



Canada Trust

877-9500

**HOME OF THE WEEK**



**APPEALING**

Listed at \$56,500. It is as appealing to the pocket book as the eye. This 25 year old 3 bedroom bungalow situated on a 50x100' lot in the west end of Georgetown, surrounded by mature trees that add to the beauty of the neighbourhood where at first glance one can see the pride the neighbours take in the upkeep of their property. This home has 1100 sq. ft. of living space on the ground floor plus a full basement with an 11x10 kitchen, 12x10 bedroom and 25x13 rec room with fireplace, suitable as in-law apartment to help with the mortgage payments.

**PARADE OF HOMES**

**What's In A House? Rough Mechanical Insulation, Vapour, Barrier, Drywall**

By Central Mortgage and Housing Corporation (third of a four-part series)

When the house is framed, the roof on the exterior cladding is at least partially completed, interior work is begun. Plumbing and electrical installations, are then started.

Plumbing is installed in two stages: rough and finished. Rough plumbing includes the installation of both hot and cold water pipes, drain pipes and connections to municipal services. Later to finish the job, sinks, faucets, tubs and so on are installed.

A good plumbing system calls for proper planning from the beginning. It should be possible to install it without damaging the structural components. Easy access to the various connections is a must, to facilitate repairs later.

Rough plumbing is enclosed in the walls, ceilings and under the floors of the house. If the kitchen and bathroom are in adjoining rooms, or are close together, the need for extensive pipe lines in the house is eliminated and installation and repairs are much simpler.

Water pipes should never be installed in outside walls, unless they are effectively insulated against freezing. This can be difficult to do.

The electrical work is similarly installed in two stages. Initially the electrical circuits and so on are enclosed in walls and ceilings. Later on, the fixtures, and receptacle covers are put in place. The electrical system should be planned to meet the future load demands of the house.

Following these rough mechanical stages the

provision of insulation is the next step in home construction. Insulation slows the rate of heat loss from the house, helping keep heating costs down.

How well thermal insulation reduces heat loss is called its thermal resistance, measured in "R" values. The higher the "R" value of the insulation, the greater its thermal efficiency.

Many houses being built today have insulation values ranging from R 10 to R 14 in walls and R 10 to R 16 in ceilings, depending on the locale of the house. The colder the climate the more insulation required. Increased insulation should be considered because of changing costs of fuel.

A common insulation material used today, is fibreglass installed in batts. Unless it has been compressed, the thicker the batt, the higher the insulating or "R" value.

Insulation is placed between the vertical studs on outside walls. In ceilings it is laid between the joists. All outside walls must be insulated.

A vapor barrier is put over the insulation to keep damaging moisture away from both the insulation and the wood frame. The barrier itself is usually a polyethylene product secured to the studs over the insulation on the warm side of the house. It is essential that it is installed properly.

Once the vapor barrier has been installed, the house is ready for the interior wall cladding. Walls are usually covered with a product such as gypsum or plasterboard. Plaster, still used in some homes today, is more expensive both in labor costs and materials. It takes longer to in-

stall, since two or three layers are used and drying time is required between layers.

Drywall, a term used to describe a ready-to-install covering, enables the builder to proceed quickly. Gypsum board is the type of drywall used, though hard pressed fibreboard or particleboard are also used.

Drywall products are produced in large sheets which are nailed or screwed directly to the frame on top of the insulation and vapor barrier. Gypsum board sheets are butted side by side and where they meet, workmen tape the seams and cement the joint. If the seams are well nailed, taped, cemented and sanded they are virtually invisible after painting.

Next, in the series, we will discuss final interior finishing.

**BEST BUYS Right Now!**



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Realtor

877-0155 457-2624



**CLEANED AND SCRUBBED**

And freshly decorated 3 bedroom bungalow, separate dining room, rec. room and hobby room. A low down payment to new first mortgage and early possession. Only \$53,900.



**PERFECT FAMILY HOME**

3 years old, very good condition, 2 storey, 4 bedrooms, 1 1/2 baths plus large heated detached garage, all on private treed lot. Must sell and drastically reduced to \$55,900.



**END UNIT TOWNHOUSE**

For extra privacy, 3 bedrooms, fully broadloomed, within minutes from school, shopping and transportation. Newly listed at \$42,000.



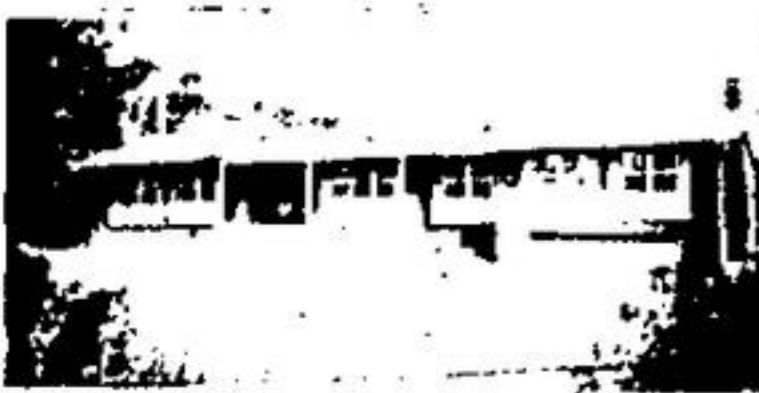
**9 ACRE COUNTRY PROPERTY**

Cozy 3 bedroom bungalow completely finished, 2 storey barn, insulated, workshop, trees, 2 wells, creek and pasture. Truly an idyllic mini ranch. \$94,000.



