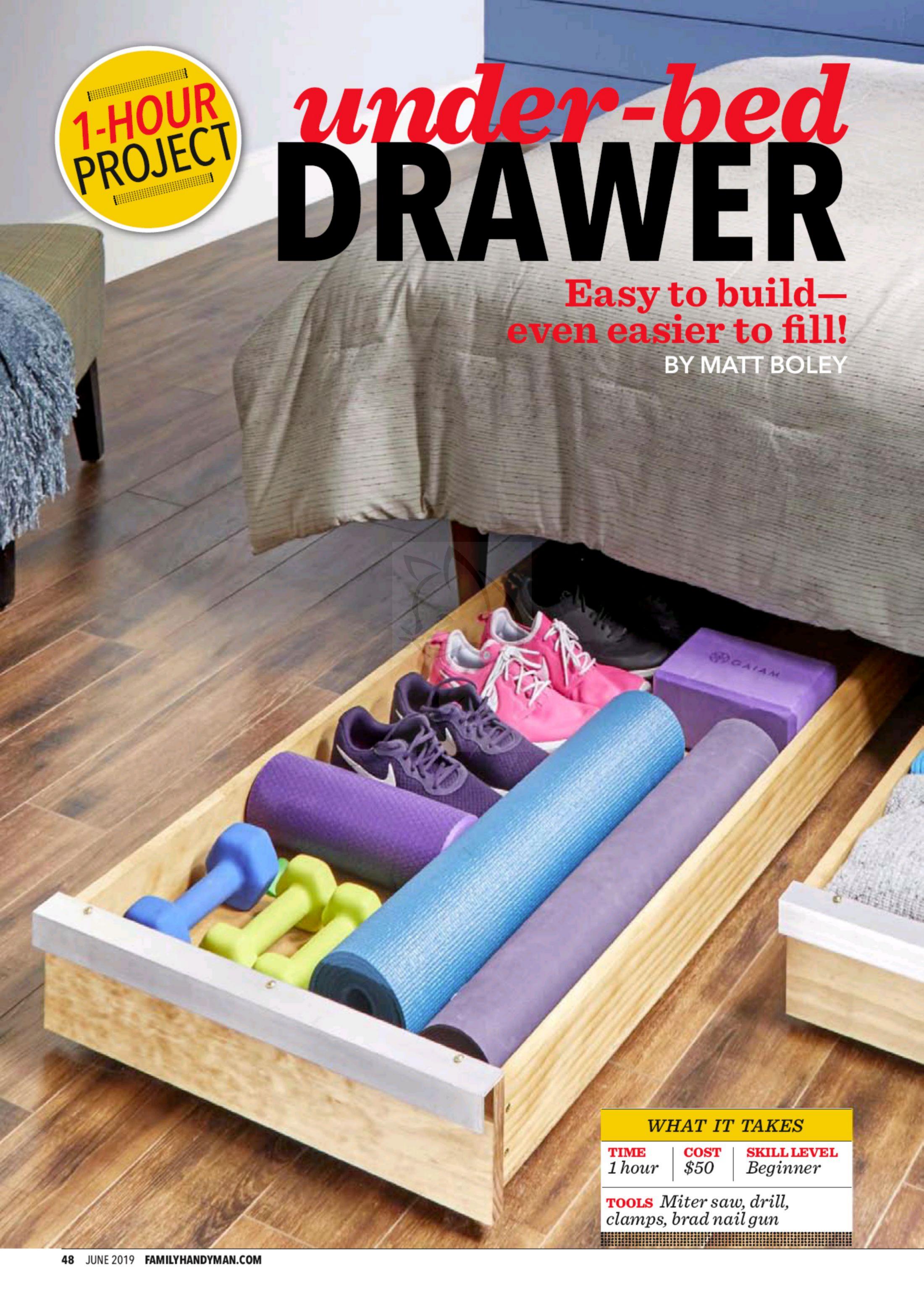




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his project is really just a box on rollers. What makes it unique is that it glides on appliance rollers instead of casters. They're low profile and super strong, and they roll smoothly over carpet and hard flooring. Appliance rollers cost about \$20 per pair at home centers and online. The project cost depends on the wood you choose. Before building, measure the height beneath your bed frame and alter our dimensions to suit.



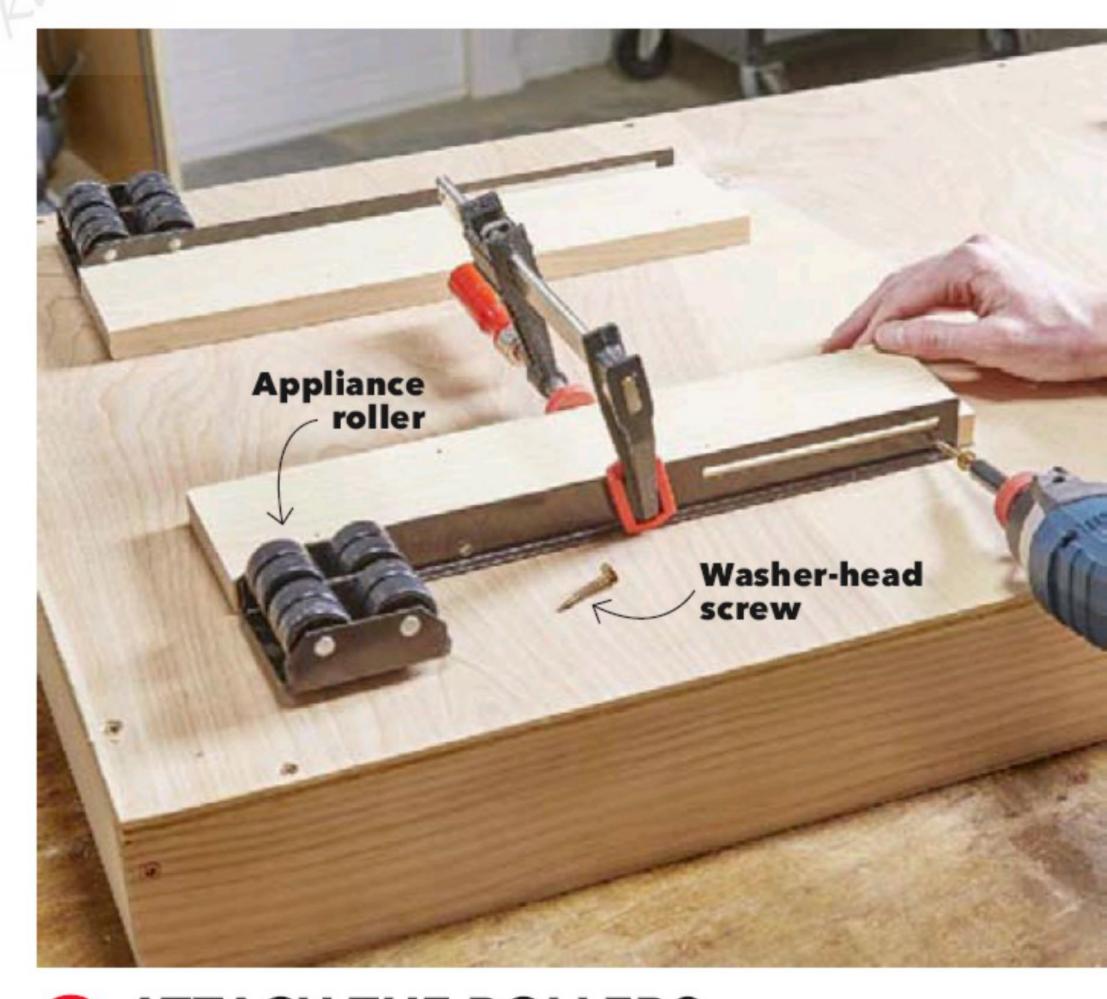
BUILD THE BOX

Drill countersink holes and fasten the sides (B) to the ends (C) with wood glue and 2-in. screws. Attach the base (A) using the same method.

