

2-4-6-8 Now it's time to insulate

You can substantially reduce your heating and cooling bills by insulating the attic floor, since insulation keeps hot air inside your home in the winter and outside in the summer.

"It's important to remember, though, that heat flows in any direction toward a cooler surface" said Joseph Kimpflen, residential energy expert. "With today's high utility prices, it also pays to insulate floors over areas like crawlspaces, garages or basements.

"This applies even if your home is already well insulated in the sidewall and attic areas.

"While crawling underneath your home to insulate a crawlspace may not strike you as the best job in the world, it can still be readily accomplished by the do it yourselfer."

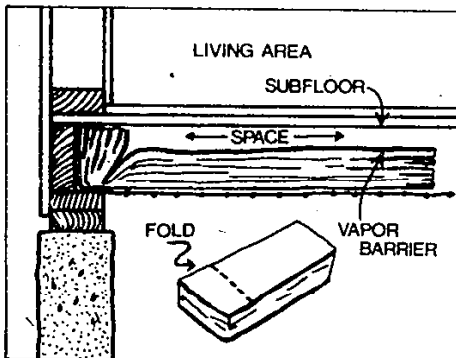
You'll need a serrated bread knife (to cut insulation as needed), temporary lighting with waterproof wiring and connectors, a portable fan or blower to provide ventilation, a tape measure, heavy-duty staple gun and staples, and of course, the insulation.

Also buy enough six-mil thick polyethylene sheeting to cover the entire earthen area under the house and to extend up the sidewalls several inches, as well as moisture-proof duct tape.

When buying insulation, know beforehand the distance between the floor joists (usually 15 or 23 inches) so you can buy insulation of the proper width. You'll also need to buy insulation with a reverse flange on the outside to staple to the floor joists.

Or, you can use batts of rigid-fit kraft-faced insulation if you install wire mesh or chicken wire over the joists to hold batts in place.

If you elect to use this method, begin by stapling the chicken wire across several joists, starting at a wall at one end and working out toward the center. Then slide fiber glass insulation batts in on top of



It pays to insulate underneath the floor as well as above the ceiling.

the wire.

Be sure that the kraft paper vapor barrier attached to the insulation is installed facing up toward the floor of the living area. When you come to the crawlspace wall, bend the insulation batts up the wall until they butt firmly against the underside of the floor above.

The vapor barrier is designed to prevent moisture in the warm air inside the house from getting into the cooler air beneath the house. If this happens, the moisture will condense, because warm air can hold more moisture than cold air can.

The vapor barrier positioning is critical then, because the moisture will condense in the insulation itself if the barrier is misplaced. This reduces the efficiency of the insulation until it dries out again.

With the vapor barrier facing up toward the flooring overhead, it's unlikely that moisture will get through it. Even if, by some chance, some does, the ventilation in the crawlspace will quickly dissipate it.

Once the insulation is properly installed, put down six-mil thick polyethylene sheeting on the floor of the crawlspace to prevent moisture getting into the crawlspace area from the ground below.

Overlap the seams of the sheeting by about six inches

and secure them with moisture-proof tape. Also, extend the sheeting up the sidewalls of the crawlspace two to three inches and secure it with tape.

Finally, make sure your crawlspace is properly ventilated during the summer. As a rule, when the ground is covered with a vapor barrier, you need at least one square foot of vent openings for every 150 square feet of crawlspace area, and there should also be cross ventilation. In the winter, you can close the vents if you wish—but it's not necessary.

Troy: \$40-\$60,000

Forest View Village in Troy offers six models priced from the low \$40,000s to the mid \$60,000s.

Floor plans range from 1,400-2,600 square feet in area. To give prospective home buyers an idea of how they might finish their houses, Pulte Homes has finished and decorated the bonus space in one of the models. Located on the east

side of Coolidge between Square Lake and Long Lake roads, Forest View Village is planned for 200 houses.

The houses are in the Troy school system and are near shopping areas, including Somerset Mall, Meadow Brook Theatre and Oakland University. I-75 runs through Troy for north-south access.

BICENTENNIAL ARCHITECTURE



7 1/2 %

30 Year Term

PRICE: \$57,900

LET'S DEAL!!

We will buy your home.

George Toton House Condominiums

ONLY 5 UNITS LEFT

A FULL COMPLEMENT OF THE MOST DESIRABLE LIVING FEATURES
3 bedrooms

2,500 square feet • central air conditioning • 2 car attached garage • finished paneled family room • brick fireplace • self cleaning self standing oven and range • self defrosting refrigerator • 2 1/2 baths with ceramic tile • custom dishwasher • walk in pantries • custom country kitchen • garbage disposal • professional landscaping • insulated walls and ceiling • no common walls • swimming pool with sauna and showers.

Owner: Colonial Federal Savings & Loan
Sales by: EARL KEIM REALTY Green Trees Realty, Inc.

MODEL ADDRESS:
1512 Aberdeen Place
Sloomfield Hills

MODEL PHONE:
334-7030



HOURS OPEN:
DAILY (EXCEPT THURS.)
SAT. and SUNDAY
NOON to 6 P.M.

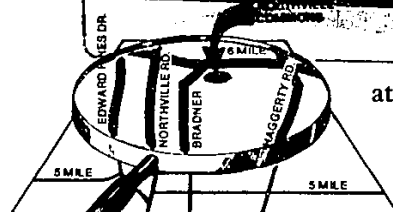
BLOOMFIELD AREA, SOUTH BOULEVARD JUST WEST OF I-75
BROKERS PARTICIPATION WELCOME

THINK SPRING!!!



at... **NORTHVILLE COMMONS**

NORTHVILLE TOWNSHIP



REMEMBER THE WAY THEY USED TO BUILD HOMES? With Clothes Chutes and Large Closets... Huge Country Kitchens with loads of wood cabinets, great counters and ample eating space... big bay windows and very private dining rooms... spacious foyers and real pass halls and vestry entries... wainscoting, wood mantles and 6-panel doors... old-fashioned parlors, French patio doors and large porches...? This home has it all and much more!! The BAYVIEW... 3 bedrooms + den or 4 bedrooms + den... from \$75,900. Plus, we have other plans available from... \$72,900.

MODELS OPEN:
DAILY 1-8
SATURDAY 12-5
SUNDAY 12-7
(Closed Thursday)

Please Call...

476-4848

THOMPSON-BROWN REALTORS

