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Home Improvement

YOUR GUIDE FOR THOSE SPRING HOME IMPROVEMENT PROJECTS

Two local municipalities experience decrease in building permits issued

by Michael Bailey
Chieftain Staff Reporter

The municipalities of Morrisburg and Matilda, experienced a decrease in the estimated dollar amount of building projects taking place within the two townships between 1991 and 1992. However, Iroquois experienced an increase in 1992.

In 1991 Matilda issued a total of 98 permits, 17 of which were for demolition. Single Family Dwellings, of which 38 permits were issued, had an estimated dollar value of \$3,498,000. Eleven permits were issued for additions to single family dwellings for a total of \$368,500. A commercial building permit was issued with an estimated dollar value of \$1,252,500 and eighteen permits were issued for accessory buildings. As well, eleven permits were issued to people for agricultural buildings.

The estimated project value for 1991 was \$5,623,100.

In 1992, 97 permits were issued in the municipality of Matilda, of which 28 were for demolition. Thirty-one single family dwelling permits were issued and seventeen accessory building permits, for a combined estimated value of \$3,082,500. Six additions to single family dwellings were recorded as were nine agricultural buildings, three commercial buildings and three recreational projects.

The total estimated project value for 1992 was \$3,918,800, for a difference of \$1,704,300.

According to the Municipal Administrator Mr. Donald Lewis, the average fee for a single family dwelling in the township was approximately \$216, plus the plumbing permit fee of \$40.

In 1993, the municipality will also add a development charge for every new single family dwelling of \$400 on top of the building and plumbing permit fees.

In Morrisburg, five new home building permits were issued in 1991, with an estimated value of \$535,000. An apartment was included in this

figure contributing to the high value. In 1992, five new home building permits were issued for an estimated value of \$230,000.

Twenty-five small building permits were issued in 1991 for garages, swimming pools and additions, for an estimated value of \$1,077,000, and three commercial building permits were issued for a value of \$31,000. As well, three industrial permits were issued for a value of \$300,000.

In 1992, Morrisburg issued 21 small building permits with an esti-

mated value of \$250,000. Thirteen Commercial building permits were issued for an estimated value of \$297,000.

In total, permits with an estimated value of \$1,943,000 were issued in Morrisburg in 1991, and in 1992, the combined estimated value of permits issued, totalled \$777,800, for a difference of \$1,165,200.

In Iroquois during the year 1991, 15 building permits were issued with an estimated value of the projects at \$300,000. In 1992, 16 per-

mits were issued for a total value of \$763,000, for an increase of \$463,000.

Each municipality has a different method of determining how much a building permit will cost. Matilda basis the issuance of their permits on square footage, while Iroquois charges one fifth of a percent of the value of the property. In Morrisburg, a standard rate of \$20 is charged for projects with an estimated value of up to \$20,000. For every \$1,000 over the \$20,000, an additional dollar

Please turn to page 7



This ol' house...

Whether you need a new roof, siding, windows etc., this 1993 spring home improvement guide provides information about where to go in the area to find products and services. Many local businesses offer great savings at this time of year, whether your in the mood for landscaping or renovating.

Chieftain photo by S.L. Johnston



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PULL-OUT SECTION

Cut heating bills by planting trees

Spring is a time when homeowners come out of hibernation and start looking at the outside of their houses. A quick trip to the local plant nursery, a shovel and a pair of gardening gloves and they're in business. What more do you need to know?

Plenty!

"Don't plant trees and shrubs before you think about how they could effect the energy efficiency of your home," says Barbara Pauly, Chief of Marketing of the Efficiency and Alternative Energy Branch at Energy, Mines and Resources Canada.

We all know that there are many things to do inside your house to make it more energy-efficient, such as caulking windows, weather-stripping windows and doors and insulating. But landscaping ideas can also contribute to your house's overall energy efficiency.

"The best wind break would be a cedar hedge," suggests landscape designer Denis Willaert. "Another way it to create berms or hills that will direct the wind away from the house."

Here are some landscaping tips that can benefit the energy efficiency of new and existing homes:

1. Plant leaf-bearing trees such as maples or oaks on the south side of your house. This provides the house with shade in the summer and lets the sun shine into your home in the winter when the leaves have fallen.

2. Plant evergreen trees such as balsam or blue spruce on the walls facing north.

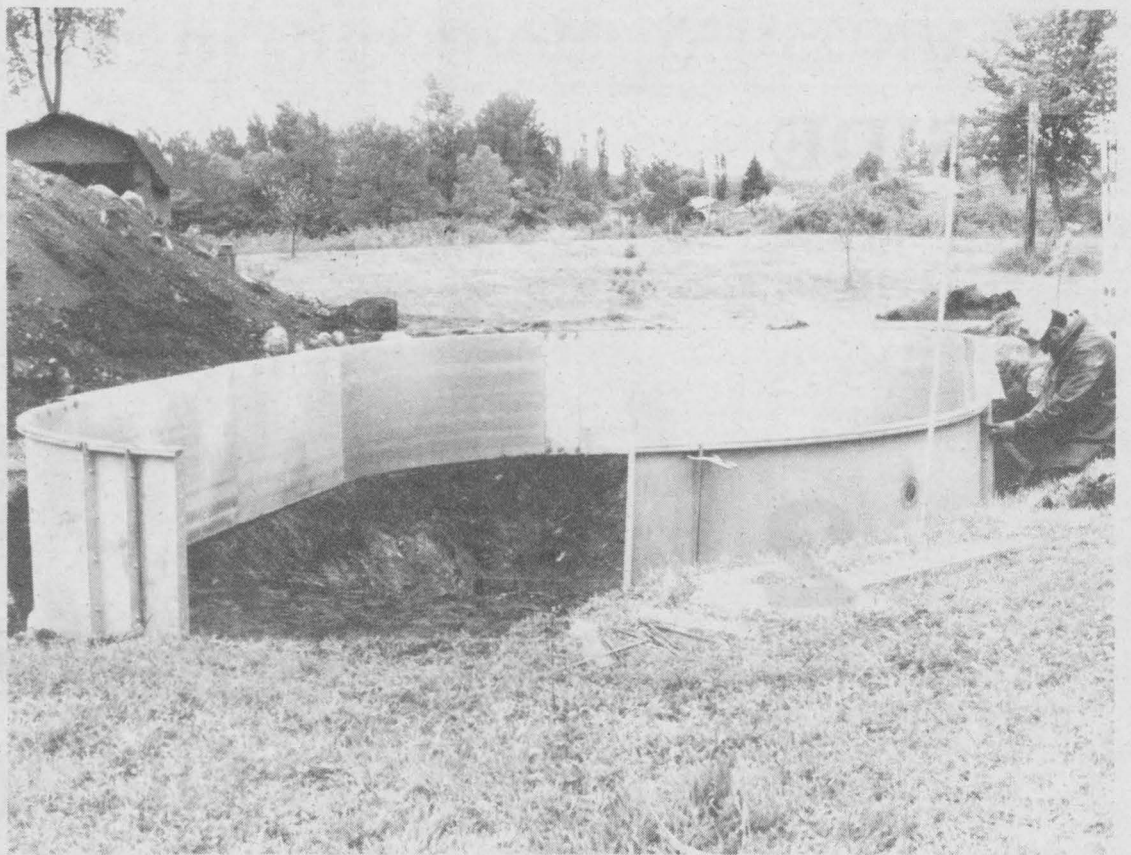
3. If your home is exposed to the elements, especially prevailing winds, consider planting an evergreen hedge (cedars, for example) to act as a windbreak.