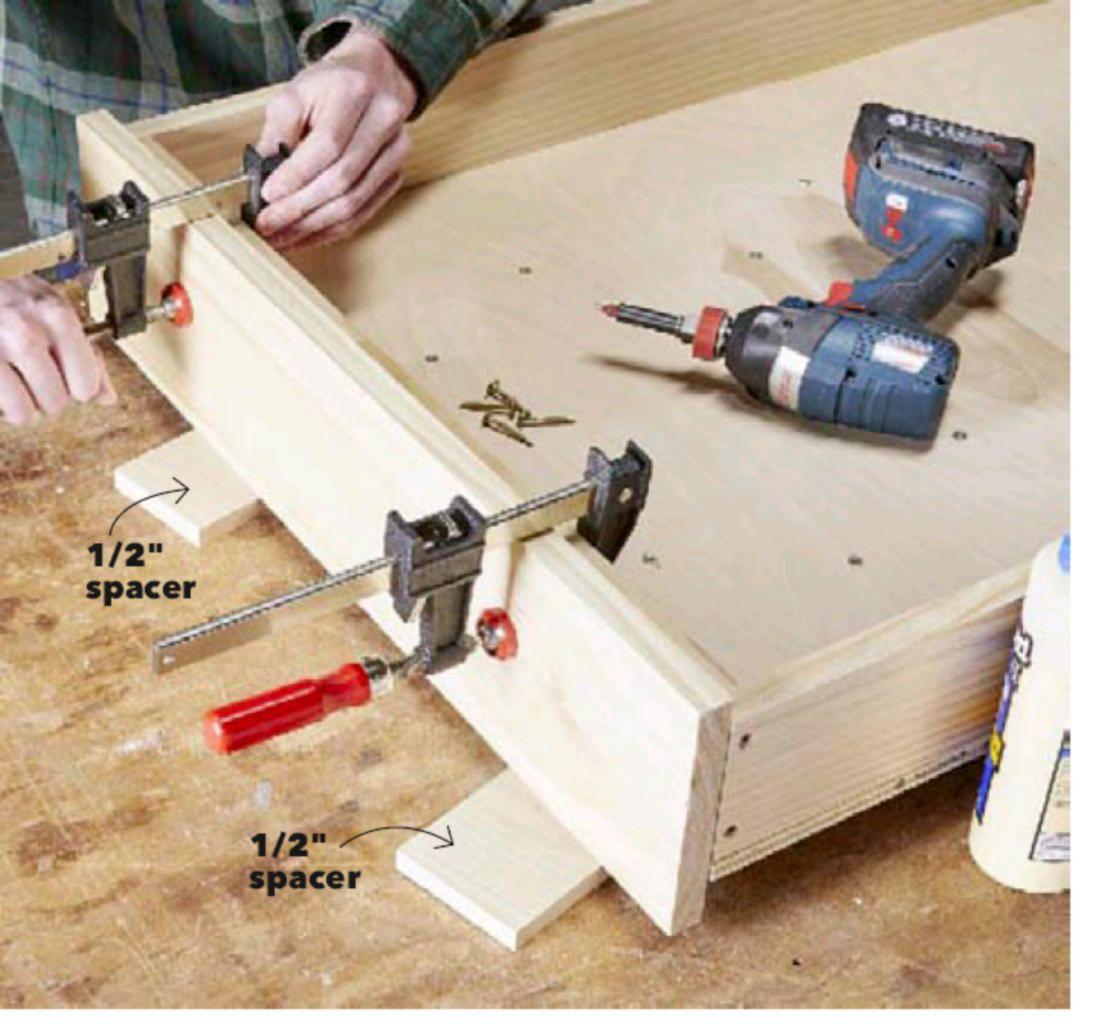


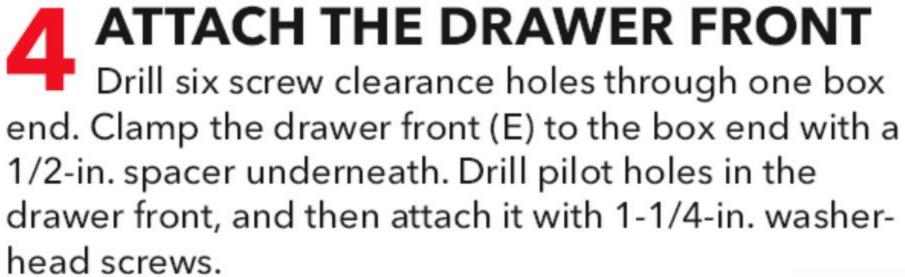
2 LOCATE AND FASTEN THE CLEATS

Mark the cleat (D) locations, 2 in. in from the front/back and 5 in. from each side. Set the cleats in position and trace them. Drill four clearance holes in each cleat outline. Glue the cleats and tack them in position with 1-in. nails. Flip the box over, countersink the clearance holes and then drill pilot holes in the cleats (D). Fasten the cleats with 1-in. screws.



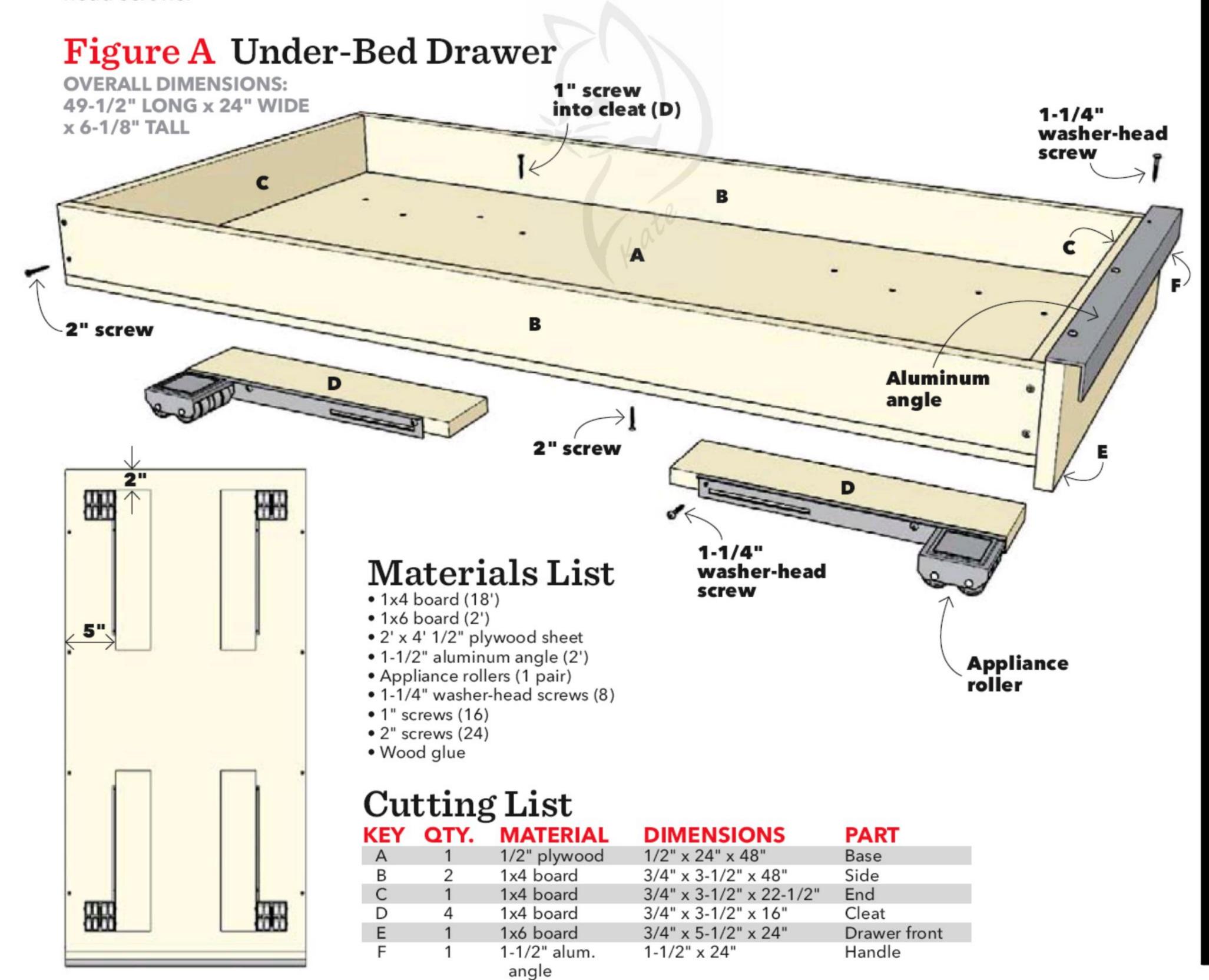
3 ATTACH THE ROLLERS Separate the halves of the appliance rollers. Drill two clearance holes in each half of the rollers with a sacrificial board underneath. Clamp the rollers to the cleats (D) and fasten with 1-1/4-in. washer-head screws.







Drill three evenly spaced clearance holes in the handle (F), and then clamp it to the top edge of the drawer front. Drill pilot holes in the drawer front and fasten with 1-1/4-in. washer-head screws.



Survival of the Sharpest

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hat first crack of thunder sounded like a bomb just fell on Ramshorn Peak. Black clouds rolled in and the wind shook the trees. I had ventured off the trail on my own, gambled with the weather and now I was trapped in the forest. Miles from camp. Surrounded by wilderness and watching eyes. I knew that if I was going to make it through the night I needed to find shelter and build a fire... fast. As the first raindrops fell, I reached for my Stag Hunter Knife.

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Not shown actual size.

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• 5 1/3" fixed German stainless steel blade (9 3/4" total length) • Stag horn and Pakkawood™ handle • Includes leather sheath







