

Wood floor installation dos and don'ts

Jaw-dropping features can sell a home in a heartbeat. A penthouse apartment with floor-to-ceiling windows and a panoramic view of a city skyline likely won't prove a hard sell, nor will a home with an infinity pool overlooking a landscape of rolling hills. As awe-inspiring as such features can be, some more subtle components, such as authentic hardwood floors, also can do much to make a home more appealing to prospective buyers.

Hardwood flooring is a sought-after commodity. Data from the National Association of Realtors indicates that 54 percent of home buyers are willing to pay more for hardwood floors. In fact, NAR figures indicate that 28 percent of buyers between the ages of 35 and 54 consider hardwood floors "very important" when looking for a home. Homeowners who are considering selling their homes, or those who simply want to upgrade their existing flooring, may want to consider installing hardwood flooring. Though it's a project best left to professionals, hardwood flooring can be installed by skilled DIYers. In such instances, homeowners may want to keep these dos and don'ts in mind.

DO hire a professional if you have limited or no DIY flooring experience. Hardwood flooring installation is not generally a project for novice DIYers. Hardwood flooring projects may present some common challenges, but no two homes are the same. So unless they have prior experience installing floors in multiple rooms or homes, homeowners may save themselves time, trouble and a significant amount of money hiring a professional to do the job.

DON'T ignore the subfloor. New hardwoods won't erase the problem of subfloors in poor condition. According to the home renovation experts at BobVila.com, squeaky floors



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could be an indication that the subfloor has begun to warp or twist. Sinking floors are another indicator of deteriorating subfloors. Subfloors should be somewhat level before new hardwoods are installed, so DIYers should inspect and address subfloor issues before installing new flooring.

DO expose wood flooring to the elements in your home prior to installation. The home improvement resource BuildDirect recommends acclimating hardwoods to the space where they will be installed. Skipping this important step could result in gaps during the winter and cupping over the summer. To acclimate hardwoods, open the boxes and spread them out for about a week while running the air conditioner or heater at normal levels. When storing hardwoods prior to installation, avoid keeping them in potentially moist areas like a basement.

DON'T skimp on tools. A DIY hardwood flooring installation might be less expensive than hiring a professional, but homeowners should resist any temptation to increase those savings further by purchasing less costly tools or fewer tools than is necessary to complete the job. BuildDirect notes that DIYers will need at least a miter saw, table saw, cleat-nailer or stapler, finish nailer, compressor, jamb saw, chalk line, nail set, and tape measurer when installing hardwood floors. Purchase all necessary tools and read product reviews to ensure each tool is up to the task.

Wood floors can be awe-inspiring. Some homeowners can install such flooring on their own, and the project can be much easier if they learn as much about installation as possible prior to beginning the project.

— Metro Creative

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The properties will be sold at live auction and Internet bidding will be offered at www.behmsonlineauction.hibid.com

We have been commissioned to sell the following described real estates.

Wednesday, August 17, 12 NOON
155 WINN LANE, LIBERTY WV

Directions: Take Sissonville Drive from Charleston and turn on to Scraggs Drive. Go through the 4-way intersection and the property is located on the right.

Please watch for auction signs.

PROPERTY WILL BE SOLD FROM THE STEPS OF THE KANAWHA COURTHOUSE

This single-family five room home is located minutes from downtown Charleston. The property has one bedroom, one full bathroom, living room, and full kitchen. There is a full basement with gas heat, central air. There is an integrated one-car garage. The home has 1400 sq ft of floor and lot size is approximately .56 acres. There is a rear fenced yard which has a small storage building in the rear of the property. Deed 2857, Page 447. Parcel #10-16-0037-0000, Map TM 16/P37

Wednesday, August 17, 12 NOON
2020 SCRAGGS DRIVE, CHARLESTON WV

Directions: Take Rt. 34, McLane Pike to Winn Lane and follow auction signs. The property is located on the left.

AUCTION WILL BE HELD AT THE PUTNAM COUNTY COURTHOUSE
12093 WINFIELD RD, WINFIELD, WV

This frame-built home located on six acres is a six-room split-level style home with three bedrooms, 2,200 sq ft, two car attached garage, finished basement, and a second five-room home and mobile home located on this property. Deed 406, Page 353. Map 12-0148-0038

Both properties would be great starter homes or possible income-producing properties.

DO NOT MISS THESE AUCTIONS.

Terms: Posted online. For more info and pictures, please visit us on www.behmsonlineauction.com, www.auctionzip.com, www.gotoauction.com, or Facebook.



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