4. Avoid planting trees or shrubs close to any exterior air vents such as a dryer vent or a fireplace air intake vent. Also, if your home has a mechanical ventilation system, do not block the air intakes with any kind of shrubbery.

5. Take into account the size the tree or shrub will be when fully grown. Large shade trees should not be planted too close to the house to avoid the root systems from interfering with your house's foundation or drains and the branches from possible damaging the roof or windows.

"Strategically placed trees, such as the honey locust, shade master or the red maple, will give you shade in summer and let the sun through in the winter," says Willaert. "Certain municipalities or developers have restrictions on which trees can be planted, so check before you plant. Weeping willows have their disadvantages for anyone with weeping tiles or wells."

Landscaping plays an important part in making your house a home. But well thought out landscaping can contribute to increased energy efficiency. Be sure that you get the maximum benefit from landscaping the energy-efficient way!



Swimming season

There is more than meets the eye when installing an in-ground pool, and when checking the finances, make sure to include items such as fill into the budget. But once the hot weather arrives, all the work and planning will have been well worth it!

Chieftain photo by S.L. Johnston

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- provide privacy from passers-by or curious neighbors
- insulate you from the noisy environment outside your peaceful

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- extend your garden by providing a support for plants to grow on
- provide shade from the strong early-morning or late-afternoon sun
- keep young children and pets confined and safe where you can watch them

-enhance the appearance of your home and your neighborhood

Whatever purposes your fence serves, today's choices in fencing styles and materials can meet your needs perfectly.

By discussing your plans with a fencing professional, you can find the best fencing system to suit your landscaping, lifestyle and budget.

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New rating program makes window-buying easier

"When you're buying a window for your house, you should be buying more than something that just looks good," says Roger Henry, Manager of Passive Solar Systems in the Efficiency and Alternative Energy Technology Branch of Energy, Mines and Resources Canada.

"With high performance, energy-efficient windows, you will feel more comfortable, even on the coldest January day, and experience less condensation problems."

There's more to windows than just panes of glass and a frame. You have windows that may be single, double or triple glazed; casement or slider; vinyl clad, wood, aluminum or fibreglass; and some have coatings on the glass and some are filled with different kinds of gases.

It can get confusing!

"Whenever you put a hole in a wall for a window or a door, you are creating the potential for air leaks. More than 35 per cent of heat loss in energy-efficient

homes goes out the window," Henry points out.

To deal with the problem, windows and building designs have changed dramatically over the past ten years. A new window energy performance standard, CSA A440.2 will help make buying windows easier for consumers.

The Canadian Standards Association, the Canadian Window and Door Manufacturers' Association and Energy, Mines and Resources Canada have come up with an energy performance rating system for your home's windows. This system will help you know how energy efficient one window is when compared to another. The rating system is still in its infancy. The Energy Rating (ER) number represents the window heat loss (negative number) or gain (positive number) over the heating season for an average home in an average Canadian location.

What it means to consumers is

that they can know how one window rates against another. A window with an ER number of -3 would be more energy efficient than one with an ER rating of -8. Some windows available today even have positive ER numbers.

"ER numbers are based on standard sizes of each window type, providing a tool that consumers can use as they selectively buy products. They also help architects to design more energy-efficient buildings," notes Jim

Carnegie of the Canadian Standards Association.

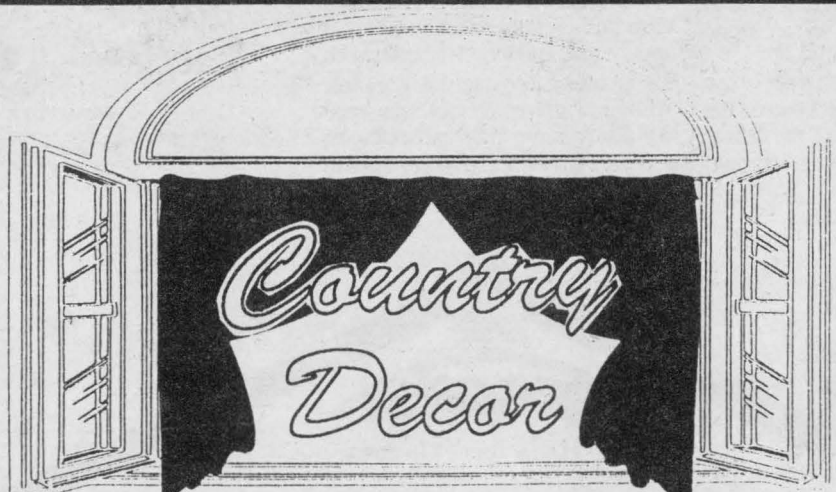
Some members of the Canadian Window and Door Manufacturers Association (CWDMA) look at the ER number as an opportunity to show consumers the high energy performance of their windows. They believe that the new window standard must be communicated to the consumer.

"The next step is a voluntary window labelling program. If our members approve, we expect to

begin the program in 1993", says Richard Lipman of the CWDMA. Energy rating labels on different windows will help you make a choice without having to know the difference between multiple glazing, low-emissivity coatings, insulating spacers, gas filling, and the variety of frame designs currently on the market.

"The window labelling program will offer consumers and builders a method of comparison so they will see at a glance how win-

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Electrical handiwork

T.S., or Sandy as he is more commonly known, is Gibson Electric, of RR 2, Iroquois. This area of renovation or building should be left to a professional, who knows his work. Although this pic was taken a few years ago, we notice he still wears his good-luck hat.

photo by S.L. Johnston

Put your driveway in the picture

One of the elements which must be included in planning and building to day's modern home is the garage and driveway. So, too, must we consider it when planning and planting the landscape. Usually much of this planning must be done at the time the house is being constructed, although sometimes it is possible to modify and rebuild with an older dwelling.

The driveway is an absolute necessity it is the roadway which lead from the street to the garage. As a roadway, there are certain considerations which must take preference over esthetic landscape values. These considerations are much more important in the North where all roadways must be built to withstand the rigors of the freezing weather. Here, also, the problem of snow must be taken into account.