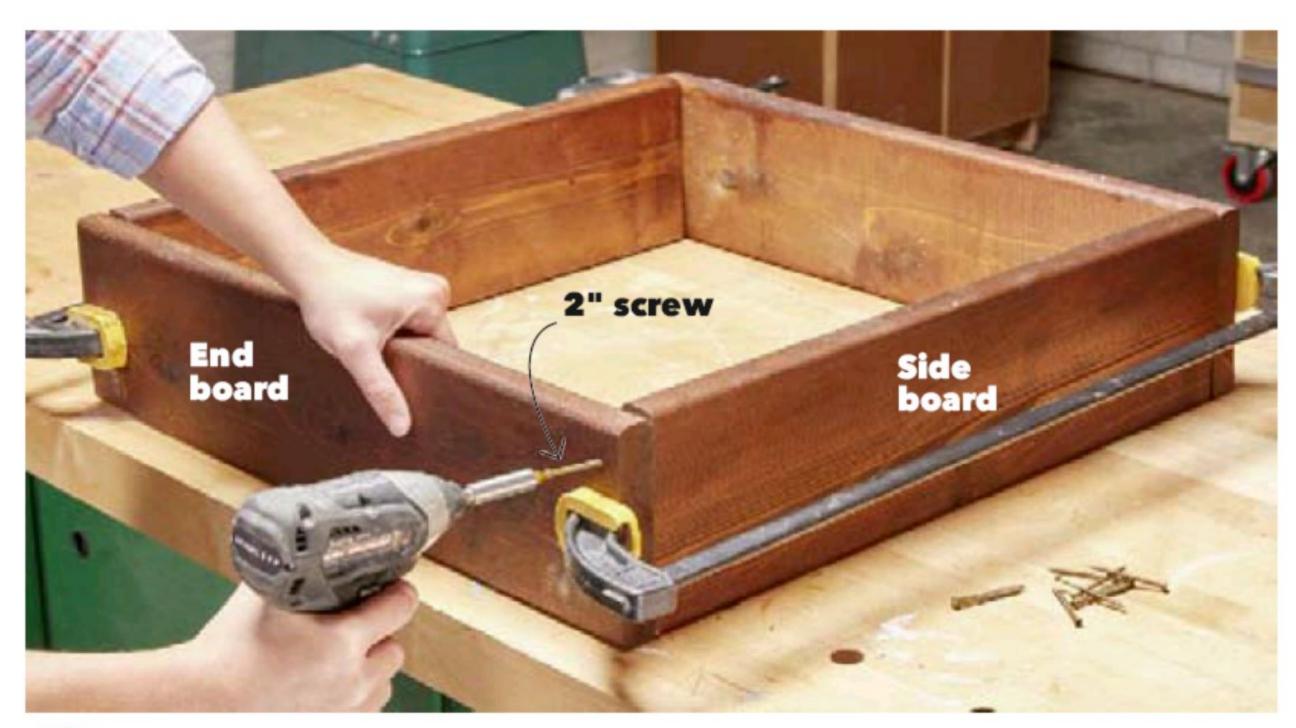
FIGURE OUT THE LENGTH OF YOUR SIDE BOARDS

Lay out the liners, decking boards and a 1/4-in. shim to establish the length of the side boards.



2 ESTABLISH THE LENGTH OF THE END BOARDS

Measure a liner plus a 1/4-in. shim to determine the length of the end boards (**Photo 3**). Cut eight boards of each length and apply finish to all four sides and the ends.



ASSEMBLE THE PLANTER RINGS Clamp and screw together each ring of deck boards with two 2-in. exterior screws. Choose the best-looking board sides to face outward.

Choose your plastic planters first

The plastic planters (called "liners" from here on) determine the shape and size of the planter boxes, so shop for those first. Choose ones with sturdy plastic lips that can support the weight of the plants and soil. Your planter shapes can range from square to long, narrow rectangles; it all depends on the liner sizes and how you decide to configure them. You can adjust the height of your planters simply by using more or fewer rings of decking boards (**Photo 4**). But if you make your planters shorter, be sure the liners will clear the ground when they're in place.

Buying the materials

We built our planters from 5/4x6 cedar decking (1 in. thick and 5-1/2 in. wide), the standard dimensions for decking. If you plan to stain your planters, you can save 30 to 40 bucks by substituting treated decking boards. If your planters will rest on a composite deck, you may want to choose matching or contrasting composite decking.

To help you determine the quantity and length of the boards you'll need, do a bit of figuring with your liners upside down on the workbench (**Photos 1** and **2**). At the same time, figure out how many treated 1x4s to get for the inner structure (**Figure A**). You'll need at least two 8-ft. lengths for the corners and more for the liner ledger boards (**Photo 6**). You'll also need a short length of treated 2x4 for the diagonal bracing (**Photo 8**).

The corners are cloaked with 1-1/16-in. aluminum angle. Buy 3-ft. lengths if you're building only one planter. If you want to build more, buy 4-ft. lengths and make the feet 2 in. high rather than 3 in. That way you can get feet for two planters from this rather expensive material. We used 3-in. lengths of aluminum square tubing to support the weight of the planter. But you'll only use about a foot of a 3-ft. length (\$10). If you want to save a few bucks, you can substitute 1x1 treated wood blocks that you cut yourself.



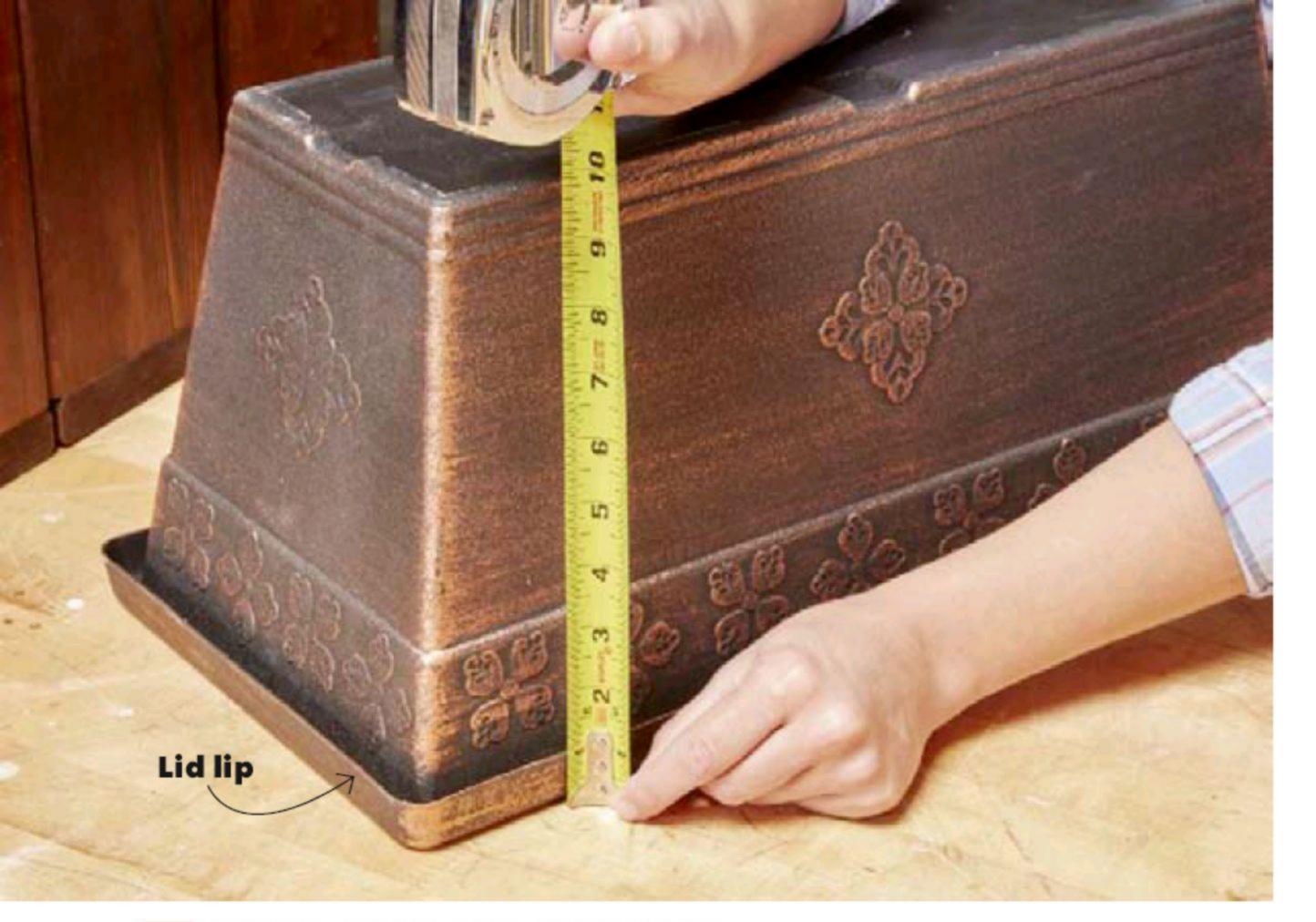
Figure A Planter details **OVERALL DIMENSIONS:** 1-1/4" **25" TALL** screw (LENGTH AND WIDTH DETERMINED BY PLASTIC LINERS) 2" screw 1" pan-head screw



