

Plenty of hard work uncovers hardwood floor

(AP) We would like to refinish the hardwood floor that's under the linoleum in our kitchen. Is there an easy way to remove the linoleum?

Unfortunately, there is no easy way. If the hardwood floor consists of oak strips and was originally smooth, then the linoleum was probably glued directly to the floor. Begin by cutting the linoleum into 12-inch strips with a utility knife. Be careful to set the blade depth so you don't cut into the wood. Use a long-edged trowel to pry up the linoleum strips. A heat gun will help to soften the adhesive as you go. Eventually, you'll remove all the linoleum and some of the adhesive. Portions of the linoleum's felt backing, however, will stick to the adhesive that remains.

If your hardwood floor had open joints or crevices, it was probably leveled with a quick-setting, plaster-like compound before the linoleum was applied. In this case, prior to

lifting the strips, pound on the linoleum with a flat object to crumble the leveling compound and facilitate lifting.

After removing the linoleum, you'll have to sand the floor. Be aware that up until about five years ago, the felt backing of linoleum contained asbestos. Have a sample analyzed. If asbestos is present, the fibers will become airborne when the floor is sanded. In this case, you'd be better off covering your floor with new linoleum.

We installed redwood siding 26 years ago, and painted it with the best exterior oil paint. Every spring since, the paint blisters and red stains appear. We've sanded the siding and applied latex paint over the best undercoat available. But we still have the same blistering, peeling and red stain problem. Any ideas?

I believe interior room moisture (vapor) is passing through your walls

and popping the paint. You need to treat the interior walls so warm, moist air won't pass through to the outside.

Apply an interior paint designed to minimize the flow of moisture, or place a polyethylene vapor barrier between the studs and the drywall. Once you've corrected the moisture problem, scrape off the blistered paint and sand the wood bare. Prime the blistered area with an oil-base primer, then repaint the entire area. Note: Primers containing zinc are sensitive to water and should not be used on redwood.

Latex or other water-base primers

should not be used on woods containing water-soluble extractives (natural moisture which can be drawn out), such as redwood or cedar. The water in the primer base will cause bleeding stains. Latex top coats may be applied over an oil primer.

The concrete walls in our old home were originally poured in small batches. Now the walls are spalling (chipping and breaking up) at these joints, and a white powdery substance forms during the decomposition process. A previous owner mentioned that these areas, but that's flaking off, too. I'd like to chip out

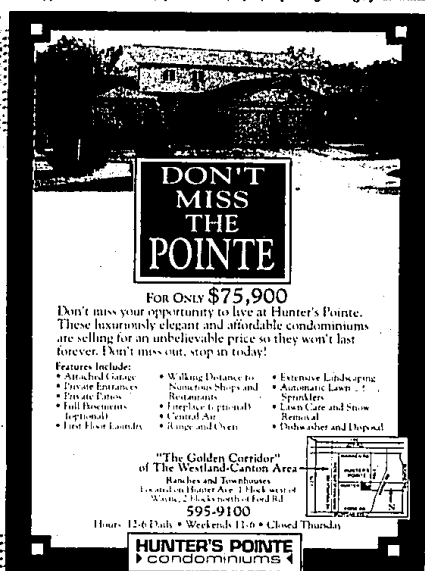
the bad spots, remortar and apply a sealer. Should I seal or remortar first, and what kind of sealer is best?

Your condition is a moisture problem occurring at the nonbonded joints (cold joints) between the pours. Moisture has let water-soluble salts, a concrete byproduct, leach out. This is known as efflorescence. Using a bricklayer's hammer and a cold chisel, chip the spalled joints clean and chisel the edges in a dovetail shape (undercut on the inside) at least 3/4 inch wide by with a compound such as Waterplug, then apply

two coats of Thoro-seal waterproof coating to prevent any further moisture problems.

A support column in my basement is right in the way of my new pool table. Is there any way to remove that column without causing a sag in the floor above?

As your drawing shows a girder joint over the column in question, I believe that removing the column would cause total collapse. Your problem can be corrected, but to make absolutely certain you should seek the services of a professional engineer.



DON'T MISS THE POINTE

FOR ONLY \$75,900

Don't miss your opportunity to live at Hunter's Pointe. These luxuriously elegant and affordable condominiums are selling for an unbelievable price so they won't last forever. Don't miss out, stop in today!

Features include:

- Attached Garage
- Private Entrances
- Private Patios
- Full Basements (optional)
- Hard Floor Laundry
- Walking Distance to Shopping Centers
- Fireplaces (optional)
- Central Air
- Rings and Oven
- Extensive Landscaping
- Automatic Lawn Sprinklers
- Lawn Care and Snow Removal
- Dishwasher and Disposal

"The Golden Corridor" of the Westland-Canton Area
Ranches and Townhomes
10000 and 10000 Ave. 1 Block west of
Westland 21000 and 21000 Rd.
595-9100

Hours: 12-6 Daily • Weekends 11-6 • Closed Thursdays

HUNTER'S POINTE
condominiums

WEST BLOOMFIELD

This is the time. This is the place. This is the real estate value of your lifetime.