In the North a solid pavement may be preferred over a loose covering such as gravel or bluestone. One of the reasons, of course, is the fact that there is less chance of mud forming, causing vehicles to bog down during the thaw season. Another reason is that snow can be more easily removed from a solid surface than from a loose, stone surface.

Another thing to consider in the North - if you have any choice in the matter - is the length of the driveway. Ideally, the driveway should

be as short as possible to reduce the total amount of snow that must be removed.

Another thing to remember is that the longer the drive, the less lawn and garden space you will have. It is a question of making the best use of your total land area.

There are a number of possibilities for hard-surface drives. The material most commonly used is concrete. The drive can consist of a completely paved area or two strips for the wheels with an open area between. Another paving possibility is blacktop asphalt. Often this is applied by specialists with the proper rolling equipment, but "Cold" blacktop is now available in bags that can be put on by the do-it-yourself homeowner and rolled with a common lawn roller.

Bricks can also be used for a driveway, but they must have a good, solid foundation if vehicles are to run over them.

Where climatic conditions allow and even in areas where a solid surface would normally be preferred, you may want a gravel or crushed stone drive. From the landscape view point it may be much softer in appearance and blend in better with the planting around the grounds. Although driveways of this type definitely have their advantages, there are a number of drawbacks in

addition to those already mentioned.

Winter problems have already been covered. Weeds have the uncanny habit of cropping up in a stone drive. These can be easily eliminated by the use of a non-selective weed killer. Once applied these chemicals prevent growth of all vegetation.

When using these materials make sure that none gets on your lawn and garden area.

The final summer problem is in keeping the stone or gravel in the area where it belongs. Normal usage will tend to spread the stone on to lawn or garden areas. A curbing of some sort is helpful. The edging material that is used to keep lawns from encroaching on flower borders can perform this function, too. Bricks and wood treated to prevent rotting can also be used.



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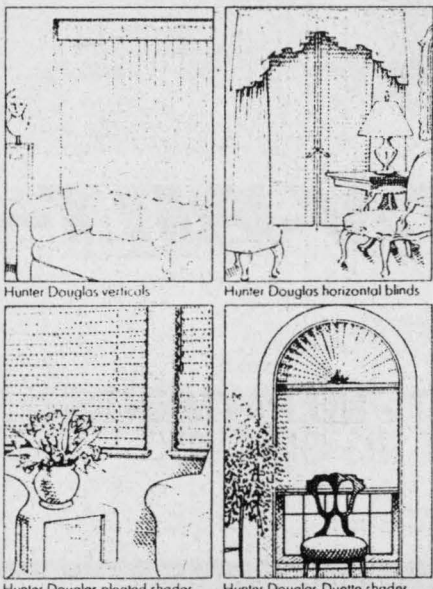
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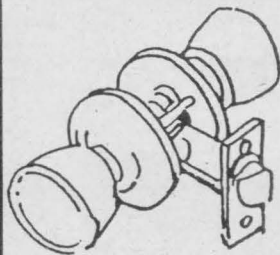
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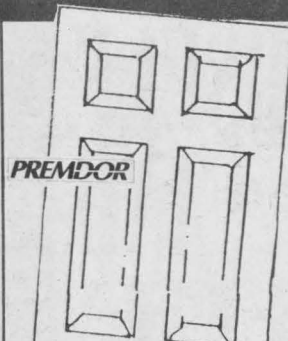
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Interior design solutions to fit any budget

by Shelley Cumberland
Chieftain Staff Reporter

Interior design can be tailored to fit within the confines of pretty well any budget, according to designers Margaret Lee and Susan Hamilton. With an extensive background in art and design, the ladies who are Hamilton & Lee Design Consultants definitely know what they are talking about. Often costs can be minimized through colour co-ordination between paint and flooring. "You can do wonderful things with this," advises Susan. "It doesn't have to be a large financial undertaking; two gallons of paint can change a room dramatically."

Every client's needs are different, functionally, esthetically and budgetary, and Hamilton & Lee has experience in all aspects of design. It is a business arrangement that appears to be working well, obviously based on a mutual respect of the other's personal attributes and areas of expertise.

Friends for some 14 years, Margaret and Susan decided to utilize each other's skills, and since have built a business based on a valuable reputation. "We really work hard to interpret the client's needs," stresses Margaret. "If we can't, our work is for nothing." Each project is very detailed and very specialized, taking time. They explain that it is much more than a business; it is a matter of pride, and yes, they are usually their own worst critics.

"If we didn't enjoy our work we wouldn't do it," explains Margaret, which ranges from colour co-ordination to window and drapery treatments, lighting, flooring, and space planning. "We save people money." Very often, people are prevented from making mistakes, which could have been costly. Interpreting the client's needs and preferences always takes top

priority, and is more involved than imagined. The designers must prioritize ensuring the final product is functional first, with esthetics coming second. "Quality of life is important in general," states Susan, and a comfortable, warm home environment plays a vital role in achieving this overall harmony.

Regardless of the nature and size of a project, each is approached with enthusiasm. In fact after a consultation, which may last up to three hours, Margaret and Susan will return to the shop, and will review it several more times, reflecting on ideas, etc. "It takes a lot of understanding to get all the textures, colours and amounts of colours so that everything flows," remarks Susan. A smooth transition must make it's way throughout the home from one room to another. As well, the flow must incorporate and accommodate what the client already has in the way of furnishings. Every colour is balanced, and Susan "weaves" colour achieving a visual flow along hallways, blending in stairwells entering into rooms, etc.

Hamilton & Lee will never do the same colour scheme twice, and a reputable trademark is creating an individual look for each client.

"Any colour can work," says Susan. "And Susan is phenomenal with colour," according to her partner. "Colour balancing is the difference between nice and WOW!" Margaret adds.

Homeowners and future renovators can definitely pick up a few tips from Hamilton & Lee, that will not only save them dollars down the road, but are unique and esthetically pleasing. For instance, tile is wonderful inside the door or at the base of stairs, advises Margaret. It not only looks nice, but is extremely durable and will save these two

heavy traffic areas in the home. Also, using a dark coloured grout, as opposed to light, will hide dirt and won't show stains.

Susan states that she prefers using paint, as opposed to wall paper, but paper does have it's positive points, especially in older homes where it can hide bad walls if the need arises.

Wallpaper can also be used, depending on the size and type of print, to create the illusion of space, or the opposite, to make an area appear smaller.

Although trends do exist, as designers, Margaret and Susan shy away from them, and try to do something different to meet the needs

of the individual. "We let people choose what they want," states Susan. Once they have a feel for what the client wants, the designers will offer a few choices and decision making goes on from there. It is very important that the consultants establish a good rapport with those they are

Please turn to page 7



Rooms to dream in

Hamilton & Lee, who are Margaret Lee and Susan Hamilton, are quickly earning an impressive reputation in the area, as design consultants. From colour consultations to treatments, your home can be the house of your dreams. Call 652-2329 for more info.