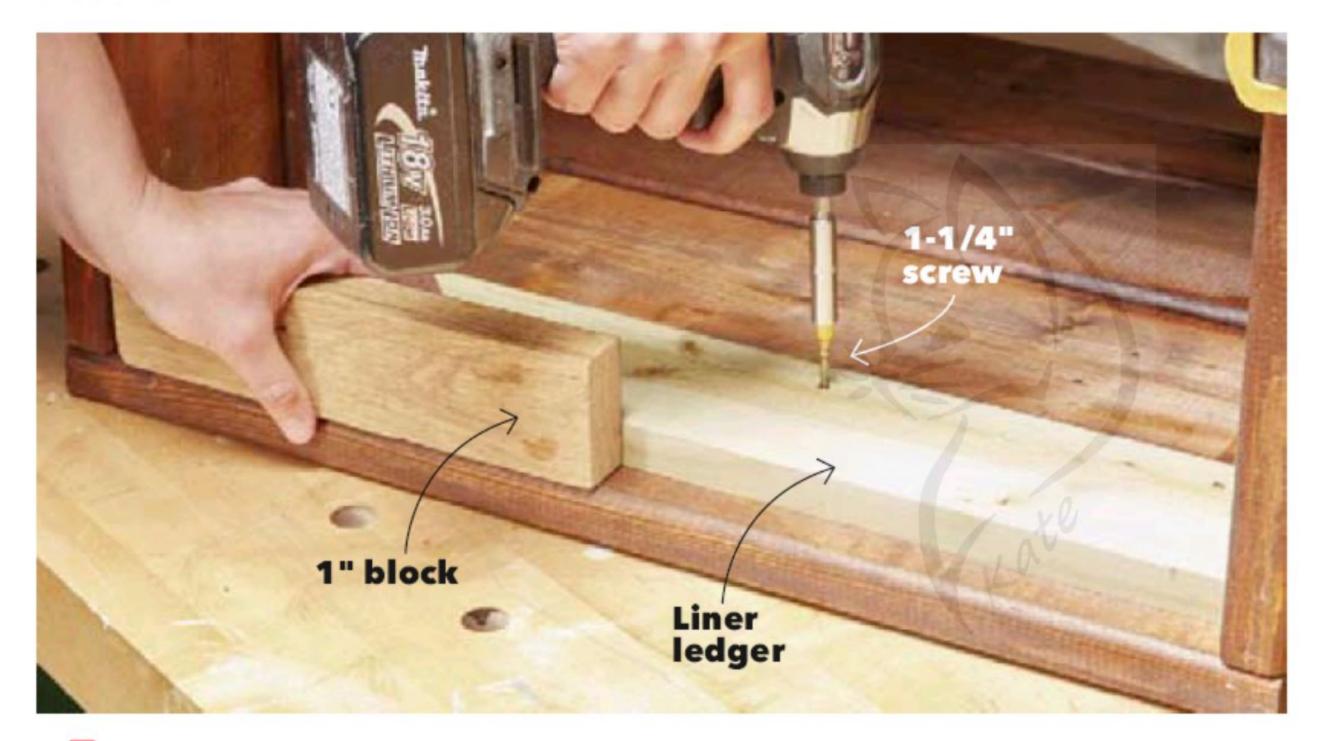
MATERIALS LIST

- Plastic planter(s) to line the planter box
- (A) 5/4x6 deck boards
- (B) 1x4 treated boards for liner ledger and corner blocks

 (C) 2x4 diagonal brace
- (**D**) Four 3-ft. lengths of 1-1/16-in. aluminum angle for corner trim legs
- (E) One 3-ft. length of 1-in. square aluminum tubing for support blocks
- One tube of silicone caulk sealant
- 1-1/4-in. exterior screws (small box)
- 2-in. exterior screws (small box)
- 1-in. pan-head screws 1 qt. of finish



FIND THE LIP HEIGHT Measure the liner lip height and cut a gauge block to a width that size.



INSTALL THE LINER LEDGER Cut the ledger boards to fit. Then, using the gauge block to position them, screw them into place with 1-1/4-in. screws spaced every 6 in.



TIE THE RINGS TOGETHER Cut and install 18-in. 1x4 corner blocks to the inside corners with 1-1/4-in. screws, two into each deck board.

Assembling the planters

Measure and cut the deck boards to length (**Photos 1** and **2**). It doesn't matter which two sides you choose to overlap the ends. Apply a finish if you choose (see below) and assemble each ring with 2-in. exterior screws (Photo 3). After you build the first ring, test-fit the liner(s). It's easy to confuse side and end boards, especially if the planters are nearly square. Then just follow the how-to photos to complete the planters.

Finish details

We used PPG Timeless oil finish (Mahogany). Whatever finish you choose, apply it before assembling the rings. You'll avoid slopping finish onto the aluminum corners, and if you're using cedar, you'll be able to seal the ends to prevent rot. We finished all four sides so we could choose the prettiest "show side" when we built the rings. Let the finish dry completely before gluing on the aluminum corners or they won't stick. If you're impatient, choose a water-based finish. If you go with oil-based, your three-hour project may become a three-day one.

Working with the aluminum parts

You can cut aluminum with a hacksaw, a jigsaw, or a miter saw fitted with a carbide blade. Wear eye and hearing protection. If you use a miter saw, cut slowly.

The aluminum corner trim adds style and hides the end grain of the decking. It's best to attach it with clear silicone caulk instead of construction adhesive. Either product will likely squeeze out a bit when you clamp on the corners (**Photo 10**), and it's no fun cleaning up colored adhesive from all the joints. That said, keep the silicone bead about 1/2 in. away from the outside corners of the decking to minimize squeeze-out.

Cut the 1-in. tubing support blocks to span all the way from the base of the feet to the bottom of the planter (**Photo 11**). They support the entire weight of the planter and the soil-filled liners.





ADD THE DIAGONAL BRACE
Support the brace on 2x4 scraps while you toe-screw it to the inside corners with 2-in. screws.



GLUE ON THE CORNER TRIM LEGS

Cut four 25-in. aluminum angle corner trim pieces. Then apply a bead of silicone caulk to the corners and clamp each one into place.



11 ADD THE SUPPORT BLOCKS

Cut, glue and silicone the 1-in. square aluminum tubing support blocks to the inside of the aluminum angle corners.

ELECTRICAL BOX BASICS

How to pick the best junction box for any job

BY BRAD HOLDEN

ith the variety of different electrical boxes available at home centers, how do you know what to buy? Don't worry, it's not that complicated. We'll whittle it down to about a dozen boxes to cover almost every situation.

New work: 3 types do it all

If you have the walls opened up for remodeling or putting on an addition, these three boxes cover about 99 percent of your needs.

22-CU.-IN. 4-IN. ROUND BOX for ceiling light fixtures, smoke alarms, carbon monoxide detectors and wall sconce light fixtures.

22-CU.-IN. SINGLE-GANG BOX

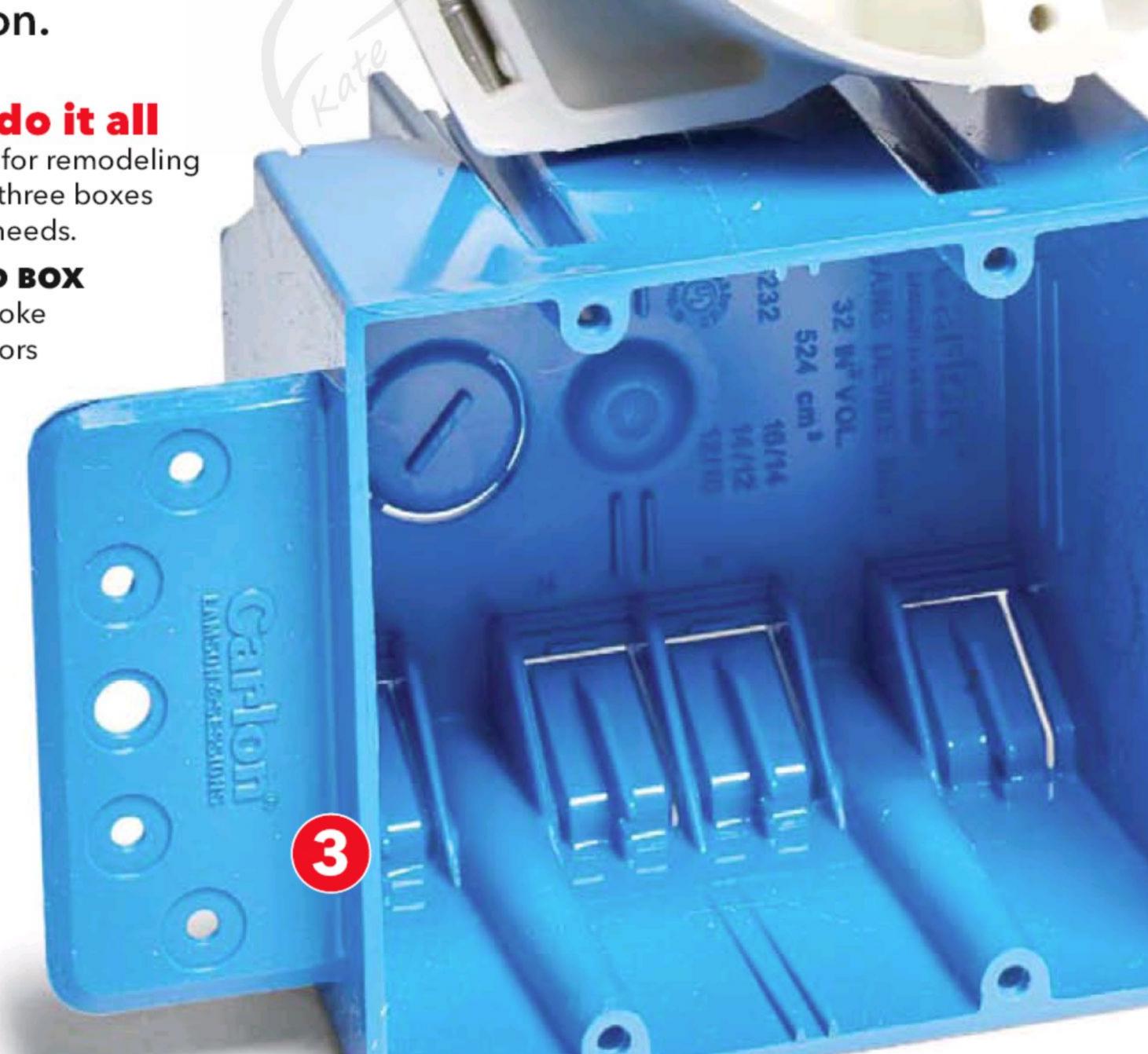
for a typical outlet or switch.

32-CU.-IN. **DOUBLE-GANG BOX**

for two light switches together in the same box, or two duplex receptacle outlets.



MEET THE EXPERT John Williamson is a master electrician and electrical inspector in Minnesota.