The Ultimate Executive Privilege:
Lifestyle Time. Save time and money. Live in a luxury home with a full kitchen, full bathroom, full laundry room, full basement, full garage, full driveway, full landscaping, full security, full insurance, full maintenance, full everything.

Freedom Of Choice:
Choose from two different plans. Choose from two different locations. Choose from two different prices. Choose from two different ways to live.

A Rare Opportunity:
Live in a luxury home with a full kitchen, full bathroom, full laundry room, full basement, full garage, full driveway, full landscaping, full security, full insurance, full maintenance, full everything.

Model Close Out

HUNTER'S POINTE

For more information, call 442-4239
NCA Presented by NCA (Not a Broker)

ENJOY LAKEFRONT LUXURY IN WEST BLOOMFIELD
Detached Ranch Condominiums

Beautiful Wooded Settings with Lake Privileges • Homes from \$309,000

NOW OFFERED FOR SALE
1990 PROFESSIONALLY DECORATED MODELS
3 Spectacular Lakefront Detached Condominiums
Homes with Finished Lower Level Walkouts
from \$513,500
LOOK FOR 1991 MODELS SOON!

Model: (313) 778-1102
Open daily 12:00 - 5:00 p.m.
Brokers Welcome
On Walnut Lake Rd. 2 1/2 miles west of Orchard Lake Rd.

THE POINTE
LUXURY LIVING

AN IVANHOE COMPANY DEVELOPMENT

Bravo!

BLOOMFIELD TOWNSHIP'S FINEST HOMES

At the end of a long drive, you'll find a peaceful, quiet, and beautiful home. This is a rare opportunity to live in a luxury home with a full kitchen, full bathroom, full laundry room, full basement, full garage, full driveway, full landscaping, full security, full insurance, full maintenance, full everything.

2 BUILDER'S MODELS NOW AVAILABLE
Priced from \$411,000

334-1122

Models Open 2 Sat. Sun. & Mon.
Call for Appointment
Kirkman Pines
Bloomfield Township

Kirkman Pines

Brokers Welcome **Decorated by GORMAN**

GOLF • TENNIS • BOATING • SKIING

Oak Pointe Lifestyle

Oak Pointe Development has transformed Burroughs Farms recreation park into a carefully planned community of luxury condominiums and elegant single family homes.

Visit our exhibit at the Brighton HOMEARAMA then make the short drive to Oak Pointe and see a lifestyle that includes:

- Two Excellent Golf Courses:** including the Arthur Hills designed Honors Course where there is through protected wetlands, mature trees and gently rolling hills.
- Tennis Courts:** and paved paths for jogging or evening walks through secluded nature trails.
- Boating:** from a private marina to a beach and community picnic areas are available for the exclusive use of Oak Pointe residents.
- Cross Country Skiing:** ice skating and downhill skiing at nearby Mt. Brighton provide activities for the winter months.

ENJOY THE LIFESTYLE DREAMS ARE MADE OF!

Preview
Oak Pointe Condominium Company's
Glen Eagles Condominiums
From \$170,000.00
Single Family Homesites
From \$45,000.00

Models Open Daily
Sales by: The Grubbs Realty (413) 227-2008
Equal Housing Opportunity

Oak Pointe
700-acre Residential Development
Includes: GOLF COURSE, TENNIS COURTS, BOATING MARINA, CROSS COUNTRY SKIING, HIKING TRAILS, BIKING TRAILS, EQUESTRIAN FACILITIES, and more.

The Roadhouse at Oak Pointe

What better way to complete your visit to the Brighton HOMEARAMA than enjoying a great meal in the comfortable surroundings of Oak Pointe's famous and historic Roadhouse Restaurant.

Built in 1870, the Roadhouse reflects the heritage of the area while offering today's preferred casual dining at its finest.

Located only minutes west of the Brighton HOMEARAMA, the Roadhouse is open seven days a week.

Dinner Hours: Mon-Sat. 11:00 a.m. - 10:00 p.m.
Sun. 12:00 p.m. - 10:00 p.m.
Brunch Hours: Mon-Sat. 8:00 a.m. - 11:00 a.m.
Sun. 8:00 a.m. - 11:00 a.m.
Sunday Brunch 11:00 a.m. - 2:00 p.m.

Call (313) 229-1800
for information and reservations.

OAK POINTE
Brighton, Michigan