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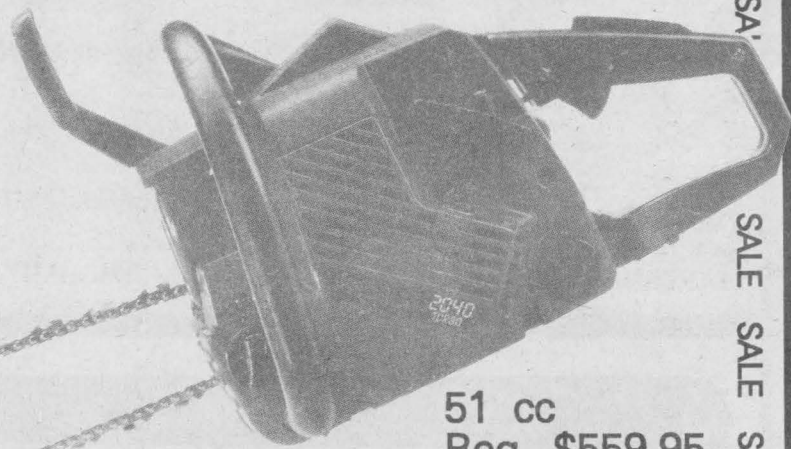


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CONTINUED

Design

Continued from page 6
working for in order to determine likes and dislikes.

Having a local supplier at hand where materials can be obtained easily, is a service that Hamilton & Lee appreciates, although they do shop appropriately to suit the needs of their client. "To do exotic or dramatic work that is really elegant, you don't have to go far," comments Susan, "It's all here at local suppliers. You just have to know how to add that little extra flourish."

Margaret and Susan have worked their magic in a number of Iroquois and area homes, and one client we spoke to mentioned that sometimes

she just likes to stand in her living room and look around. She can't believe it looks so beautiful, and yet all of her furnishings are the same as before!

According to Susan, as designers they deal with reality, and sometimes fantasy, but whichever it happens to be, "We make their dreams possible." And adds Margaret, "If something is wrong, we'll fix it." For more information, don't hesitate to call, 652-2329.

Windows

Continued from page 3

dows rate energy-wise," Lipman suggests. Not only will consumers be able to increase their long-term prospects for prosperity

by shopping wisely, but the labelling program will also encourage the Canadian industry to improve its competitive position in the marketplace by developing better products.

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"We have an energy crunch on our hands and this is one way to reduce the crunch," says Carnegie.

Permits

Continued from page 1

is charged. However, the Municipality of Iroquois has been studying their situation and are considering a

change from their present system to the square footage system.

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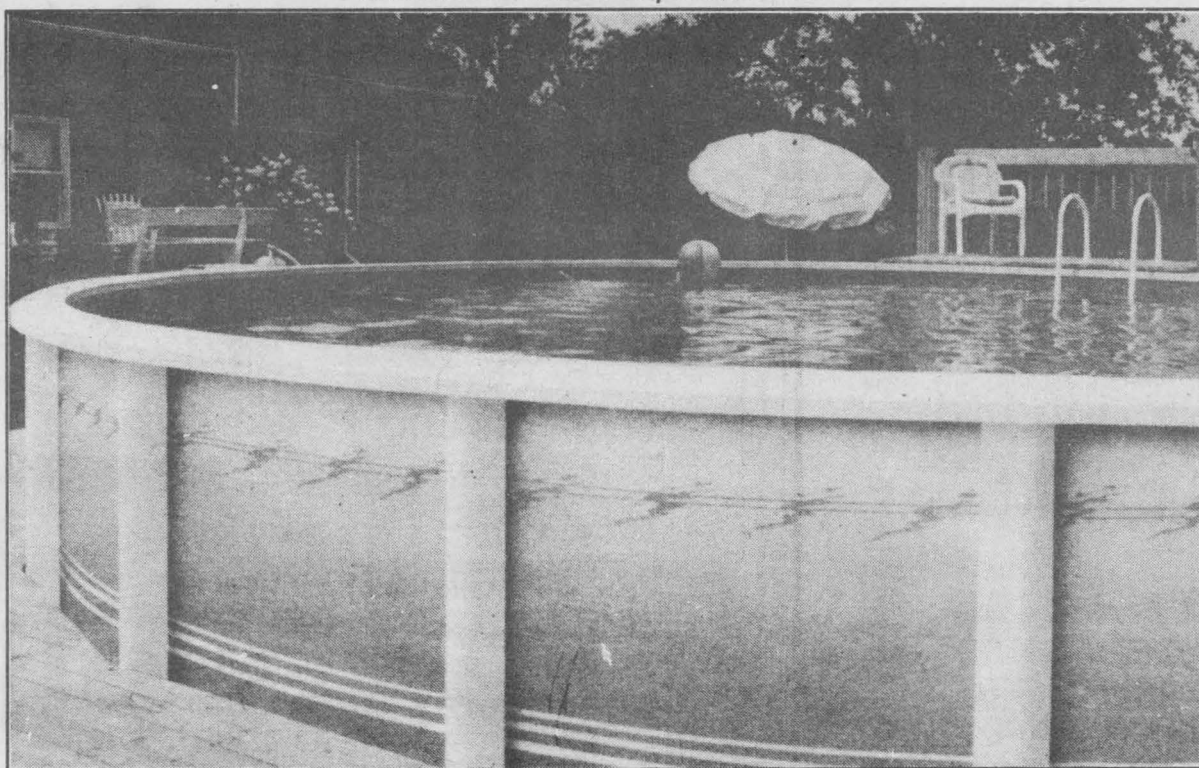


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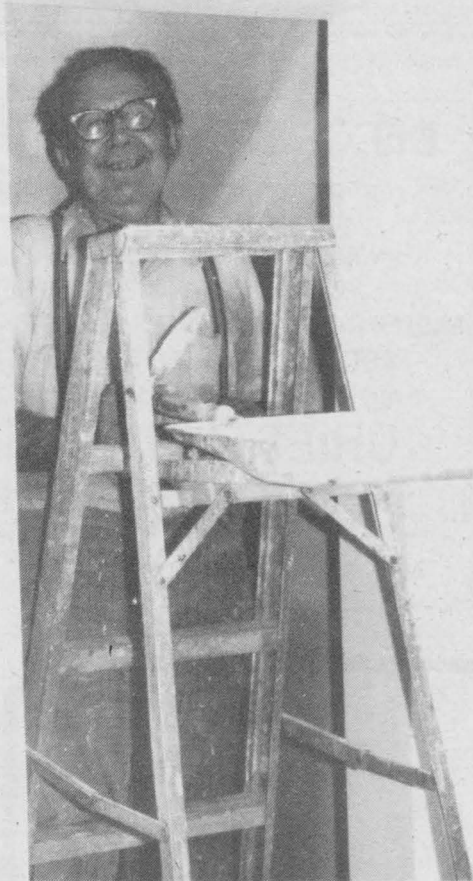
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A new look

There is nothing like a fresh coat of paint to brighten up an area, and make it look cleaner, whether inside or outside the home. Just make sure you have the right paint for the job; local contractors can be very helpful when seeking advice. *Chief photo by S.L. Johnston*

Humidifiers can help in home

According to medical research, dry air in the home is a major cause of respiratory ailments, excessive colds, itchy skin, and the feeling of being chilly most of the time.