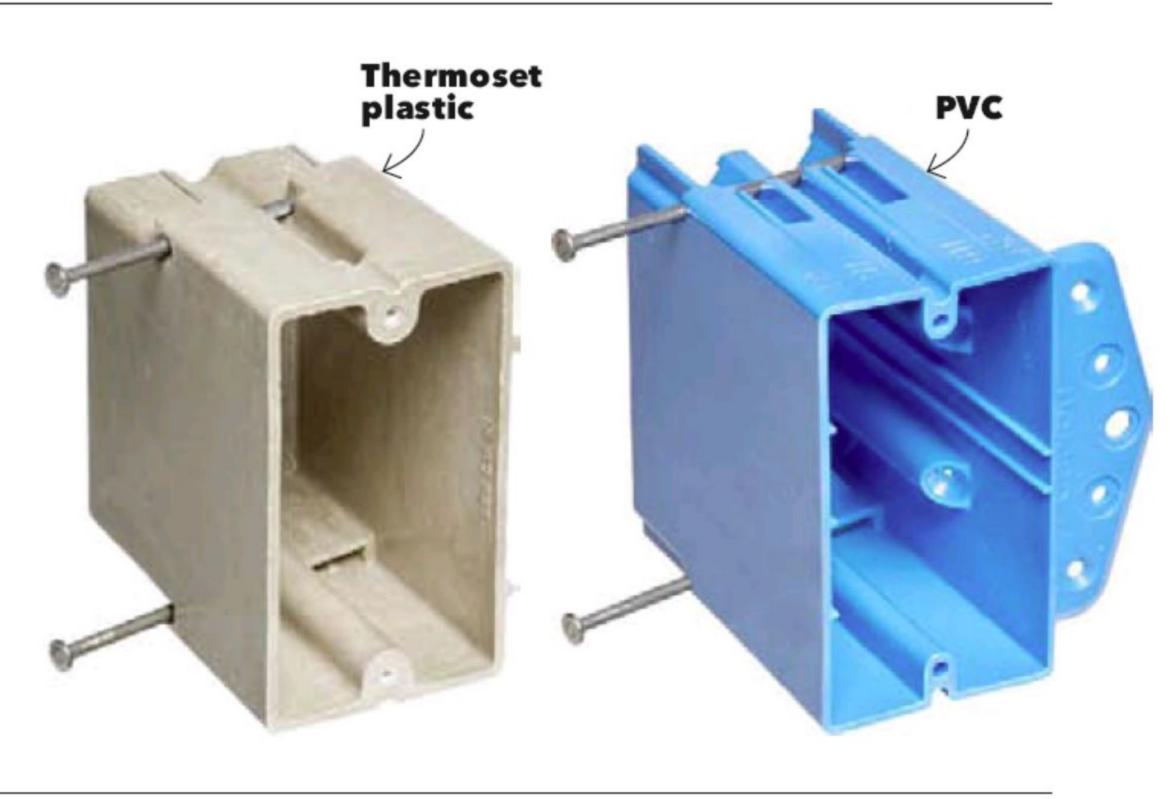


The purpose of electrical boxes

Wiring connections—where wires join an outlet, switch or other wires—must be inside an electrical box. Here's why: Connections are the weak link in an electrical system. If they get damaged, loosened or pulled apart, you're left without power, or worse, with a fire. Electrical boxes are simply meant to protect vulnerable connections.

Box material

Indoor nonmetallic boxes are typically plastic or fiberglass. Cheap PVC boxes like the one shown at far right work fine, but they can move or distort in wood framing as the studs dry. I prefer to spend the extra 20¢ per box on heavy-duty thermoset plastic or fiberglass boxes. Unlike PVC boxes, they're super strong and maintain their shape.



BOX SIZE

Wires, receptacles and switches need adequate space. Crowded boxes can damage wires, resulting in a fire or shock hazard. You can use the chart below to calculate the required box size. Add up the numbers for the corresponding components in the box to find how many cubic inches you'll need. In most cases, I skip the math and just buy the largest volume box available in the style I need. I've never been frustrated by having a box that was too large!

BOX VOLUME CALCULATOR

Conductor Size	14 AWG*	12 AWG	10 AWG
EACH INSULATED WIRE	2	2.25	2.5
ALL GROUNDING WIRES COMBINED	2	2.25	2.5
EACH SWITCH OR RECEPTACLE	4	4.5	5
ALL INTERNAL CABLE CLAMPS	2	2.25	2.5

^{*} American wire gauge

EXAMPLE: A BOX WITH FOUR 14-2
TYPE-NM CABLES WITH GROUND

8 INSULATED WIRES	= 16 CUBIC IN.	
ALL 4 GROUNDING WIRES 1 SWITCH 1 RECEPTACLE ALL CABLE CLAMPS	= 2 CUBIC IN. = 4 CUBIC IN. = 4 CUBIC IN. = 2 CUBIC IN.	
MINIMUM BOX VOLUME	= 28 CUBIC IN.	





Surfacemount boxes

On concrete or block walls, surface-mount boxes and conduit are the way to go. These boxes can be plastic or metal. Because they're exposed, they need to be mounted perfectly plumb and level. They also require conduit to protect the wires.



Pan boxes

Four-inch round pan boxes (short for "pancake") come in handy if a ceiling joist is right where you need to install your dining room light fixture. Cutting a notch in the ceiling joist would weaken it. Pan boxes are only 1/2 in. deep and only have a volume of 6 cu. in., but they will safely accommodate the three wires you need for your light fixture.

Gasket boxes

Energy code boxes are for insulated walls and ceilings. They typically have a molded flange with a foam gasket as well as foamlined cable entries. This helps form an airtight seal to keep out drafts. I like to caulk the box flange right to the vapor barrier.

Flange



Metal boxes

You can wire a whole home using only nonmetallic boxes, but metal boxes still come in handy for certain situations. They're extremely sturdy and work well where you need lots of volume in the box-for example, for a welder receptacle in your workshop or for a hub where multiple cables meet. As with nonmetallic boxes, get the large ones, which are 4 in. square by 2-1/8 in. deep. You'll find cover options for most

configurations of switches and receptacles,

as well as mud rings.



"Old work" boxes

Old work (or "remodeling") boxes are for walls that are covered with drywall or other material. They don't need

to be fastened to a stud, so you can install them anywhere. There are several types. The one shown has flip-out tabs that squeeze the box flanges against the drywall. Using the box face as a marking template, you'll get a nice, close fit.

Tab

Low-voltage brackets Unlike in the old days when homes had one or two phone jacks, today we have much more low-voltage wiring

for computers, cable TV, home entertainment systems, and whole-house audio, security and temperature control systems. Save time and money by installing low-voltage brackets instead of electrical boxes. Low-voltage

wiring doesn't necessarily need an enclosed box. In fact, you often don't want an enclosed box because it may require the wires to make a sharp bend, which impedes the performance of some cables.

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in between!

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f you're a roofer, you have your routine perfected already. But for the rest of us—who tear off asphalt shingles only occasionally—here's a primer on how to do it quickly, safely and right.

ROOF SAFETY IS ESSENTIAL!

Working on a roof is dangerous, so take precautions.

- Set roof jacks (\$11 each) and a 2x10 about 3 ft. up from the roof edge (Photo 1).
- Wear a safety harness (\$150; Photo 2), which you can buy at safety equipment stores and at some roofing suppliers and home centers.
- Wear soft rubber-soled shoes for traction, long pants, work gloves and safety glasses.

BEST PRO TIPS

Prep for the tear-off

Doing a little prep work on the ground will keep nails and other debris out of the grass and flower beds, reduce cleanup time and preserve the landscaping. Place plywood over the air conditioner (be sure the power to it is turned off) and over doors or windows near the spot where you'll be tossing the debris off the roof. Then cover plants, shrubs, grass and other areas around the house with tarps to vastly simplify cleanup.

Rent a trash container (a 20-cu.-yd. size will handle most roofs and costs \$200 to \$300). If possible, have it dropped next to the house so you can easily throw old shingles directly into it from the roof.

For safety and better footing, nail the roof jacks below the area you intend to strip first (**Photo 1**). Buy the adjustable type designed to hold a 2x10 board. Space the jacks no more than 4 ft. apart. Fasten each with at least three 16d nails driven through the roof sheathing into a rafter.

Strip the roof

Start the tear-off at the section farthest from the trash container. Standing at the peak, use a garden fork or a notched roofing shovel to tear away the ridge caps and the top courses of shingles (**Photo 3**). Forks and roofing shovels are available at roofing and home centers, starting at \$26. Some roofers prefer forks because they don't get caught on nails, making it easier and faster to remove the shingles. Others like the shovels because they pull out more nails with the shingles.

Work the fork under the ridge caps, prying them loose. As they come loose, allow them to slide down to the roof jacks. Or, if they don't slide down the roof, carry them to the edge of the roof and throw them into the trash container.

Once the ridge caps are gone, slide the fork under the shingles and felt paper and pry the shingles up. Some nails will come up with the shingles. Others won't. Ignore them for now.

Remove shingles in a 2- to 3-ft.-wide section as you work down the roof (**Photo 4**). The shingles will roll up like a ball in front of the fork. Push the shingles down to the roof jacks. Continue tearing off the shingles and underlayment until you reach the roof jacks, then start over at the top of the roof.

Into the trash

As the old roofing material piles up at the roof jacks, carry it to the edge of the roof and toss it into the trash container below (**Photo 5**). If you couldn't get the trash container close to the house, throw the shingles onto a tarp on the ground. Make the pile in a flat area away from flowers and shrubs.

