

Q&A

Ask our resident experts

Have you got a question that you'd like our team of experts to answer? Simply email your question to editor@renovatemagazine.co.nz and it will be answered in an upcoming issue of Renovate magazine!

COMPILED BY Nicole James

Q

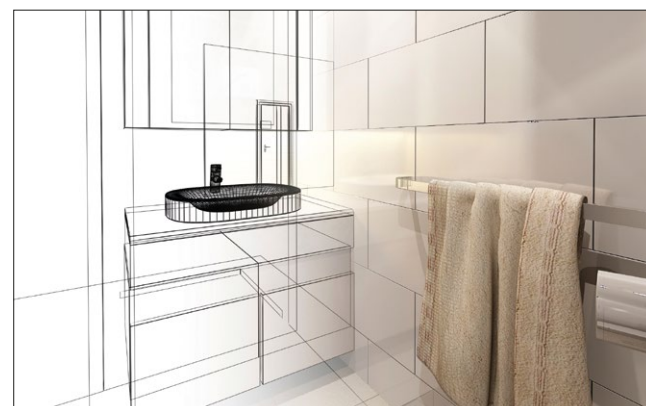
"We currently own a rental bathroom and don't want to spend a lot on remodelling it when other people are doing the wear and tear. Do you have any advice on transforming a bathroom quickly?"

A

Just like your own home, a rental property is also an investment that will prove fruitful over the long haul, as well as the short term with the rental income.

Renovating or adding a bathroom is a home improvement project that is sure to give you 100% return on investment – in the short term is more appealing to renters (and could possibly demand a higher rent) and in the long term it can add significant value to your property.

As a house doctor, I practice in efficiencies and practical planning every day and I know all the tricks when it comes to adding value on a budget! The first piece of advice I would give is to:



Work with what you've got

Take stock of what you have and assess what you can keep, revamp or need to replace. It's amazing what a respray can do to an existing vanity that offers good storage. Baths can also be resurfaced and tiles professionally cleaned, resealed

and re-grouted. Replace items that you really need; like tired tapware with a good consumer guarantee and renovate the items that serve the need and space well.

Layout

Asses if the layout is working well. The ideal situation is not to move the plumbing around - maintaining the existing layout will save on labour costs and plumbing parts.

Remember, you don't need council consent if your remodel is working within the existing foot print and maintaining the existing number of plumbing items; however, if you're adding a shower or an additional toilet you will have to factor in the consent process and fees. Talk to your specialist about local and up-to-date council changes.



Walls

Repainting a bathroom is more cost-effective than tiling, but it can take longer to paint a bathroom than any other room – so factor in time and labour. However, for a rental, good porcelain tiles are more practical and will take a beating, whereas painted Gib will mark and scratch.

When evaluating, factor in another repaint in a couple of years. Technology in digital printing has come a long way, so it's possible to have a totally practical and seemingly indulgent bathroom on a budget.

Marvel's new range of 'marble look' porcelain tiles have such a huge variation in print that you would be forgiven for thinking it was the real thing! Consider using large format tiles; they are not only more cost-effective and quicker to lay; they can also make a small space appear seamlessly large.

Wet room

If you want a modern looking bathroom that is incredibly practical and efficient in every way – consider creating a wet zone (a half wet room) or full wet room.

Wet rooms do require full water proofing and the flooring will need to be raised slightly to create a run-off for water. Initially, the cost might be higher than just replacing the shower cubical, but the benefit is a modern clean look that mitigates the need for glass and the constant maintenance that goes along with that. In the long run, a wet room is a good investment for rentals and they also look the bomb!



Nadia Sakey

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Q

"We are renovating our kitchen to an open-plan living arrangement and want to make it as quiet as possible. Is there anyway we can make it more silent?"

A

The kitchen is part of a living space that is as much about socialising and entertaining as it is cooking. With many consumers embracing open-plan living, the modern kitchen should be conducive to conversation between family members and socialising with friends while cooking up a storm.

Nobody wants to be drowned out mid-convo by a rangehood that sounds like a jet engine and kitchen pundits agree that silent technology is more than capable of providing the solution. As well as soft-closing drawers and quiet dishwashers, InSinkErator and Schweigen offer super-silent kitchen solutions.



Schweigen rangehoods come equipped with one of the quietest and most powerful extraction motors and fans available. The motors are placed outside of your home generating little or no noise inside your kitchen. So while the noise is being eliminated, the excellent airflow performance creates the ideal balance between power and silence.