Cracked walls, creaking floors, rattling doors, checkered and cracked paint, loose furniture joints, peeling veneer, excessive rug wear can all result from dry humid air, which is caused by the simple act of turning on the furnace.

There's another aspect to this dry air problem that's often overlooked. It concerns your money - money that literally goes up in smoke along with fuel that shouldn't be burned in the first place.

According to government figures, a home's comfort level is increased 1 deg. for every 8 percent of humidity that's in the air. And for every degree of heat over 70 deg. you use, your heating cost rises about 3 percent.

How can ordinary air cause such discomfort damage and expense?

Well, air is like a sponge that absorbs water. Cold air acts like a small sponge that's capable of holding only a little water. But when you heat that air, it swells into a huge sponge with a giant thirst that pulls moisture from everything it contacts. It never seems to reach a saturation point.

To get the humidity back in the air and help prevent the destruction caused by it, industry has provided us with a device called a humidifier, which pumps moisture back into the air.

There are three general categories of humidifiers on the market,

although there are several variations of each.

The most common - but the one that's the most outdated is the evaporative plate type. Building contractors have installed these in many new homes that have forced air heating systems. They are the least expensive.

The second basic type of humidifier is the vaporizer. Its cost depends on whether it's a portable unit or one that's installed in the furnace, and also upon its rated output. It is similar in operation to the portable vaporizer you use in junior's room when he's at home with a cold.

Vaporizer units mounted in the furnace plenum have an electric immersion element that heats water to steam. The steam is absorbed directly into the furnace duct and is circulated throughout the home with the heated air.

The newest humidifier on the market today is the atomizing kind.

This type of humidifier is described by manufacturers as an honest unit because of mechanical features that permit delivery of the number of gallons per day at which the unit is rated provided, of course, the device is in good working order. This is seldom true of inexpensive, overrated units.

The atomizing humidifier can be installed in either the furnace plenum or cold-air return where the moving air picks it up for circulation throughout the home. Another type employs a nozzle to spray a fine mist onto a fiberglass filter.

The latter's job is to filter out mineral impurities before the water droplets pass into the circulated hot air.

If you don't have a humidifier, or if you wish to change the type you do have because its output is not adequate or it has become corroded or damaged beyond use, there are several things you should consider in your selection of a unit:

- the cubic footage of the area to be humidified.

- the difference in temperature between outside air and inside air.

- the average relative humidity of the outside.

- the amount of natural evaporation in the home because of family activities such as washing clothes, cooking, perspiring and even breathing.

- the tightness of the home's construction, that is, the degree to which air and moisture seep through walls.

Since there are so many variables, some of which change from minute to minute, it's almost impossible to compute exact moisture needs, although an expert with his equipment can come close.

However, a general rule-of-thumb you can use to estimate your needs has been developed and is suitable in most cases:

- add one gallon of water per room per day for effective wintertime humidification. Thus, if you have a five-room home, you should consider purchasing a unit that can put out five gallons of water per day.

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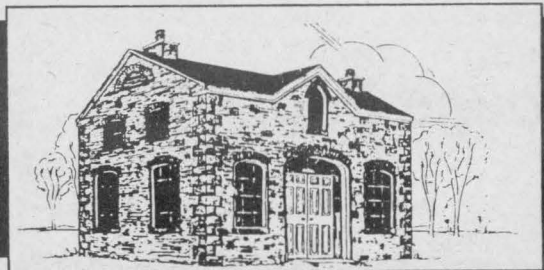
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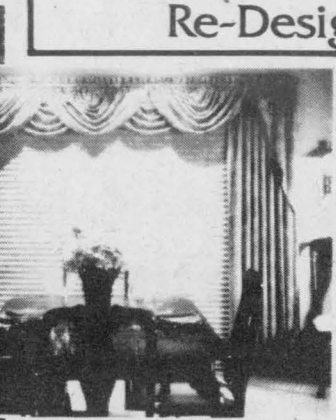
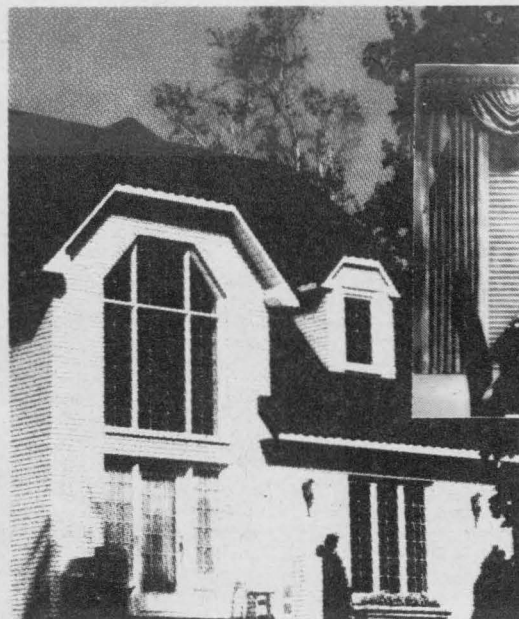
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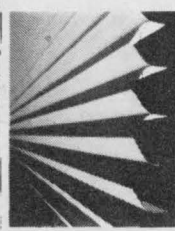
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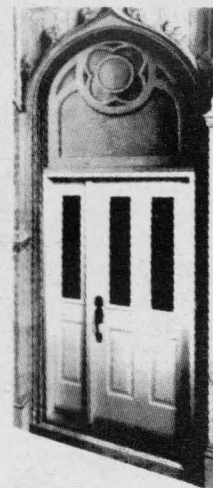
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Windows important

A window, like a door, is an integral part of any house, and must constantly be kept in proper working order. Squeaking, sticking, and rattling can cause you great annoyance if not cured.

Broken panes are not only an eye-sore to people outside, but are an obvious safety hazard to you inside. Since the greatest part of a window is composed of glass, you must handle your work carefully in repairing. And, if a pane does break, you must guard against personal injury.

By paying attention to the instructions which follow, you may save yourself much pain and discomfort - besides a lot of extra work.

If you have a window that rattles, inspect the window first to find out what makes it rattle. The rattle may be caused by a loose pane of glass or by a loose sash in the frame. You can always get temporary relief, of course by sticking a piece of folded cardboard, rubber, or wood in the sash.