Shingles are heavy. They usually come off in clumps. If you're peeling off two or more layers of shingles, even a small section will be heavy. You may have to pull the shingles apart to make them light enough to carry. Rolling the shingles and underlayment into a ball will also make them easier to handle.



START WITH ROOF JACKS

Nail roof jacks to the rafters and then nail on a 2x10 to prevent you—and the shingles—from sliding off the roof.



2 HARNESS UP!
Use a safety harness system to prevent falls.
Wear boots or shoes with soft rubber soles for a good grip and long pants to protect against the skin-scraping shingles.



Tear off the ridge caps so you can work the fork under the shingles near the peak.

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BEST PRO TIPS



ROLL DOWNHILL

Work from the peak down, tearing off shingles in easy-to-carry sections. Tear off a section all the way down to the roof jacks before returning to the peak.



Throw old shingles directly into the trash container as they pile up at the roof jacks. Dispose of the shingles before the pile gets too large and they slide off the roof.

Use care at roof penetrations

Slow down and work carefully near chimneys, skylights, dormers or an exterior wall. While it's usually best to replace metal flashing, sometimes it's better to reuse difficult-to-replace types if they're in good shape. But if you see rust and cracks in the metal, replace it. Damaged metal won't last as long as your new roof.

If you're keeping the old metal flashing, remove nails and bend it upward off the shingles with a pry bar (**Photo 6**). Be careful not to damage the flashing. Once it's out of the way, pull any nails and remove any shingles and underlayment that are underneath. Do the same with step flashing (the flashing interwoven with the shingles) where the roof abuts a wall (**Photo 7**).

Tear off shingles along the edge

After stripping the shingles down to the roof jacks, remove the jacks. Work the remaining courses loose with a fork or shovel, but don't pry them completely free or they'll slide off the roof (**Photo 8**).

Loosen the shingles all along the eaves. Then pull off the shingles with your hands, carry them across the roof to the trash container location and throw them in.

Some roofs have a self-stick ice and water barrier installed along the edge. This asphalt membrane usually pulls up with a fork or shovel, but it may require some scraping. If it refuses to come loose, simply leave it and install your new underlayment over it.

If you don't have time before dark to clean the roof and apply underlayment, nail down tarps for the night.

Toss old valley and vent flashing

Pry the flashing in valleys and over plumbing vents last. This flashing usually has the same life span as the shingles, so plan to replace it.

Starting at the top of the valley, slip the fork or a flat bar under the flashing and pry the metal edges loose.



SAVE SPECIAL FLASHINGS

Pull nails carefully around flashings you plan to reuse. Skylight and chimney flashings are often worth saving if they're in good condition.



7 GO GENTLE ON STEP FLASHINGPull nails from any step flashing you want to save, bend it up slightly and pull out the shingles from underneath.

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BEST PRO TIPS

Continue working down the valley, lifting up the flashing (**Photo 9**). Pry up and toss out old vent flashing as well (**Photo 10**).

Clean the deck

Once a section has been stripped, go back and pull out protruding nails. Then use a large broom to sweep the roof deck clean (**Photo 11**). Walk carefully. The shingle granules make the sheathing slippery.

When the roof is clean and bare, inspect the sheathing for damage. Rotted areas and broken boards are the most common problems. Cut out and replace damaged sections as needed. Use new sheathing that's the same thickness as the old. When you remove a damaged section, center the cuts over the rafters so you can nail the new sheathing to the rafters. Also keep an eye out for loose roof sheathing that needs renailing.

"Buttoning up" the roof

This is the final prep step before shingling. It consists of installing ice and water barrier (\$50 a roll) and underlayment. The underlayment acts as a temporary weather barrier to keep rain out. But it won't stop heavy rain and wind, so once you start a section, always try to flash and shingle it by the end of the day.

Ice and water barrier is used at roof edges and other vulnerable areas. To install it, snap a chalk line 36 in. from the edge of the eaves. If you have gutters, you'll want the ice and water barrier to cover all the gutter flashing that's on the roof (**Photo 12**).

Starting at the rake edge of the roof, align the ice and water barrier with the chalk line. Tack it at the top with staples every few feet. Once the entire section is tacked along the chalk line, lift up the bottom part, peel off the backing, then let it fall back into place. The ice and water barrier will immediately stick to the roof.

Flip the top part of the ice and water barrier back over the bottom section (the staples will easily pop out), peel off the backing, then set it back into place on the roof. Work carefully to avoid wrinkles. They're hard to get out. Move on to the next section of roof edge, overlapping the vertical seams of the ice and water barrier by 6 in.

Add a second course above the first, if required, overlapping the first by 4 in. Also lay the ice and water barrier in valleys and around chimneys, skylights and other roof penetrations.

Then unroll and staple down underlayment over the rest of the roof. Use plenty of staples (5/16 in.) to make the underlayment safer to walk on and keep it from blowing off. This is where the hammer-type stapler (\$30) pays off. You can drive a dozen staples in seconds.

Clean up the area

Before climbing off the roof, clean any debris out of the gutters. You don't want nails and shingle granules pouring out of your downspouts the next time it rains.

Run a broom magnet over the yard to pick up stray nails. You can rent one at tool rental stores for about \$15. Make several passes in different directions. Even if you were careful, nails have a way of ending up in the lawn.



FINISH UP THE EAVES

Remove the roof jacks and work the shingles loose along the roof edge with a fork. Then pull them off by hand.



Pry up the old flashing in the valleys using a fork. Valley flashing is never worth reusing.

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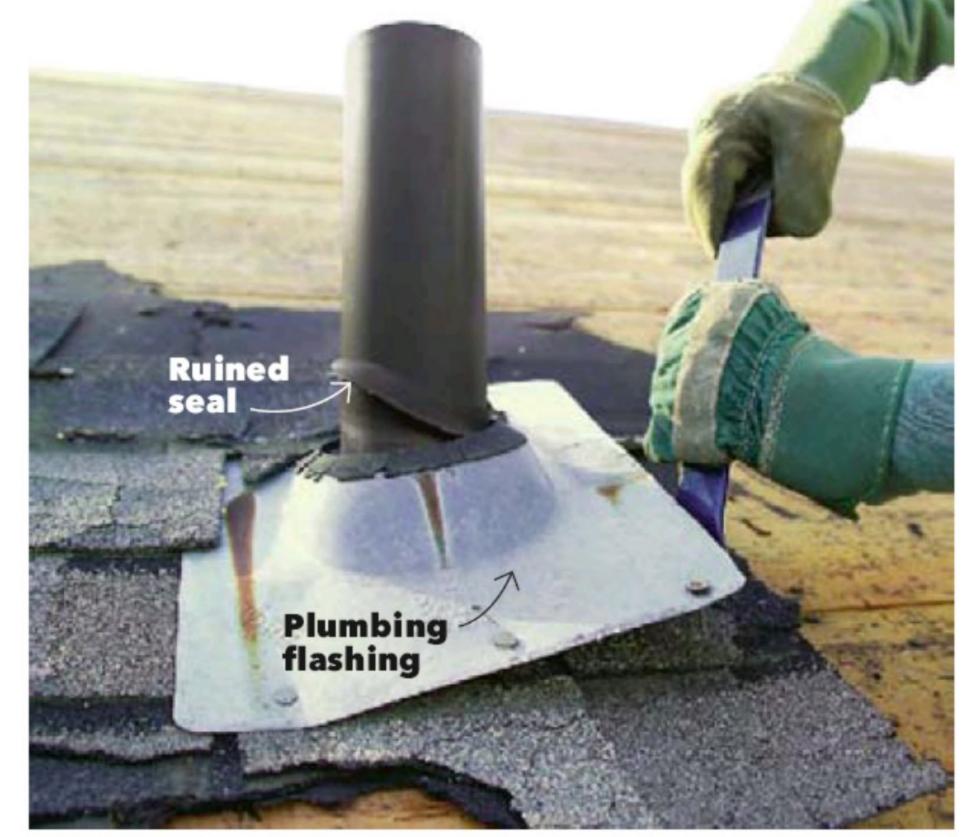


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POP OFF VENT FLASHING

Pry flashing loose around vent pipes. Use a pry bar rather than a fork to avoid damaging the pipes. Never reuse vent flashing.



SWEEP AND INSPECT
Sweep the roof clean to avoid slips and falls.
Watch for any nails you missed earlier and pull them.



12 BUTTON UP
Cover the roof right away to protect against rain. Cover the lower end with self-stick ice and water barrier. Then staple down underlayment to protect the rest of the roof.







