

Keep cool this summer without turning on your air conditioner

As summer approaches, it's time to consider turning on your air conditioner for the first time or think of other ways to keep your home cool.

Jeffrey Brookfield, owner and general manager of AmeriSpec Home Inspection Service in Georgetown and Cambridge, offers up a few suggestions. If you don't have an air conditioner:

- Shelter windows with awnings and keep blinds closed on hot, sunny days to prevent the sun from increasing the interior temperature.
- Install compact fluorescent lighting to produce less waste heat than incandescent lights. Keep lights and computers turned off when possible.
- Cook outdoors (i.e. use a barbecue) to avoid creating indoor heat.

- Hang clothes outside to dry; clothes dryers generate a lot of indoor heat. And to keep your central air conditioner in good running condition, you should:

- Inspect and clean or replace the blower fan filter (usually located in the return air duct at the furnace) every two months or as recommended by the manufacturer.

- Carefully vacuum or brush clean the outdoor coil to keep it clear of dirt, leaves, and grass clippings; the coil can be carefully cleaned with a garden hose after debris is vacuumed off.
- Both the blower fan and outdoor fan



should be cleaned and lubricated by a heating and cooling contractor.

Brookfield adds a note of caution before turning on your unit for the first time in the summer, "For most models of central air conditioning units the unit should not be turned on when the outdoor temperature is below 18 C or has been below 18 C in the past 24 hours, or when the power has been on for less than 12 to 24 hours.

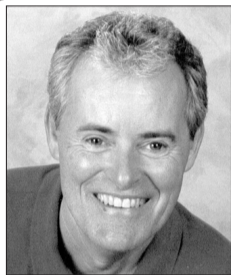
Under these circumstances, refrigerant in the compressor can mix with lubricating oil, providing poor lubrication and potentially

resulting in seizing the compressor."

If, after completing these suggestions, your air conditioner is performing poorly, we recommend you hire a qualified contractor to undertake a more thorough servicing, such as checking the refrigerant level or making electrical or mechanical checks and adjustments.

If you find that your central air conditioner is at the end of its life, there is some good news. The federal government through its ecoENERGY program will offer home owners a grant of \$200 to upgrade your unit to an EnergyStar model.

For additional information on other home inspection tips or the ecoENERGY program, go to our website at www.amerispec.net/lma or our Blog at www.amerispec.blogspot.com



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35 ACRES

\$659,000

LAND! LOTS OF LAND

Fabulous 35 acre property between Milton and Georgetown. Spectacular residence - huge country kitchen. Cathedral ceilings - big bright windows. Capture sunrises and sunsets. Sliding doors to private patio and gardens, old apple orchard and "16 Mile Creek" flows through the property. What a wonderful place to call home. Feel good about this one!! Ask for Bruce*** or Linda*. \$659,000. WW-1026



PRICE IMPROVED

\$275,900

SWEET AS HONEY

It's a honey of a home in Erin! Walk to downtown shops from this updated and remodeled 2 storey, 3 bedroom home. Extensively updated with replaced shingles, new and updated bathrooms, windows, exterior paint, wiring decor, flooring and more! Spa room with 6 person hot tub leads to deck and fully fenced yard with towering shade trees and shed. Great size lot - 54 x 165 feet! Call Jennifer** or Tony* to take your personal tour. Asking \$275,900. WW-1034



LINDA ELMSLIE

Sales Representative*



TONY FITZSIMONS

Sales Representative*

JENNIFER ELMSLIE

Broker**



GLENN SPROULE

Sales Representative*



ONE ACRE

\$599,900

ONE ACRE - SOUTH OF GEORGETOWN FABULOUS COUNTRY RESIDENCE...

you will want to see this better than new country home on one acre in top condition and all kinds of upgrades. Completely finished basement with ground level entrance and plenty of natural light. All set up as a one bedroom in-law suite. 4 level sidesplit. Spacious bedroom area, large custom kitchen, big DR/huge LR with gleaming hardwood floors. Spacious foyer, ceramic flooring, extensive landscaping - large separate, insulated garage/workshop (perfect for tradesman, carpentry or home business. Plenty of paved parking. House set well back from road. Every inch a pleasure to see!! Call Bruce*** or Linda* for viewing. \$599,900. WW-1028



NEW

\$679,000

SOME ASSEMBLY REQUIRED!!

The lawn isn't in but otherwise this fabulous country bungalow is almost perfect! 4 bedrooms, 4 bathrooms, open concept living area - custom kitchen has granite counter tops and top of the line cabinets, gleaming hardwood, Florida room. Stunning lower level completely finished. Natural gas heating. Appliances included. Heated garage. Wonderful setting - Caledon Golf Club location. Call now to see - ask for Bruce***. \$679,000. WW-1037



NEW

\$384,900

NEWER NEIGHBOURHOOD!! SQUEAKY CLEAN HOME!!

This 1800 sq ft plus home has 3 bedrooms and 3 bathrooms. Move in condition. Large eat-in kitchen plus adjoining main floor family room. top quality carpets and underpad, open concept design, completely finished basement. Master bedroom has big soaker tub, separate shower and W/I closet. Huge fenced rear yard. IT'S ALL DONE!! Come and enjoy. Call now and ask for Linda* or Bruce***. \$384,900. WW-1036



PRICE IMPROVED

\$524,900

MOVE UP TO STEWART'S MILL!

Now you can afford a home on Stonebrook Crescent! This gracious 4 bedroom, 3 bath home is well maintained, super clean, updated and cared for. Formal living and dining rooms, open and comfortable family room and upgraded eat-in oak kitchen. The gracious master bedroom has spa like 5 pc ensuite bath and huge walk-in closet. All other bedrooms are spacious. The property is professionally, beautifully landscaped and is very private with no neighbours behind! Perfect for the growing family! Call Jennifer** and Tony* Listed for sale at \$524,900. WW-1031



NEW

\$289,900

FABULOUS SQUEAKY CLEAN BUNGALOW!!



\$509,900

PRICE IMPROVED

TRIPLE CAR GARAGE, BALLINAFAD ONE OWNER HOME

Quick closing available. Village living on 1 acre of manicured lawns & gardens. Eat-in kitchen, main floor F/R with wood burning F/P and sliding door W/O to huge sun deck!! Entertainment size dining room. Huge master bedroom with ensuite, W/I closet and private office or nursery attached. Make your move to country living. Priced improved to \$509,900. Ask for Bruce***. WW-1008



NEW

\$279,900

SLOW MOTION LIVING

Give your heart a break in the serenity that comes with this spacious country bungalow. 3 big bedrooms, huge dining room, big bright sun porch. Central air and full basement. Fabulous 1 acre property backing onto horse farm. Call now...\$279,900. Ask for Bruce***. WW-1039



NEW PRICE

\$254,900

WHY PAY MORE FOR LESS?

Clean, semi-detached bungalow located on a quiet street in a central established area close to schools. Freshly painted and updated, this home offers a large living room, eat-in kitchen, and 3 good sized bedrooms. The basement, currently used as a family room, could be a 2 bedroom inlaw suite as there is a 2nd kitchen and bathroom. Upgraded with newer vinyl windows and insulated steel doors, replaced furnace, and replace shingles. Asking \$254,900. Bring an offer! Call Jennifer** and Tony*! WW-1032

Bruce Elmslie is Committed to satisfaction :

When You Purchase Your Home Through Me And You're Not Completely 100% Satisfied For Any Reason ... I'll Sell It For FREE ... It's Just That Simple!!

"QUALITY SERVICE FROM SIGN UP TO SIGN DOWN!!"