



Home Tips®



• CHRISTIAN BUILDING INSPECTORS, INC., 1003 STAR COURT, NORCROSS, GEORGIA 30093, (770) 925-8518 • JANUARY/FEBRUARY 1993 •

Q & A

Window Condensation?

What causes the condensation on the inside of windows during the winter?

As we make our houses more airtight to conserve heat, moisture is often trapped indoors and sometimes condenses on the windows.

Here are a few ways to control condensation:

- Try running your furnace fan continuously, which keeps warm air circulating in the rooms and keeps the inner surface of the windows a bit warmer.
- If you have a crawl space, be sure there is a good vapor barrier on the ground, and if your basement is damp, keep the door closed.
- Use a dehumidifier in the basement if there is a moisture problem.
- Always use the exhaust fan in the bathroom when you shower. If your bath does not have one, install one that is vented through the roof.
- Use the kitchen exhaust fan when cooking.
- If you have a humidifier connected to your furnace, be sure it is turned down or is off.
- Install storm windows or insulated glass windows.
- If you still have condensation, consult a heating and ventilation contractor. For instance, you could install a heat-recovery ventilator to bring in fresh, dry air without losing heat. This is the best solution to eliminate condensation without heat loss.

Asbestos Flooring?

I plan to remove the vinyl sheet flooring in my kitchen. A friend told me that the flooring could contain asbestos. What precautions should I take?

Generally, sheet flooring does not contain asbestos. There can be asbestos present, however, in the backing and adhesive that's left behind after the flooring is removed.

If you are going to remove the flooring, you should first have it tested by a local certified testing laboratory such as Certus Laboratories, Inc. If asbestos is found, removing the

residue is hazardous and not recommended, because any method you use is likely to release small particles of asbestos into the air.

The best and safest approach is to leave the flooring in place and put down 1/4" luan underlayment over the vinyl. Then install the new flooring. ☺

Sources: ASHI Training Manual and Handyman Magazine.

If you have a question, comment or home tip, send your letter to Home Tips, Christian Building Inspectors, Inc., 1003 Star Court, Norcross, Georgia 30093. We reserve the right to edit for length.

IT'S THAT TIME OF YEAR AGAIN...

It's time for the following maintenance on your home:

- Clean out gutters and downspouts of fall leaves.
- Make sure all exterior hose bibbs are drained and protected from freezing.
- Test all ground fault interrupters (G.F.I.) outlets and breakers.
- Test all smoke detectors.
- Change or clean furnace filters.
- Be sure your flashlights have good batteries.

Joke Of The Day

THE MOTHER ASKED HER LITTLE BOY WHAT HE LEARNED IN CHURCH TODAY. HE REPLIED, "WE LEARNED ABOUT GOD CREATING ADAM. THEN, GOD TOOK ADAM'S BRAIN AND CREATED EVE."

A Tip Of The Hat To:

**Deborah Rucker
Re/Max Of Buckhead**



Thank You

1992 COST vs. VALUE Report

Atlanta Area	Average Job Cost	Resale Value	Cost Recouped
Major Kitchen Remodel	\$17,638.00	\$16,345.00	93%
Minor Kitchen Remodel	\$5,620.00	\$7,625.00	136%
Bath Addition	\$9,319.00	\$9,580.00	103%
Bath Remodel	\$6,336.00	\$5,433.00	86%
Sun Room Addition	\$22,987.00	\$15,135.00	66%
Family Room Addition	\$25,742.00	\$21,280.00	83%
Deck Addition	\$5,219.00	\$4,664.00	89%
Master Suite	\$19,685.00	\$20,925.00	106%
Replace Windows	\$6,693.00	\$5,432.00	82%
Replace Siding	\$8,231.00	\$4,985.00	61%
Bedroom	\$19,796.00	\$19,900.00	101%

Source: Remodeling Magazine, October '92. For reprints write to Remodeling Reprints, 655 15th Street, N.W., Suite 475, Washington, D.C. 20005, Attn: Kris Rechin



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