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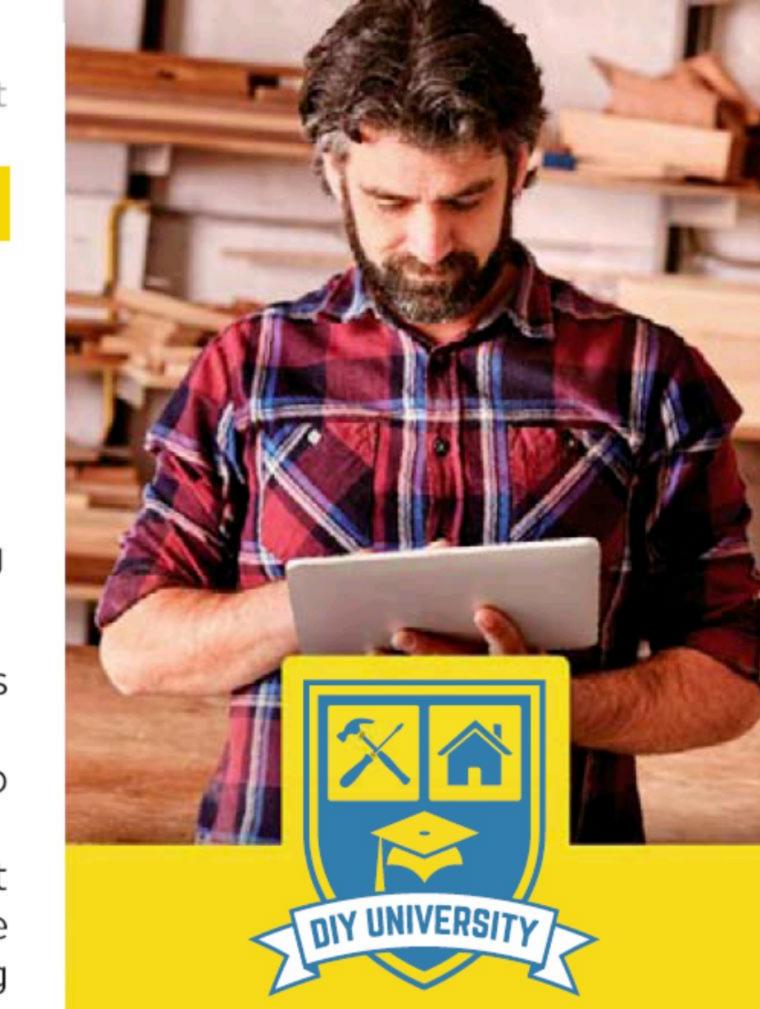
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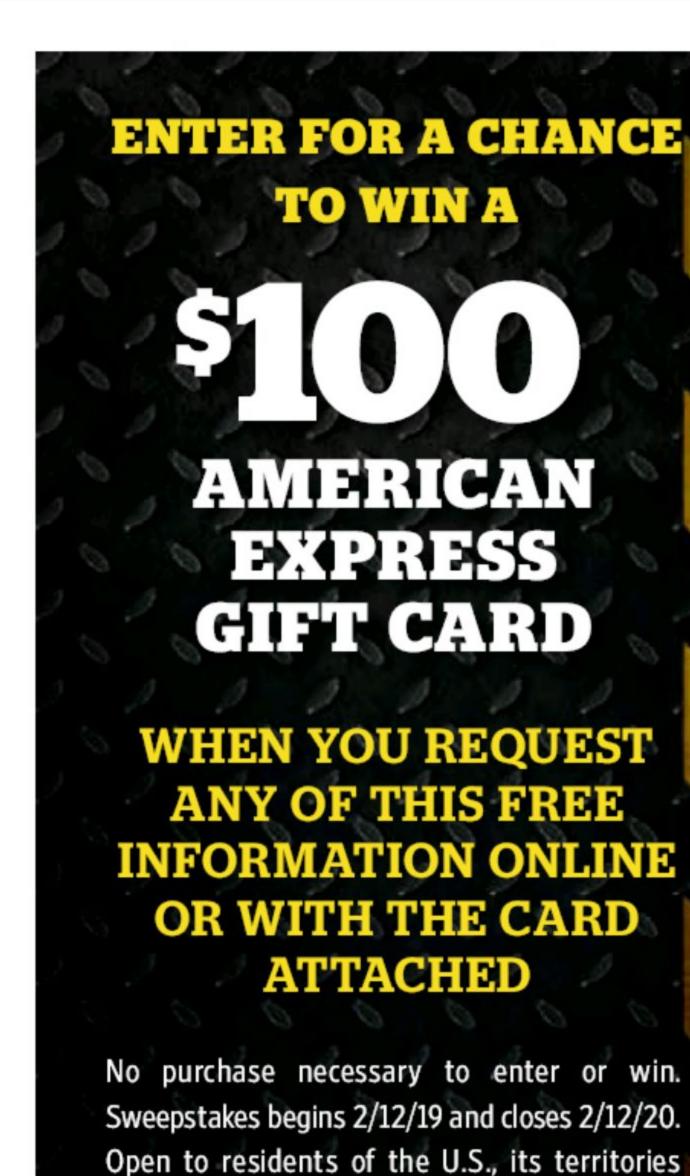
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Work Wheels

Expert advice on repair, maintenance and gear. By Josh Risberg



Some dump trailers have a side gate in addition to the standard rear gate, which allows for easier access and leveling of the trailer load if needed.

This trailer has a solar panel to charge the battery, but most are charged by your truck or by plugging into a standard electric outlet. Most trailers have a wired controller, but some new models have a wire-less remote just like the key fob for your truck.

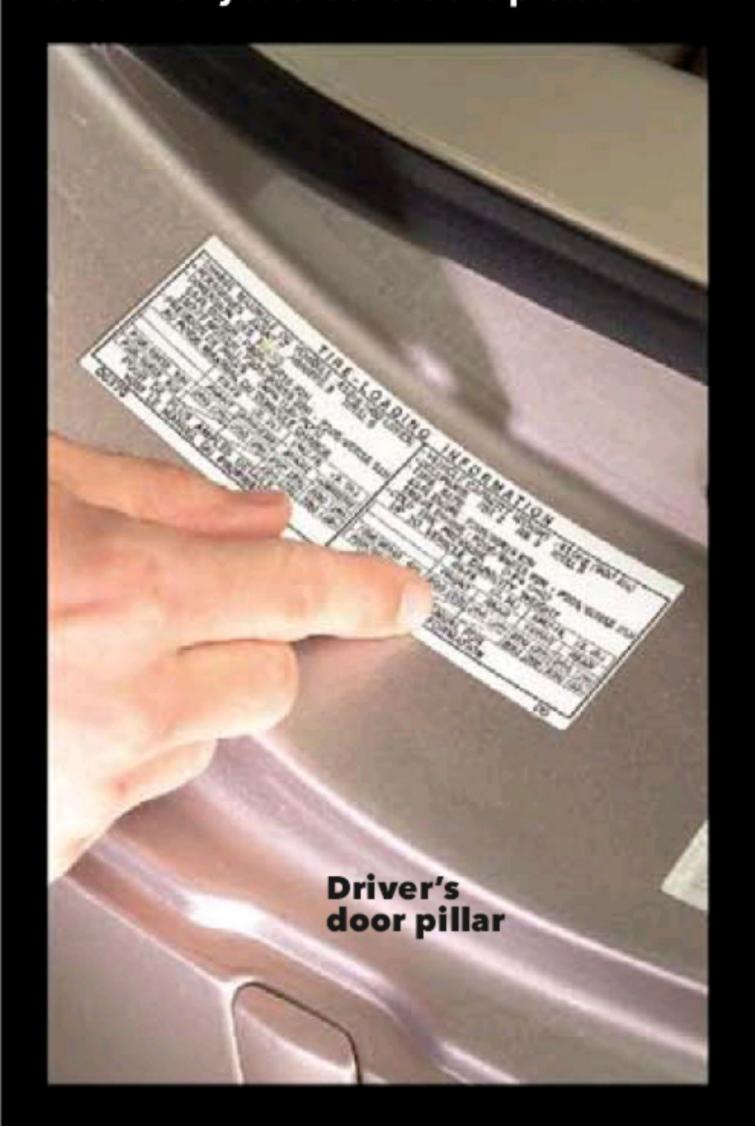


BUY THE RIGHT TRANSMISSION FLUID

Carmakers have made major improvements to transmission fluids in recent years. Contact the dealership parts department to see if your car requires a newer fluid. Then call auto parts stores to see if you find can one that stocks it for less. If you strike out, bite the bullet and buy it from the dealer.

GET ACCURATE TIRE PRESSURE READINGS

Low air pressure causes tires to use more gas, wear faster and run hotter. Hot tires are more prone to blow out on extended highway drives. If you're going on a road trip, check them all (including the spare) before you leave. Look for the correct air pressure on the decal located on either the driver's door or the door pillar. If the decal is missing, check your owner's manual. Always make sure the tires are cold when you check the tire pressure.





Upgrade to LED

Taillights get bounced around, dunked in the lake and soaked with road salt. So it's no surprise that bulb filaments break and sockets corrode, causing a lot of lighting malfunctions.

Sealed LED trailer lights are a brilliant solution. Prices start at about \$25 per pair. Many are labeled "boat trailer lights," but water resistance is useful for any trailer lights. Before you remove your old lights, write down the wiring scheme. Then swap in the new lights.