Stylish, practical and silent, Schweigen rangehoods are the perfect solution for a quieter kitchen.

The new InSinkErator Evolution Series food waste disposers feature technologies addressing the two most common food waste disposers issues – grinding ability and noise.

This allows homeowners to grind nearly any type of food waste with significantly reduced noise. And if you have a septic tank that can handle a dishwasher and a washing machine, it can easily handle a disposer, too.



Barnaby Thompson

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Q

"We are currently planning our next home renovation and would like to make our home as green as possible. The first thing we are going to do is rip out the flooring - do you have any new features for eco-flooring that is not just plain wood?"

A

It's no secret that I am a huge fan of using tiles throughout all the main living areas of the home. They are durable, sustainable, colour fast and easy to clean and maintain. Will all of the different colours, patterns, shapes and sizes that tiles have to offer there is no reason for them not to be used more.

More and more I am having clients ask for timber floors that won't fade, are easy to maintain and are also suitable for wet areas.



Tiles offer a unique opportunity to have a vintage timber floor look in a variety of colours and finishes that would be otherwise and obtainable for most people. With tiles you can achieve a timber look in interesting spaces, such as your bathroom where you wouldn't be able to lay natural timber floors – and you can install underfloor heating to ensure it's still snug underfoot. (See page 43 for a further explanation on underfloor heating).



My favourite example is the Chevron Chic collection from The Tile Depot because it has different colour gradients in each tile and it can be laid in interesting patterns such as herringbone for a truly unique look.

I see timber look tiles as a far more interesting option than laminate flooring and it's my opinion that in many ways the Chevron Chic wooden tiles are better than the real deal.



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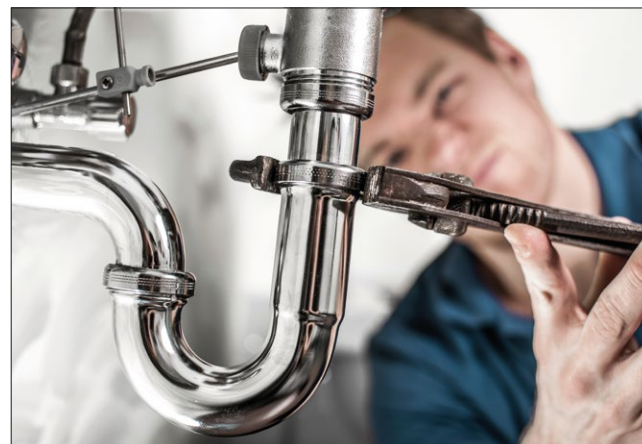
Q

"We have a leaky S-trap under our bathroom sink and are getting it replaced with a P trap – what is the difference between the two?"

A

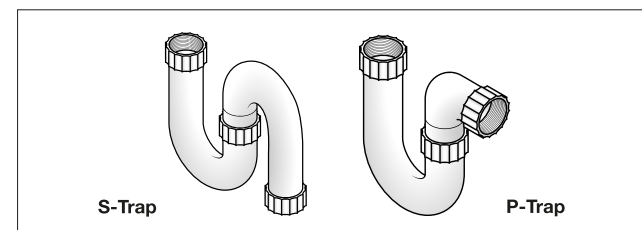
In plumbing terms, a water trap is an extremely important requirement of any plumbing fixture installation. Traps must have no less than 25mm of water seal depth, to prevent sewer gases and drain smells from entering a building.

These days, modern plumbing fixtures, like toilet pans, incorporate the water trap within the moulding of the pan, or with the use of adaptors. Other fixtures like basins, baths,



showers, tubs and sinks, have a manufactured waste trap installed under the plug outlet. Have a look under your vanity – it's the bendy bit of the waste pipe.

This brings us to the questions, what's the difference between S & P? S or P traps refer to the outlet configuration of the trap. If you laid an S or P on its side, the end of the S will point vertically down and the P will point out horizontally. So an S trap is used when the discharge needs to exit downwards through the floor, and the P trap is used when the discharge exits horizontally out through the rear of the fixture or through the wall.



With toilet pan selection, it is critical to know the set out dimension of the waste discharge pipe, as pans differ in their installation distance from the rear wall. If in doubt, ask your renovation specialist. A licensed plumber must be used to install plumbing fixtures.



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Q

"Is there something we can do to make our long driveway safer at night? Our guests often park on the street and have to walk up it. It has a high fence either side so it's not practical to light it all, but at the moment it's very dark."

