

# Make your oil furnace more energy efficient

You can now buy oil furnaces with steady-state efficiencies of more than 90 per cent. And effective servicing and upgrading can raise the steady-state efficiency of an older oil furnace to nearly 80 per cent.

Steady-state efficiency is a measurement of the heat a furnace delivers during peak stages of operation. A second measurement, seasonal efficiency, rates the performance of a furnace over the entire heating season. The latter can only be calculated under controlled conditions in a laboratory.

Determining the steady-state efficiency of your furnace is as simple as requesting an efficiency test by a service technician. The tests can usually be worked into a routine service or maintenance call and will outline how much work is needed to achieve optimum furnace performance.

Annual servicing is the key to ongoing efficient and safe performance. During a typical visit the technician will perform the following routine tasks, all of which affect furnace efficiency.

- **Inspect and clean the flue pipe and chimney base:** These must fit tightly, be clean and be in good repair.
- **Clean the heat exchanger:** Oil furnaces produce a certain amount of soot that collects on a variety of surfaces, including the heat exchanger.
- **Adjust fan drive belt tension:** This ensures more efficient circulation of heat.
- **Clean or replace air filters:** Generally part of a service call, this should also be done monthly during the heating season.

• **Adjust the oil burner:** A properly adjusted burner is essential for energy-efficient operation.

Downsizing the oil burner nozzle may also be recommended if the furnace is generating more heat than the house requires. Reducing the size of the oil burner nozzle, which injects a fine spray of fuel into the furnace's combustion chamber, can often result in fuel savings of 5 per cent or more.

A smaller nozzle produces less heat in the combustion chamber but allows the furnace to work more efficiently. The smaller nozzle also causes the furnace to operate slightly longer when it comes on — so it needs to come on less often. This is important since the start-up and wind-down are the least efficient stages of the heating cycle.

Finally, the technician may adjust the fan control temperature setting so the fan will start earlier in the firing cycle and run longer after the furnace has shut off. This ensures that warm air remaining in the furnace is distributed throughout the house rather than being lost up the chimney.

There are several steps you can take yourself to make the furnace operate more efficiently.

Air filters should be changed or cleaned every month during the heating season. Keep air registers clean and unobstructed, insulate all duct work that passes through cool areas and tape the joints of all duct work. You can also effectively lower your heating bills by insulating basement walls and turning down the thermostat at night or when the house is unoccupied.

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COME AND LOOK AT ONE OF GEORGETOWN'S MORE ELEGANT HOMES

A special offering indeed this elegant Park area home has only just been listed and cannot possibly last. There is a spacious entrance foyer, stairway and floors featuring high quality natural ceramic. The living and dining rooms are separate and formal and, together with the main floor family room, offer high quality upgraded broadloom. The custom designed and installed kitchen offers spacious breakfast area and overlooks the main floor family room with open fireplace and walkout to patio and gardens. A large two (2) piece powder room, a main floor laundry and direct garage access completes the main floor. The upper level comprises three (3) large bedrooms, including a master suite with walk in closet and full four (4) piece ensuite bath. All bedrooms have the additional feature of a powder room area with sink. Among the many upgrades includes in this property are central air conditioning, central vacuum system and all upgraded floor coverings. This exclusive home is listed, and is available for viewing by calling Mike Adams at Re/Max Suburban Realty Inc., Georgetown, 877-5211 or home 877-7071.

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Detached 3 bedroom bungalow, mint condition. Absolutely super area of Georgetown - mature trees. Finished rec room, walkout from kitchen to private backyard and huge deck. This home has many extras. Call Mike Adams - last. (Sales Rep.) - 877-5211.

**ONE OF A KIND**

Century home with new septic system, hydro and all mechanics updated. This home boasts a huge country kitchen with Barzard kitchen plus antique 1908 wood cooking stove, huge wrap around deck with walkout from kitchen, 4 bedrooms and 2 other rooms unfinished. New vinyl siding. Very private location. Great home for truck driver or someone who is looking for storage. Won't last long!

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