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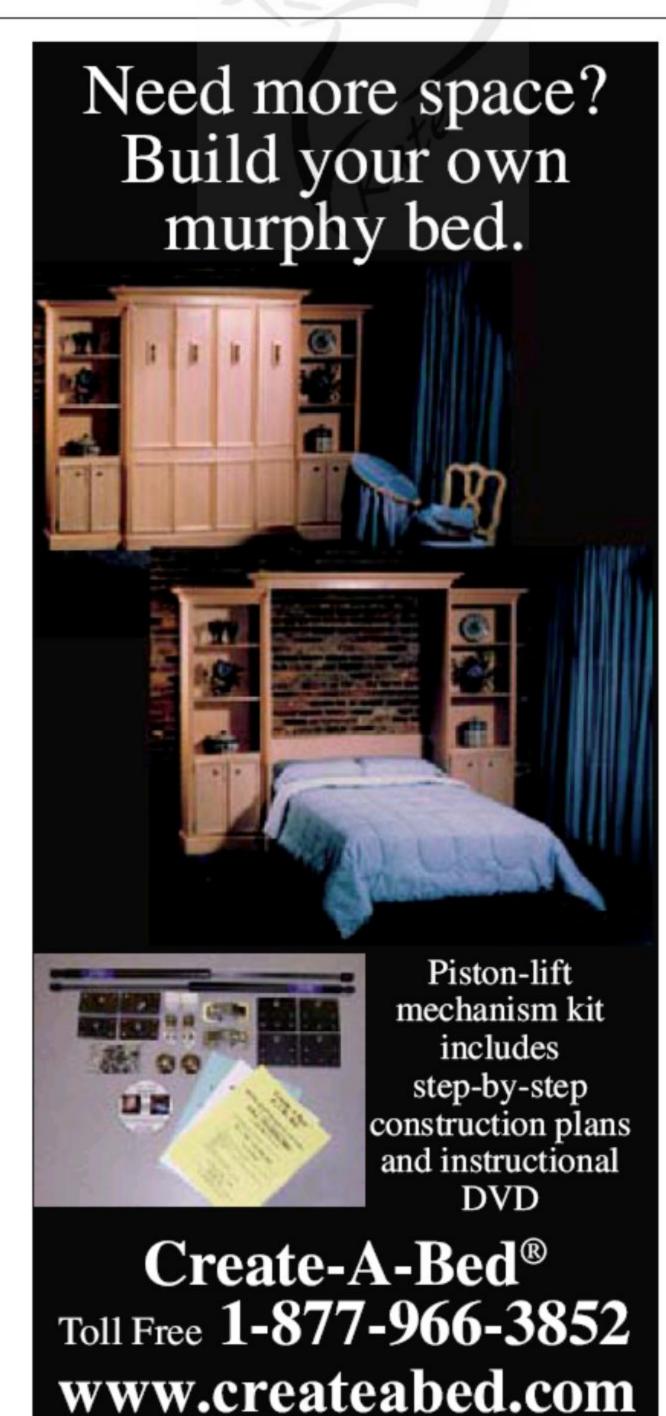


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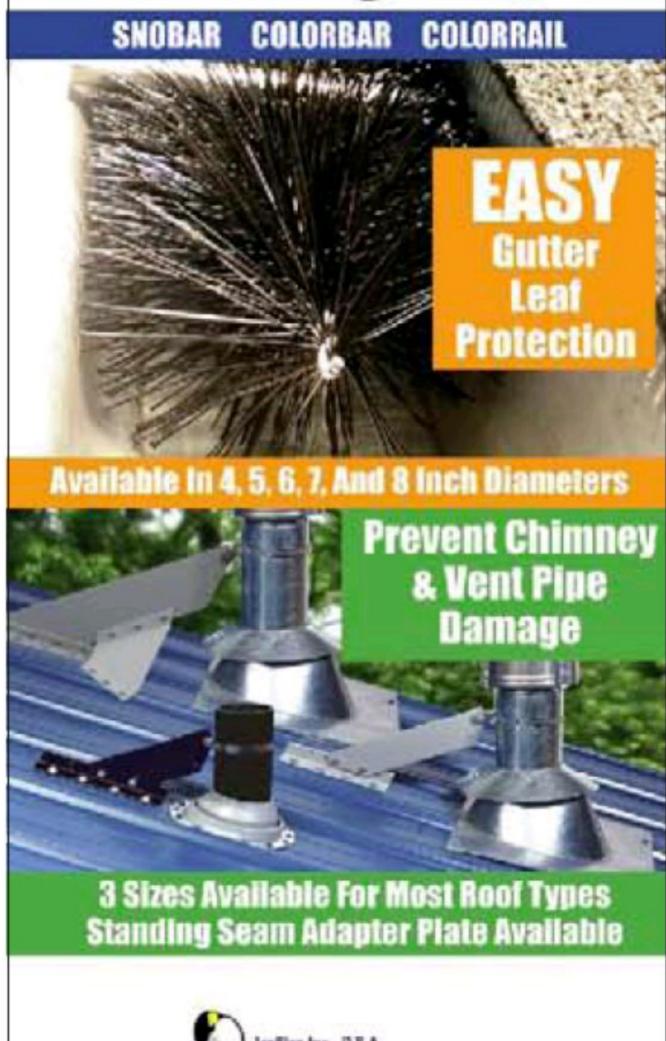
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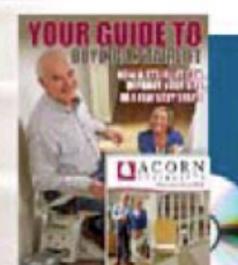








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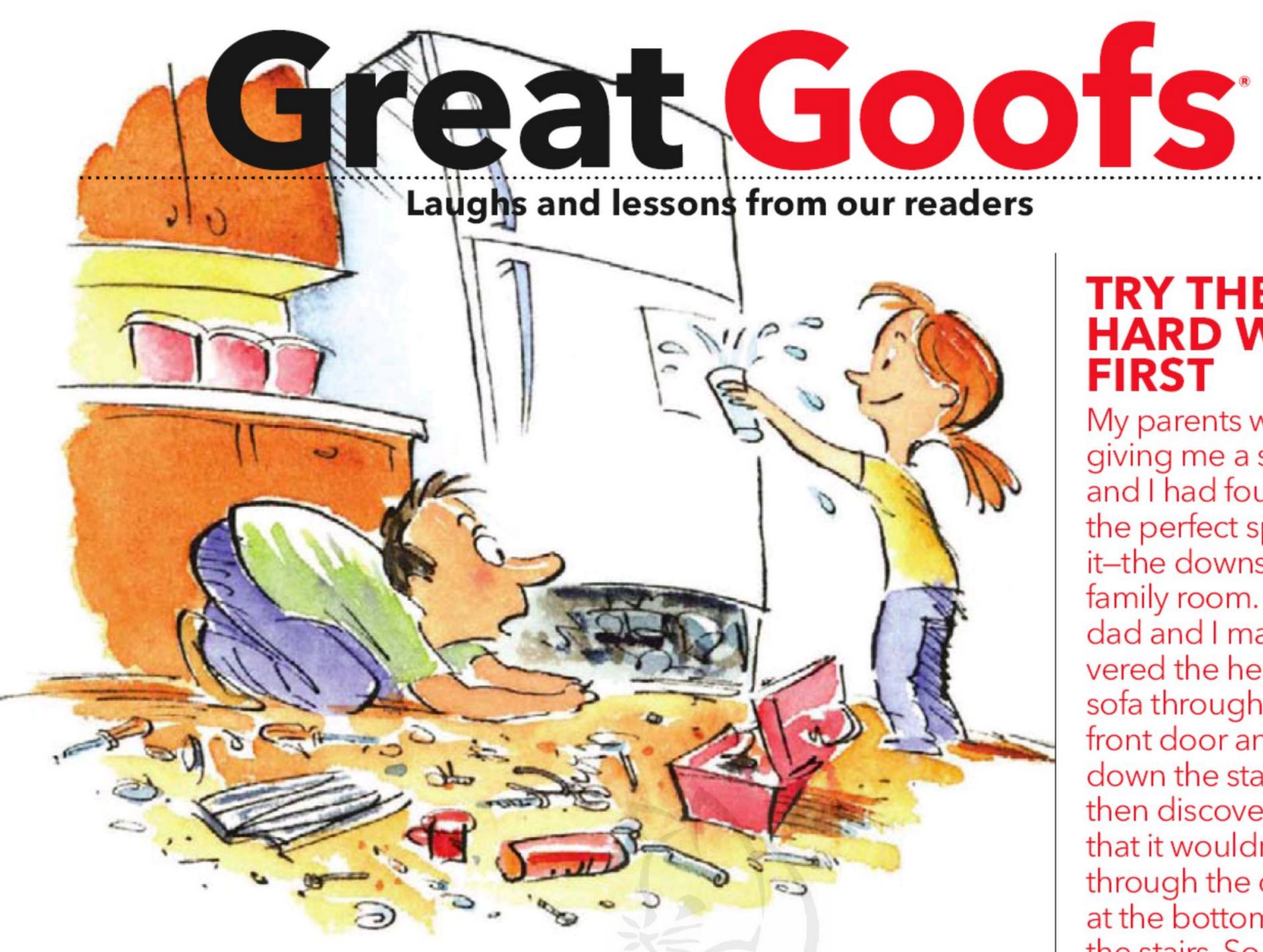


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TONY JACKSON



10 FEET OF TRIM IN A 9-FOOT CAR

On my way to work one day, I stopped at my local home center to buy trim for my daughter's bedroom. I folded down the backseat in my car and ran the pieces of trim through the trunk, resting the front ends on the dashboard. I slammed the trunk shut, then recoiled in horror at the sound of breaking glass. The trim was too long for the car, and the slamming trunk acted like a battering ram, shoving the trim through the windshield. My little trim project suddenly got a lot more expensiveand my car was impossible to drive with the shattered windshield.

TOM DOBBS

TRY THE HARD WAY FIRST

My parents were giving me a sofa, and I had found the perfect spot for it-the downstairs family room. My dad and I maneuvered the heavy sofa through the front door and down the stairs, then discovered that it wouldn't fit through the door at the bottom of the stairs. So I removed the casing and jambs. Then it wouldn't fit through the family room door, so I took off those casings and jambs too.

When we moved the sofa for the last time, we heard something rattling around inside it. I reached into the sofa and pulled out some loose change and the instructions for removing the sofa back. I thought about those instructions the whole time I was nailing on the casings and jambs.

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