**FOUR BEDROOMS**

Spic, span, soundproof and low priced. \$57,900.



**2 LOVELY TREED ACRES**

Plus immaculate 2700 ft. ranch style bungalow. Huge country style kitchen with walkout to deck, main family room with fireplace. Central heat and air by economical heat-pump. Minutes from Trafalgar Rd. and 401. \$124,000.



**UNFORGETTABLE VIEW**

Custom built, hillside design, 2 levels of fully finished superb living area. Four bedrooms, den, 16 ft. dining room, 22 ft. circular living room, 2 fireplaces plus many extra's. Gracious living for a discerning buyer. \$119,500.

**BUSINESS IS BRISK.** Effective advertising and resulting sales leaves us with a number of buyers for town or country properties, so if you're planning to list, LIST WITH ZORGE. "WE'LL PUT IT ALL TOGETHER"

877-0155 457-2624

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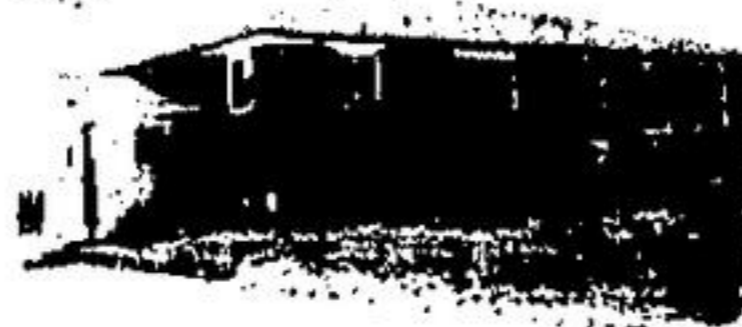


35 MAIN ST. ERIN

519-833-9393

BRAMPTON 453-3811

**Mini Farm - \$82,900.**



\$66,900.

5 year old sidesplit, 3 bedrooms, rec room with corner fireplace plus bar area, patio walkout to large sundeck overlooking inground pool with privacy fence, double garage, well located.



\$68,900.

3 bedroom brick bungalow, overlooking hills of Erin, highway location, double garage, backs onto bush.



\$69,900.

16 acres with 1150 highway frontage, large barn, greenhouse with block building and old log house, suit market garden or nursery, small stream flows through property.



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**\$129,900 JUST REDUCED**

Excellent 95 acre farm close to Orangeville. Good bank barn, enclosed pole barn. This land is great for large machinery, clay loam with gravel bottom, no stones or stumps, paved barnyard, many other details available from listing agent. \$129,900.



**BUSINESS OPPORTUNITY**

Raised brick bungalow on large country lot in a commercially zoned area 3 bedrooms living room, formal dining room, kitchen and bath on main floor with walk out cedar deck off dining room plus large stone fireplace in living room and recreation room. Large full basement has laundry room, family room, work and storage area, cold room for veg. storage. Attached garage, 2 car, plus work area, wired for heavy duty electrical welding, ideal for the part time mechanic. A self contained apartment above garage could be additional income still in the process of completion. Make an offer now and have it completed to your specifications. Listed at \$84,500.



**SENSIBLE FUTURE**

8 year old detached bungalow with 1200 sq. ft. of living space and attached garage. 3 bedrooms. Large combination living and dining room. Kitchen with 8x9 breakfast room, quality broadloom in living room/dining room & hallway. Hardwood floors. Full basement with all utilities located on one wall ready for completion of rec room, in-law apartment, etc., and no expensive renovation of water pipes, heating ducts or hydro. Listed at \$62,500.



**NEW LISTING**

Well maintained aluminum siding with stone front, 3 bedroom bungalow. Hardwood floors throughout, complete basement with 2 extra bedrooms, rec room, laundry room and separate entrance. Oversize 104'x209' lot with mature trees and vegetable garden, near 401 and Steeles Ave. Listed at \$79,900.

Gordon Moorehead 455-8252  
Maurice Beatty 878-4418  
Tom Ruston 451-1421  
Marion Hamilton 519-941-0512  
Cec. Martin 877-4414

Connie Lagerquist 451-8161  
David Tingloy 453-2524  
Ira Switzer 877-9500

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SEE THE PROFESSIONALS

**W. F. HUNTER REAL ESTATE & INSURANCE LIMITED**

122 Guelph st., Georgetown



**SEEING IS BELIEVING**  
Immaculate 3 bedroom on nice lot. Well located for all services. Living room, dining room, kitchen and three bedrooms plus large attractive recreation room. Because of location and condition this home would make ideal starter or retirement home. We'd be happy to show you this one...Just call us today. Asking \$50,900.



**FOR TERRA COTTA**

Looking for a good treed lot? Well here it is. 6 room 1 1/2 storey house with Verandah, Large Kitchen, floor covered with Linoleum the rest of the floors are wide Pine Boards, 4 piece bath, Oil furnace, Water on tap from good well, 2 car garage. Lot size 307 feet fr. 180 ft. depth 132 ft. possibility of a large lot being separated. Now vacant, asking price \$59,900. half cash.



**EXCELLENT LOCATION**

Three bedroom brick bungalow. Large living room & kitchen, family room, 4th bedroom downstairs, 2 bathrooms. New furnace and central air conditioning. Large fenced lot & paved drive. Close to schools & shopping. Call for more details Office 877-4441 or 877-5165. Asking \$57,900.

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