

# Keeping Up Your Home Sweet Home

## Home Repair

### Roof

The price of repairing torn or worn shingles varies according to the size and steepness of the roof, with the average being around \$200 including material, labor and insurance. Basic fiberglass/asphalt shakes have dropped 50 cents to \$2.50 in price per square foot.

### Chimneys

Various sealers and water repellants are available to repair decrepit flues or preserve cracking bricks. Liquid resealers can be poured down the chimney, sealing the cracks and improving fireproofing, waterproofing, insulation and combustion efficiency. You can save about 67 percent of the replacement expense - anywhere from \$800 to \$3,000.

### Gutters

Small holes can be filled with asphalt cement, but the gutters ought to be cleaned with steel wool first. Sagging gutters probably need new straps or fixing nails. Repairing dents and other minor damage can cost \$50 - \$60, about 10 percent of average replacement cost.

### Paint

Note the manufacturer and exact formula of housepaint in case you need to touch up. Paint more than the spot. Cover the unsightly areas from corner to corner or end to end. Within three months the areas will match the remainder of the home.

### Driveways

Black top is expensive, often thousands of dollars, but considerably cheaper sealants are available to fill crevices, cracks and potholes.

### Kitchen

Camouflaging worn doors and cabinets with new surfaces, Formica for instance, can freshen drab kitchens for 33 percent of the cost of total remodeling. Homeowners don't have to remove the old cabinets to update them.

### Bathrooms

Sometimes reconditioning the bathroom does not require tearing up tile floors, walls or the bathtub. An old bathtub can be reglazed for about \$300. Synthetic walls made of plastic or fiberglass can easily and inexpensively disguise repulsive wall tiles.

### Windows

Reglazing or rescreening windows costs between 10 to 20 percent of the purchase cost. Replacing the glass on storm doors may cost 50 to 60 percent of the initial expense. Faulty latches, corner slide pins and wheels are repairable at minimal cost.

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