To repair a loose window glass pane, which can be caused by loose putty, you must reputty the pane. You need putty, glaziers points, linseed oil, and paint. Glaziers points are thin strips of metal, which are inserted in the stile or rail of a window to keep the glass tight against the rabbet, or outer molding.

The two main types of putty are wood sash and metal sash. Metal

sash putty comes in interior and exterior forms; be sure to use them on the right side of the window.

To prepare a window for sash for a putty job, clean and dry the surface. Apply a quality priming paint to keep the oil in the putty from flowing into the wood, leaving the putty dry and brittle. You should prime steel with a good steel primer to retard rust, which would loosen the bond between the putty and the steel.

To repatch a loose putty job, remove all loose or crumbly putty. Prime as described. Apply the putty by making a long, thin roll and pressing it into place.

There are all kinds of ways to decorate a window. Venetian blinds are one. It is possible to install a venetian blind if your window is not a standard width. Most stores which sell blinds will cut unusual sizes to your specifications.

Venetian blinds hang from valances above the window frame. Built-in venetian blinds are generally hung on special fixtures built in the window frame, or from hangers installed outside the frame.

If you intend to install a venetian blind over a window, you will most likely install the valance type hanger. Instructions are on all blinds and valances you buy. Follow them carefully.

Usually, two mountings are fastened to the top border of the window molding and the hanger is slipped into these slotted box-like pieces.

Roller shades are also popular and come in a variety of forms such as, washable cloth, paper-coated with a starch solution, plastic, and wood strip.

You can use plastic tape to patch splits and holes and you can replace a shade which has pulled off its roller by stapling it back on.



A little hard work

Carl Swerdfeger and Philip Thompsen, two local contractors are out on a job site finishing up a wall they have gyprocked by taping a seam. Nothing beats a nice straight, even wall, especially when the plan is to renovate an old building. With the warm weather finally upon us, it is time to take some of those messier jobs off the shelf!

Chieftain photo by S.L. Johnston

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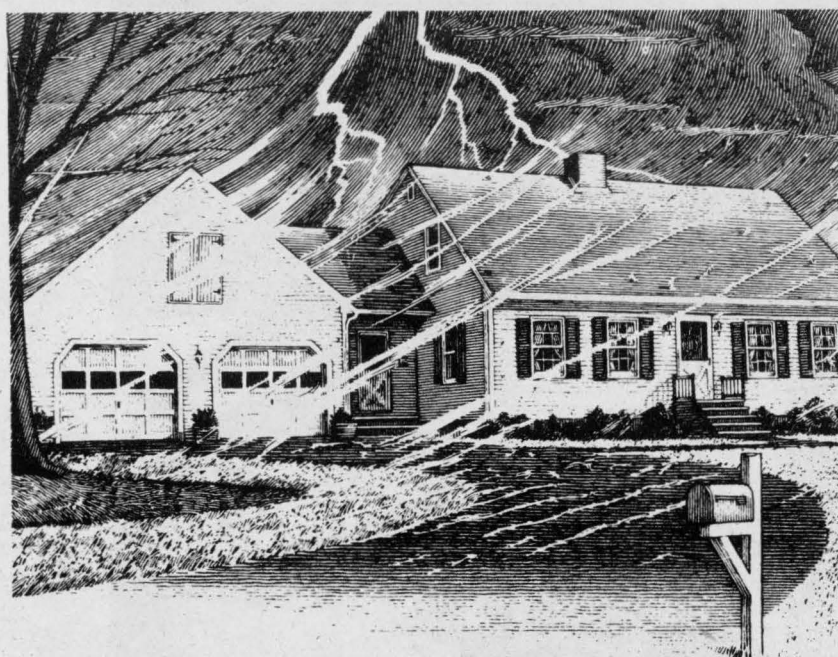
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Understanding doors makes repairs easier

When you move into a new home your first close association with a door will probably come the day one of them begins to rub or stick.

It will happen - the house settled a bit, or maybe the door wasn't hung exactly right to begin with. Maybe you'll want to replace the

entrance door with one of the more modern types. You might even want a door to open outward instead of inward, or to the right instead of the left.

All doors are hung in a frame which is part of the basic house construction. The frame consists of

a header, supported at each end by a filler stud which butts against a full-length stud. The header is usually a heavy beam-its actual size depending on the width of the door or doors.

Usually, the header is a 4 by 6 or doubled 2 by 6's; sometimes 2 by

4's are used over narrow doors. Some builders have taken to using 4 by 12's as headers setting these directly under the top plate and so avoiding the task of cutting and fitting short studs which would otherwise have to be placed between header and plate.

What you find up in the framework is determined by local building codes which dictate what size beam will carry the upper load over the unsupported span.

In this opening is set the visible door frame, that is, the jambs. These are lengths of good pine or fir cut to width so they'll match the combined thickness of studs and wall coverings. So there will be room for adjustment of jambs, the span and height of the rough opening is a little greater than the width of the door plus jambs.

For example, the rough frame for a 36-inch door might measure about 38.5 or 39 inches. This equals the 36-inch door plus 2 times the three-quarter inch jamb thickness plus space for adjustment. Alignment of the jambs is usually accomplished with tapered shingles.

The important considerations are uniformity of span from top to bottom and squareness of the vertical jambs to the jamb header. The door is not fitted tightly into the finish frame. About one-sixteenth of an inch is allowed on each side.

One old time carpenter used a five-cent coin to establish proper clearance.

But despite this clearance and careful door installation, one day you'll open a door and find that it rubs against the jamb or the threshold.

To check for the reason, open

the door wide and check to see if the hinges are tight.

If the upper hinge is loose, the door will rub at the top, or in the upper corner opposite the hinge.

If taking up on the screws doesn't help, remove them and try a longer screw or the same size. You can also try a slightly heavier screw, but in this case you'll have to deepen the counter sink in the hinge to compensate for the larger screw head.

To avoid this you can try stuffing the hole with steel wool or a splinter of wood and replacing the original screw. If the screw hole is badly damaged, you can drill it out and plug the hole with a dowel and then replace the screw.

If the hinges are tight and the jambs are solid, then you must shave off the door where it binds. Sometimes you can do this without taking the door down. But this is rough to do if the bind is at the top or the bottom.

One trick you can try, especially if the door binds at the bottom, is to place sandpaper on the floor and force the door back and forth over it. This will often remove enough material so the door will work properly.

If you must remove a lot of material, work with a plane, but don't take deep cuts. Move the plane with the grain of the wood, and then use sandpaper to round off the door edge just a bit.

You can simplify door replacement considerably by using a door of similar size. Don't for example, try to replace a 30-inch door with a 32-inch door. This would involve working right down to the rough framing.