A

One way to make the driveway more visible is to paint a line of white paint along the edge of the driveway and overcoat with Resene's new FX Nightlight glow in the dark paint. This will glow at night so guests can see where the driveway leads to. It's also handy for the edge of steps or other obstacles that can't be easily seen at night.



If your home is hard to spot from the street, painting your numbers on your letterbox in Resene white paint then Resene FX Nightlight can make it easier for your guests to find your place. The glow in the dark paint is also good for children's areas, step edges for extra caution and safety around the home.



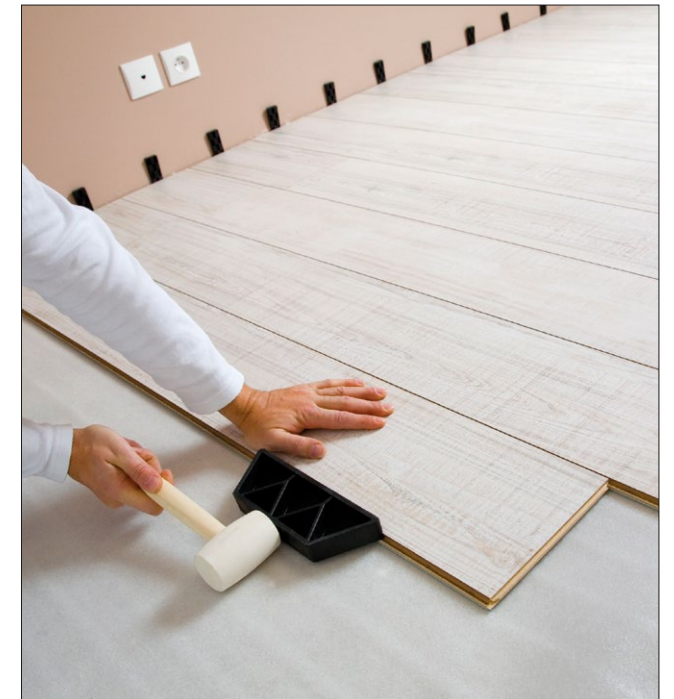
Nikki Morrison
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Q

"Over the course of twenty years, which flooring system is actually the most cost-effective option for your house once you take into account ongoing maintenance, longevity, etc?"

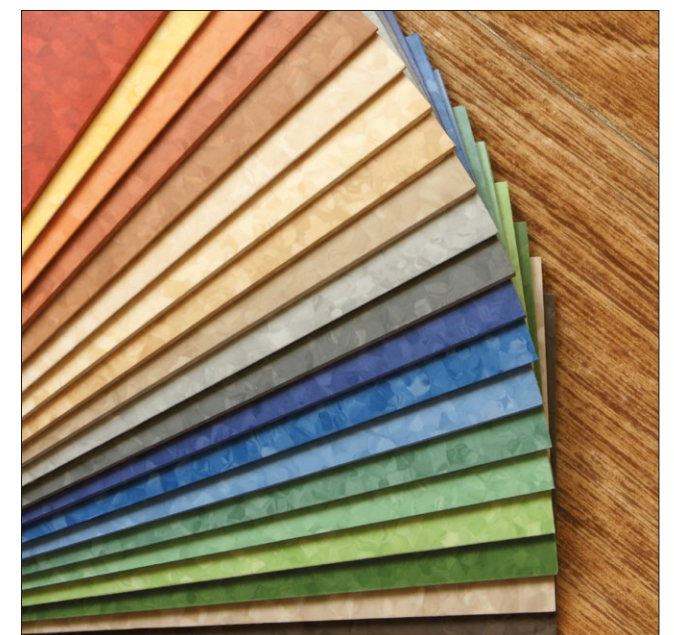
A

Resilient flooring including vinyl, linoleum, cork and rubber is potentially the most cost-effective option for your home once you take into account ongoing maintenance, longevity, etc.



It's durable, flexible and inexpensive, with vinyl consistently being the cheapest floor covering you can buy.

Being an engineered floor, resilient flooring, including sheet products, luxury vinyl tile and luxury vinyl plank, provides exceptional performance in high traffic areas. Resilient flooring can be moisture resistant, meaning it is the perfect product for the kitchen or bathroom, where moisture is a constant issue.



Resilient flooring is extremely easy to maintain. Resilient sheet flooring provides a smooth surface free from cracks and crevices that allow for easy clean up of dirt and dust.



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