

View the complete version: [House renovation](#)

Posted by: Maverick
Date: 27-11-2007 21:59:45

Now we've only been in this house 14years now. In that time I've had to replace all stud walls upstairs, had a builder in to replace the bathroom (only to have to rebuild one wall cause he'd tiled over the wooden window frame, and the water from the shower found a crack in the grout and basically messed up the whole wall and entered the loo downstairs dropping the ceiling). Last year I had a major push (donated a holiday) and stripped the hall landing and stairs from their gastly wallpaper, repaired the damaged walls that the wallpaper was covering (in a rustic style, not wining any plastering awards), repaired the floor boards and installed laminate throughout the whole first floor.

It's now time to start the ground floor (expect this to last about 14years) I need to rebuild the back wall, as one of the lintels has split, brick in the door to the outside loo join it to the inside cupboard (knock down a wall) to create a downstairs shower room. Completely redecorate the lounge, and install the rest of the laminate downstairs.

The good news is that I was a first fit sparky, and rewired the house before the part P came into place, now I just need to master plastering, bricklaying, and plumbing.

[Image link](#)
[Image link](#)

This is what the fire place started as, with a horrid fake gas thing, with horrible pointy bits just right for the dogs or people to catch themselves on. So Corgi man came and took it out, and I found the bit of flamproof material covering a hole. So the next day I took my steel toe caps to it and found this.

[Image link](#)

That horrid block work that surrounded the old fir was nailed into the wall, and fell off (onto my boots thank god for steels), the plaster was cracked, so I decided to expose the brick work of the whole chimney, and although it still needs alot of work I like the look.

Also the ceiling was craked and I wanted to replace the lighting with something more discreate, so I started to remove the ceiling.

[Image link](#)

During the removal I found an old newspaper dated September 1931, a 9 of spades playing card, and a peice of film negative (which I'm trying to alter with photoshop).

[Image link](#)

Here we have three different ways of lighting a room. The old gas pipe, old lead electrical cable, and the current stuff. I need to sort out the fireplace, as I think the rest of the room will be styled from there. I was thinking reclaimed open fire, but Matts suggested a wood burning stove undecided at present. Also there is the need for a surround and mantle.

[Image link](#)

There used to be clay rectangular tiles in front of the fire. I know this cause I found one (and only one) in the chimney, I know tastes change but I'd like to throttle whoever ripped them up to replace them with three paveing slabs.

Unfortunately I also have to repair some damage caused by butchers of my own.

[Image link](#)

When the double glazing was installed five years ago they didn't use props to support the front of the house, so I need to jack it back up level and build some form of support thats tastful.

Tomorrow I'm taking a break, just going to do some runs to the tip, to shift the rubbish.

Posted by: Bushwhacker
Date: 28-11-2007 00:29:41

Good to see you've got your priorities in order, new telly first! :lol:

Posted by: Maverick
Date: 12-12-2007 21:31:07

Oh dear it's all stopped.
It appears that this wall between the hall and the lounge is not structural.

[Image link](#)

Guess what I'm doing next year?

Posted by: Matt
Date: 10-02-2008 17:00:07

How are things progressing on the renovation?

Posted by: Maverick
Date: 11-02-2008 00:19:38

It's been confirmed that the hall wall is not supporting, so that will be coming down in the next fortnight. The fireplace has had a new plinth layed and has been tiled in natural slate (it looks damm good), there was going to be a new wood burner fitted last Monday, but the fitters turned out to be cowboys so we're looking at different companys now. Oh and one of the dogs pee'd on the sky box killing it, so upgraded to sky+ only to find that it needed a second feed from the dish to the TV. This resulted in me having to knock new holes in ceilings (thankfully ones that are going to be replaced) and more crawling in the airing cupboard and loft. Only found out about the extrat feed 20:00 the night before the engineer was due to come, welcomed him in looking like a minstrel; where does all that black stuff in the loft come from?

I'll upload some pictures if ever I get internet at home again, given up on Tiscali now trying Orange one of these companies must be able to resurect my line. Either way I am not returning to BT, it's a matter of principle!

Posted by: Matt
Date: 12-02-2008 09:34:59

You going for the open plan type layout then?

Maverick wrote:

The fireplace has had a new plinth layed and has been tiled in natural slate (it looks damm good),

Looks gorgeous on hearths doesn't it. That's what I did ours with.