Remove the old door and see how the new one fits, remembering the clearance. Use a plane and sandpaper until the door is just right.

It will be best if you try to utilize the existing mortises cut for the original hinges. This is not difficult if you measure carefully from the top of the jamb to the top of the mortise and then transfer this dimension to the door, remembering to measure from the top down and allowing for the clearance.

In effect, this will lower the door. Then measure from the bottom of the hinge mortise to the top of the lower one and transfer this dimension to the door.

Another way would be to put the door in place and mark it right against the jamb. Either way is okay as long as you measure accurately.

You could, and it makes sense to do so, buy a completely assembled door and finished frame. This includes the jambs and door already hinged - even with the lock and strike if you want it.

All you have to do is slide the unit into place and attach it to the rough frame. Or you could by ready-made unassembled jambs for your door size.

When you install your own jambs, be sure the angle between vertical and horizontal pieces is 90 degrees and that the two verticals are plumb.

Trim or molding to match that already existing in the room hides the gap that remains between wall covering and jambs.



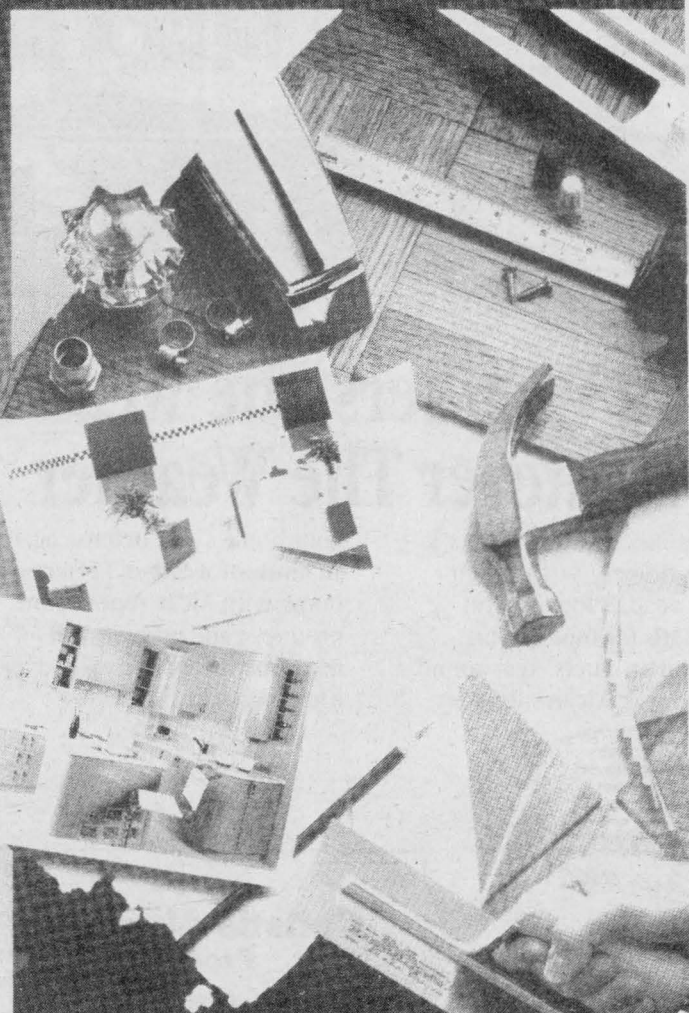
Is spring finally here?

Many are wondering if winter is really over, and do they dare to start spring projects around the house for fear of cold repercussions. But as the warm sun slowly melts all that is white on the ground, soon spring flowers will begin to make their way skyward.

Chieftain photo by S.L. Johnston

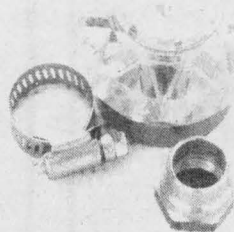


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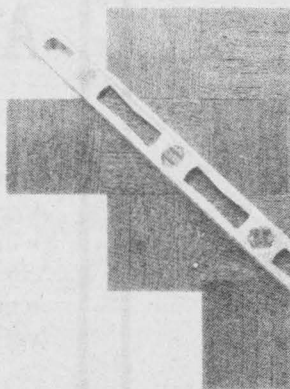


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PREVENT WILDFIRES

Important to repair leaky faucets quickly

Since all cooking is dependent on the immediate delivery of water to the kitchen, and since all matters of cleanliness are dependent on the adequate availability of water, you cannot minimize the importance of a perfectly working plumbing system.

You must repair or have repaired a leaky faucet or pipe as soon as possible; otherwise, serious damage may result. While many plumbing problems must be handled by an expert - such as burst pipes from a freeze-up, many of the ordinary plumbing repair jobs around the house are not too difficult for you to handle. Nor do they require expensive tools.

There are several reasons why a faucet leaks, but the main cause is a worn washer or, the packing around the faucet stem may become deteriorated, or the seat against which the valve washer closes may be-

come scored or pitted. And, sometimes, faucet parts become loose and need to be tightened or replaced.

Because seats and washers will rapidly deteriorate once a leak has started, a leaky faucet must be repaired immediately.

A file or hack saw, pliers, monkey wrench, and screwdriver should do the trick. There is a special tool available for the repair of pitted seats. It is called a faucet seat dresser or Drip Stopper. Basically, the faucet seat dresser is a handle attached to a threaded spindle with a hard steel cutting disk at the bottom.

The spindle fits into the faucet and centers the cutting disk on the middle of the faucet seat. By turning the handle, you smooth the faucet seat clean.

To replace a deteriorated packing, turn off the water supply at the shut-off valve. Unscrew the packing nut, and remove the stem from

the faucet. Then dig out the old packing from the packing nut. Wind new packing twine or candlewicking around the stem in the same direction the handle turns when screwed into faucet. Now, screw the packing nut over the stem to hold the packing in place.

Be sure you haven't got too much packing in the nut. If you have, remove it and reassemble the faucet.

The most common type of faucet is a compression faucet. By turning a handle, you screw a valve stem into a valve opening, called a seat. This closes the valve opening, and prevents water from flowing through the fixture.

At the bottom of the valve stem, a valve washer is attached with a set screw. This fits against the seat when the faucet is closed, cutting

off flow. When the washer becomes old and worn, water may leak through, causing the faucet to drip.

At the top of the valve stem, a packing nut, protected by washers, keeps water from travelling up the stem and spilling out the handle. The three points of trouble are at the valve washer, at the seat, which becomes pitted through constant use, or at the packing nut.

Spring cleaning

Remove chimney creosote

(NC)—Spring is the time to inspect the condition of your chimney, to remove any creosote buildup on its inner walls, and to make necessary repairs to the structure well before those cool autumn evenings return.

It is especially important to remove creosote periodically since it could be ignited by heat in the flue and cause a chimney fire intense enough to crack the masonry. It could also generate sparks which in turn could start a roof fire.

