

## **Residential Repair**

Home maintenance is an ongoing process for the homeowner. An understanding of how a home is constructed can allow a homeowner to make simple repairs and can help him or her to make better decisions relating to major repairs and remodeling, which may be done by a professional.

### **Overview of Common Basic Home Maintenance**

- Most homes are stud-frame type construction and the studs and other framing members, such as joists and rafters, are on 16 or 24 inch centers. There are a few homes with studs and other framing members on 20 inch centers. Some rafters are on 19 3/16 inch centers. The on-center spacing of joists and rafters can be determined by looking in the attic. Stud on-center spacing should be the same but may be different and should be determined. This is more complicated and can be done by using an electronic stud finder or by tapping lightly on a wall and listening for a solid sound instead of a hollow sound. A small diameter nail can be used to verify the stud location.
- Dry wall or sheet rock can be replaced by cutting out sections to the center of studs or joists, installing a new section, taping-floating and finishing. You may want to leave the finishing to a professional to insure it matches the original wall or ceiling pattern.
- Door and window trim, base and other interior trim may be repaired with wood filler or by cutting out the damaged section and replacing it. Proper sanding, priming and painting can result in a near perfect match.
- Roof decking can be replaced by removing a section of roofing (usually composition shingles) larger than the damaged section, cutting out the damaged section to the center line of rafters, installing a new section of the same thickness and installing new shingles.
- Damaged shingles can be replaced by carefully removing all, which are damaged, and carefully raising the shingles located above the new shingles and nailing the new shingles in place. If the roof is several years old, the new shingles will not match.
- Fascia and drip board (the outside boards nailed to the ends of rafters and to the fascial or end rafter) can be removed and replaced. The damaged section should be cut back to the center end of a rafter on each end. If it is a boxed soffit, a rabbit should be cut in the fascia before it is attached to the rafter ends. All nails used to fasten materials to the outside of the residence should be galvanized.