Maverick wrote:

welcomed him in looking like a minstrel; where does all that black stuff in the loft come from?

Evil stuff that. It's that right fine stuff too. Gets in every nook and cranny. :D :D :D

Maverick wrote:

Either way I am not returning to BT, it's a matter of principle!

Can't say as I blame you.

Posted by: Maverick
Date: 21-02-2008 16:39:55

Here's the slate plinth

[Image link](#)

After five coats of sealant I think the slate looks brilliant. Purposefully left the bricks black, I think it creates a brilliant contrast.

[Image link](#)

Guess what I'm doing tomorrow?

[Image link](#)

[Image link](#)

Posted by: Matt
Date: 21-02-2008 18:07:25

Those slates do look nice. They have some lovely colouring. :)

Maverick wrote:

Guess what I'm doing tomorrow?

Is there 'owt else needs doing? :nonchwhistle: :D :D

Posted by: Maverick
Date: 21-02-2008 20:11:32

Sledge is coming out to play.
I'm not ready to rebuild yet!

Posted by: Maverick
Date: 24-02-2008 18:46:54

[Image link](#)

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[Image link](#)

I'm getting close to rebuild now!!!

Posted by: Maverick
Date: 16-04-2008 17:17:54

Well a bit of an update for anyone interested.
Got held up trying to find tradesmen that actually want to work.

[Image link](#)

Here we have a new beam which technically isn't needed, but we've got the hot water cylinder above it, and extra water tanks due to the new pumped water supply (capable of delivering 20 litres per minute) ready for when I build the shower room. In front of that is temporary stud work cause the plumber needed access where the acrows were.

[Image link](#)

You can see that I've continued the beam across the entire room and will be building custom cabinets to fill in the space (hide the wires) and house the TV, phones, broadband hub ect.

But here is todays project (of which I didn't help at all for once).

[Image link](#)

[Image link](#)

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[Image link](#)

Worst thing is that we can't light it until tomorrow night, cause all the fittings need to cure and settle overnight. Don't care what the outside temperature is tomorrow I'm gonna have a fire!!

Anyway tomorrow I must get the main beam built, glued, screwed and in place cause we are now on our third week with the temporary stud, and she's starting to give me looks.

Posted by: lurch
Date: 16-04-2008 18:01:23

Maverick wrote:

Well a bit of an update for anyone interested.

Anyway tomorrow I must get the main beam built, glued, screwed and in place cause we are now on our third week with the temporary stud, and she's starting to give me looks.

I know the look, i used to lodge and work with a builder when i was 17, and we was having a piss about, he picked me up, swung me round and put my foot through one of the lounge windows, then told his wife we was to work, the look on her face was brilliant, we eventually went back 3 to 4 hours later, and he got such a bollocking, he threatened to leave it for a week, and he would have done too..... :thumbsup:

Posted by: Maverick
Date: 18-04-2008 15:32:25

Here we go

[Image link](#)

Not burning quite right at the moment, cause the woods a bit big, and it needs a layer of ash (which needs it to burn some more wood).

Temporary stud is down and the new beam is complete.

[Image link](#)

[Image link](#)

Bit of a buttock clenching moment when I took all the supports down, even though I've not removed anything structural and added two new beams (one 8x2 and the other 8x8), you still have to hope you've got it all right.

Nothing happening for the next three weeks as we've got a builder coming with a new custom made front door (unusual width opening), so looks like I could try for some time off (yeah right)!

Posted by: Maverick
Date: 13-11-2008 17:00:16

For all those long suffering fools that read this thread a bit of an update.

I've extended my carpentry skills and made the top of the cupboard unit.

[Image link](#)

Hidden under the unit is the wiring for the houses tv, computer network, and telephone extension. Also in place is an eight port switcher unit, four way tv booster, and 1TB network storage drive. The top will be sanded down and stained, with cupboard doors (I haven't built yet) and an upper dresser unit (I haven't built still yet).

[Image link](#)

You can see here that the plasterboard fairy has been. To be honest it's bloody hard to put these boards up on your own, thankfully there are only a few small bits of ceiling left.

[Image link](#)

Nice new front door is in (fitted by a builder so I didn't need to lift a finger, thankfully same builder came and did the repairs and filling in of the back wall so one less job for me :D :D :D). Also all the new light fittings are in.

