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Inspection Times

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ASK THE INSPECTOR...

Question

I just bought a house and the den is covered in old paneling. What can I do short of removing it?

Answer

You can entirely change the appearance of walls covered with old paneling or other materials. Here's how to do it.

- Sweep and vacuum the wall, then wash it with a solution of TSP (trisodium phosphate) purchased from a paint store. Rinse with clear water and allow to dry.
- Fill holes with spackling compound. To flatten protruding dimples where screws have been removed, use the end of a screwdriver to push them flat. If the paneling has grooves, fill them with spackling. Sand all spackling smooth when it dries, and remove dust with a vacuum cleaner.
- Apply a primer/sealer to prepare the surface for wallpaper adhesive.
- For best results, decorators suggest a sturdy fabric-backed vinyl wall covering. A textured or woven pattern will hide any remaining flaws.
- Whether or not you use pre-pasted paper, apply a high quality wallpaper paste before papering the wall.

Too much work? You could try "bridging paper" instead of making most repairs. It is often installed horizontally on the wall and covered by the vertically installed wallpaper panels. If you are good at handling wallpaper, this could be a simple solution for concealing cracks and imperfections.

GRANITE TOPS – ZERO MAINTENANCE?

While most agree that granite countertops are relatively low maintenance, i.e., no burning, scratching, graying and pitting, it is not indestructible. There are some basic steps you should take to keep your countertops in good shape.

Cleaning your granite surfaces is the first step. It's important to remove liquids, grease and especially acids such as vinegar from the tops. Use granite countertop cleaner, stone soap, or a mild dish soap and a soft cloth to clean the surface. Granite countertop cleaners will probably be the most convenient and affordable.

Sealing is a critical step in keeping your granite countertops beautiful. While some believe that granite won't stain, this is actually not true. Even the darkest, hardest granite can stain. Sealer will help prevent staining of granite tops. Sealing closes off the larger pores in the granite and helps prevent water and other liquid and corrosive substances from penetrating the surface. Most recommend sealing once a year, but some professionals and products recommend twice a year which is usually not too expensive.



If you have questions about home inspections or home maintenance, Ask the Inspector!

Call Pete Jung at 301-351-1113

200% NO RISK GUARANTEE

If our clients are not 100% satisfied at the end of the Home Inspection, they will pay nothing. We will match the fee and they can hire another home inspector.

Why Use **Hinson & Jung Home Inspections?**

- ❖ FREE 90 day limited warranty along with a Brinks Security System inspection. This starts the day of the inspection.
- ❖ FREE 128 page Home Maintenance Manual
- ❖ FREE Phone consultations for as long as the client lives in the house.

Hinson & Jung Home Inspections and Services

for all your inspection needs.

My Pledge to You

I dedicate 100% of my time and energy delivering First-Class service to YOU, my customer.

My philosophy about real estate is simple. I put myself in your shoes, treat you like family and treat your money like it was my money. The greatest compliment I can receive is a referral from you to a friend or family member.

My goal...is to become Your personal building consultant for life!



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