Creosote, a by-product of incomplete combustion, is a tar-like deposit created from condensed gases.

To check for creosote, use a mirror and flashlight. If little or no daylight shines through, or if the chimney liner appears black or coated with tar-like residue, it is time to call a reputable chimney sweep for help.

In addition to checking for creosote,

inspect the chimney work for telltale signs of deterioration.

- Weak, decayed, cracked or broken mortar or bricks should be repaired to avoid major repairs later.
- If the mortar is badly deteriorated, bricks may have fallen out and may be blocking the flue. If this is the case, call a mason to repair the problem.

Check chimney

- A flue liner helps prevent the disintegration of bricks and mortar by combustion gases.
- Small cracks in the flue or liner should be repaired or a new liner installed.
- Chimneys used in oil and gas furnace systems should be checked annually for deterioration as well. An autumn flue inspection might be advisable to make sure it is clear of birds' nests and raccoons who sometimes take up residence there over the summer.



Innovative appliances

Above is Mel Shannon, of the Stove Store at Spencerville, demonstrating a stove. Just one in a line of appliances which burn pellets, this revolutionary fuel consists of energy-packed cylinders of recycled, compressed wood by-products. Pellets are environmentally friendly, and are a renewable fuel that burn with low emissions and high efficiencies.

Chieftain photo by S.L. Johnston

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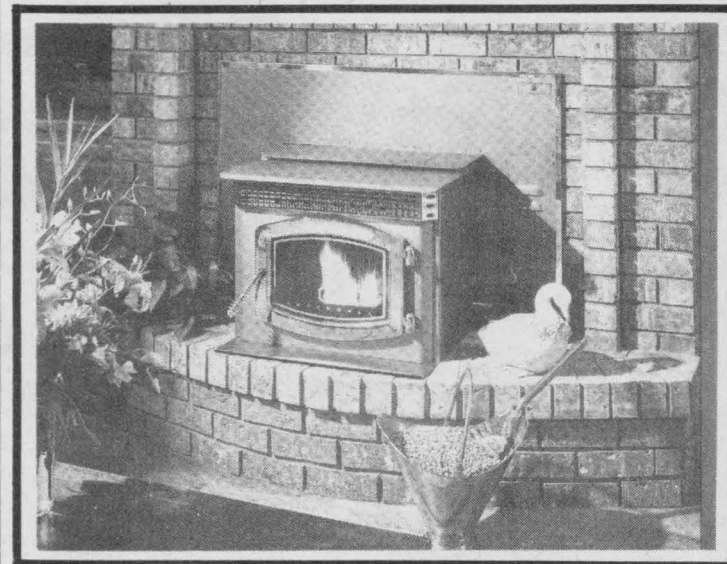
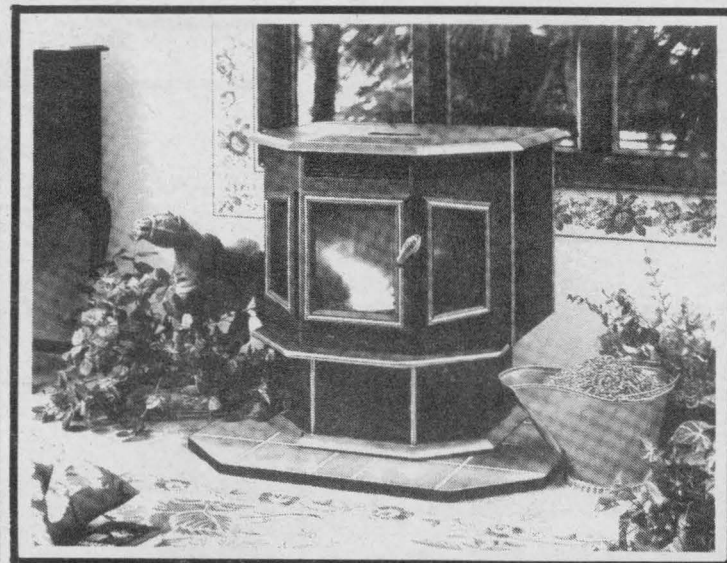
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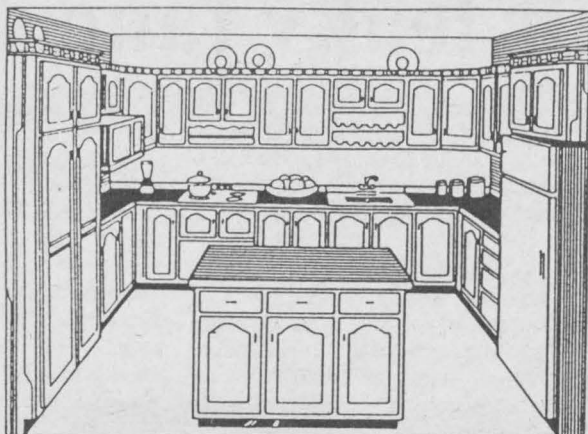


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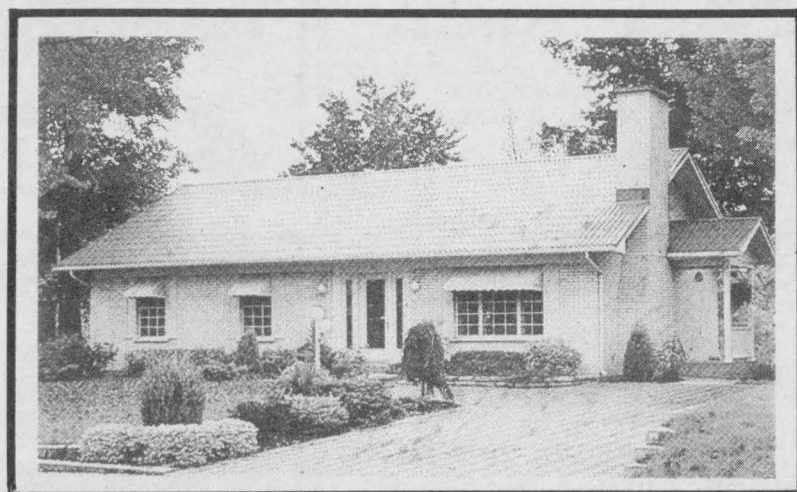
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your Homework"



B & F WINDOW CREATIONS
SALES & INSTALLATION

NOT JUST WINDOWS

DOORS
Exterior
Interior
Patio
Garden
Garage



- Skylights
- Awnings
- Shutters
- European Style
Aluminum Roofing

FREE ESTIMATES : FINANCING AVAILABLE
EXCELLENT WARRANTIES : PROFESSIONAL INSTALLATION

NEW
CONSTRUCTION

821-0033
1937 Hwy. 31, Metcalfe

REPLACEMENT
WINDOWS