[Image link](#)

As you can see I've sorted out extra support for the bay window. I didn't want to re-level the bay as I'd already repaired the external fascia, so the double beam had to have each joist fitted, a proper chippy would have used a chisel, me I used a router but it was still very time consuming.

Now jobs left finish the end wall plasterboarding (with inset shelves), box in the stop cock, build a cupboard around the meter and fuse board, clean up the brick work on the chimney, plaster walls and ceilings, build upper dresser unit and lower cupboard unit. Oh and build shower room. Well wouldn't want a quiet life now would I :devilish:

Posted by: Maverick
Date: 05-03-2009 01:21:16

Bit of an update.

Plasters came just before Christmas, and slapped up the pink stuff. Since then I got a bit stuck at work due to illness, so have only got as far as the mis-coats, and base coat.

[Image link](#)

[Image link](#)

[Image link](#)

[Image link](#)

Decided to box the fuseboard at an angle (well I'd framed the cupboard out and my sister turned up and told me it looked awfull and would look much better angled)

[Image link](#)

[Image link](#)

This set of rest days I was going to put up the coving, but a cupboard in the kitchen collapsed, due to poor instalement by the plumber used 13years ago. The hot water pipe was leaking, the drain pipe was leaking. So

[Image link](#)

Don't you just love the sink support, not only had the cupboard under the sink rotted out, but the corner unit was damaged as well. Thankfully the floorboards were just covered with a lake, but little penetration.

[Image link](#)

[Image link](#)

[Image link](#)

[Image link](#)

Managed to reuse the doors, which was a good job becasue they don't make them any more, couldn't get a replacement side panel

so will just have to live with the white end (not to bad really with the white fridge next to it). I'll probably get some wood and experiment with different stains for the kickboard. But you see before you new hot, cold, and drainage plumbing, with ball valves on the hot and cold lines. New cupboards, new taps, and the result of alot of swearing. Unfortunatley the work has really flared up the arthritis in my hands, and now even holding a steering wheel is painful, but that should calm down in a day or two.

I'd like to point out the plumber that fitted the kitchen (badly) wasn't the plumber who installed the pressurised system last year. The kitchen plumber did the work when we weren't there, the plumber last year had me working as his mate for the week watching his every move (he did a perfect job even with me questioning him all the time).

Posted by: Matt

Date: 05-03-2009 12:29:39

It's coming along nicely. Top job so far. :thumbsup: She's right about that enclosure looking nice with a sloped front, btw. :D A nice light oak stain on pine deal should match the kick panel to those doors, by the looks of it.

Posted by: Maverick

Date: 09-01-2010 17:28:34

Now some of you long suffering fools will know about this, and be fully aware that I have successfully failed in the two year deadline (some suprise there then). So I thought a little update was in order.

[Image link](#)

Look I have a floor.

[Image link](#)

And skirting board.

[Image link](#)

[Image link](#)

Really all that's left isclean up the brick work on the chimney, make the cabinets, make and fit the fuseboard door, and make the window surround and sill.

Found out why the bay window dropped half an inch in the centre. The steel inserts were too short for the frame (found this out when I was removing the plastic trim from round the window). I would sat don't use the company we did, but they haven't existed for at least four years now.

Posted by: gwh200
Date: 09-01-2010 20:28:22

Crikey.. Very well done guvnor. Time is irrelevant. It takes as long as it takes... Well that excuse worked for me.

Posted by: MudSurfer
Date: 10-01-2010 13:38:42

That's a lot of work - by the way, are those agility rosettes on the wall??

Posted by: Tintin
Date: 10-01-2010 15:44:58

If you want an end panel to match the doors, look in Howdens (trade only) if you find one PM me and i'll tell you my account number!!

Looking good mate keep it up!
Alan

Posted by: Maverick
Date: 10-01-2010 17:18:50


 MudSurfer wrote:

That's a lot of work - by the way, are those agility rosettes on the wall??

Yes they were. Until mother was attacked at school, she used to compete with Bonnie a three quarter bordercollie, one quarter spaniel.

[Image link](#)

Posted by: Maverick
Date: 10-01-2010 17:20:37

 Tintin wrote:

If you want an end panel to match the doors, look in Howdens (trade only) if you find one PM me and i'll tell you my account number!!

Looking good mate keep it up!
Alan

Thanks for the offer, but the kitchen really is coming to the end of it's life span. So I know what I'll be tasked with when (if) I finish the lounge.

Posted by: Tintin
Date: 10-01-2010 19:38:17

Same thing applies there Maverick, when the time comes let me know!

Alan

Posted by: Maverick
Date: 13-08-2010 21:56:31

Thought I might update this, as I've been doing some work lately.

I have finished laying all the tiles around the fire place (not grouted yet, but I don't want to rush this now do I)

[Image link](#)

I've just finished the wood work for the new window sill (yep I've got the surrounds to be doing now). Also found out why the bay dropped slightly when I took the plastic trim off. The metal inserts that take the weight weren't the correct length, good job the firm went out of business a few years ago.

[Image link](#)

Stained the rail behind the front door (yep it needs varnishing)

[Image link](#)

And I've finally sanded down the top and stained it (only had one coat so far second going on tomorrow, and yes this will also need varnishing.

[Image link](#)

So all that's left is to build the lower cupboards (and hide all the wires), build the upper shelving unit, do the last bit of skirting, clean the chimney brickwork, paint the skirting, paint the coving. and anything else I've forgot.

Posted by: Maverick

Date: 23-08-2010 09:00:06

Well the havens opened yesterday so

[Image link](#)

New window surround. I'm waiting for the glue to cure then its sanding, filling, sanding, chaulking, prime, and gloss.

Posted by: Matt

Date: 23-08-2010 13:16:08

Seems a shame to gloss that wood Mav. A nice stain or varnish finish would give a nice relief/contrast from the uPVC window.

Posted by: Maverick

Date: 28-01-2011 19:09:25

 Matt wrote:

Seems a shame to gloss that wood Mav. A nice stain or varnish finish would give a nice relief/contrast from the uPVC window.

She has told me that it will be glossed.

Gosh is it really been that long since I last did anything in the lounge :devilish:

Not entirely true, the last few weeks (when ever it hasn't been raining, or I've been at work) I've been making loads of wood dust in the garden. The result is this

[Image link](#)

This is the corner unit to go on top of the work top. It's made from MDF (due to cost) so will be painted, at present it's had a quick coat of primer as tomorrow I want to put it in place to see what finishing is needed. After that it's the TV unit that needs building :mad:

Posted by: Maverick

Date: 12-02-2011 13:48:25

[Image link](#)

Posted by: JUDWAK

Date: 12-02-2011 14:04:19

lookin good now dude cant wait to see it finished

Posted by: Maverick
Date: 12-02-2011 14:17:09

 JUDWAK wrote:

lookin good now dude cant wait to see it finished

Neither can I

Posted by: JUDWAK
Date: 12-02-2011 14:40:13

 Maverick wrote:

 JUDWAK wrote:

lookin good now dude cant wait to see it finished

Neither can I

been though it mate i know how you feel

Posted by: That_Ruddy_Squirrel
Date: 12-02-2011 15:44:32

looks good,

but

I have to ask, seeing that enormous screen showing Widows 7 just how myopic are you ? :whistle: :yikes: :rofl:

Posted by: Maverick
Date: 12-02-2011 18:05:58

When I built my last CCTV computer I had enough bits left over to build a spare computer.

So

HDMI graphics card got bought and the spare computer became a media centre. It's also connected to the surround sound but the quality isn't the best, so I'll upgrade the sound card so I can run optical digital out from the computer to the surround system.

The only thing you have to be careful of is when you're using it to surf the net, and some joker posts a NSFW picture on a forum and you display it in 48" for you and anyone passing can see :lol:

Posted by: Matt
Date: 28-03-2013 04:17:10

 Maverick wrote:

 JUDWAK wrote:

lookin good now dude cant wait to see it finished

Neither can I

So, is it finished yet? :D

Posted by: Maverick
Date: 28-03-2013 08:42:41

 Matt wrote:

 Maverick wrote:

 JUDWAK wrote:

lookin good now dude cant wait to see it finished

Neither can I

So, is it finished yet? :D

More than your hole!

Posted by: Matt

Date: 28-03-2013 13:07:39

That would be a no then? :D

Posted by: gwh200

Date: 01-04-2013 18:03:04

Is it finished yet