

# Give your home a winterizing check-up

With winter just around the corner, now is the time to give your home a winterizing "check-up." Here are five tips on what to look for and take care of so your home is ready for those cold north winds.

1. Have your heating system cleaned and tuned by a qualified contractor. A pre-season tune up and filter change is a good investment. It reduces the chances of breakdowns in the middle of winter, improves safety, and pays for itself through more energy efficient operation.

2. Have your system checked for carbon monoxide. A good contractor will also offer to test your system for hazardous carbon monoxide, which can be produced by a dirty or malfunctioning gas or oil furnace or water heater. Install a low level carbon monoxide alarm. Every home should have at least one carbon monoxide alarm.

3. Have your duct system tested for air leaks. Many think that windows and doors are the major cause of a home's air leaks. But according to recent research by the U.S. Department of Energy, gaps and cracks in the typical home's duct system are much more significant. The typical duct system loses 25 percent to 40 percent of the energy put out by the central furnace, heat or air conditioner. Leaks are usually the biggest problem.

4. Ask your heating contractor to perform an Infiltrometer "blower door" test. The blower door is a computerized instrument that pinpoints where your home's worst air leaks are, and also

measures how leaky the overall house is. While some homes are still far too leaky, most homes are now becoming too airtight and need mechanical ventilation to ensure the air inside is fresh. According to Jean Deslandes, Marketing Director for Venmar Ventilation, the country's leader in indoor air quality management, proper ventilation is crucial for optimal indoor air quality. "Ventilation dilutes the air of pollutants in your home and revitalizes stale air," explains Deslandes. "For your home to 'breathe' effectively it needs a constant source of fresh, filtered outdoor air to flow through, resulting in improved indoor air quality."

Deslandes says the best results are achieved through mechanical ventilation combined with HEPA filtration, such as Venmar's Whole House HEPA Air Purification Systems. The combination of ventilation and filtration works to reduce humidity, volatile compounds (gases, moulds), and maintains healthy indoor air quality.

5. Consider replacing your old furnace or heat pump. Just like a car, heating equipment doesn't last forever. If your system is more than 12 years old, and you are planning to stay in your home more than a few years, many authorities recommend considering replacing it before it fails permanently. A new system is safer, more dependable, and can pay for itself through energy savings as it is up to twice as energy efficient. For more details on how to eliminate dangerous indoor air pollutants visit [www.venmar-ventilation.com](http://www.venmar-ventilation.com).

— News Canada



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Directions & Photos  
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**Subject Property ACTON**

Halton Hills: \$114,900 & \$119,900  
2 treed 1 ac lots backing onto conservation. Excellent wells. Paved rd. Hwy 7, W of Acton past Dublin L to T L, right & right again on TL.

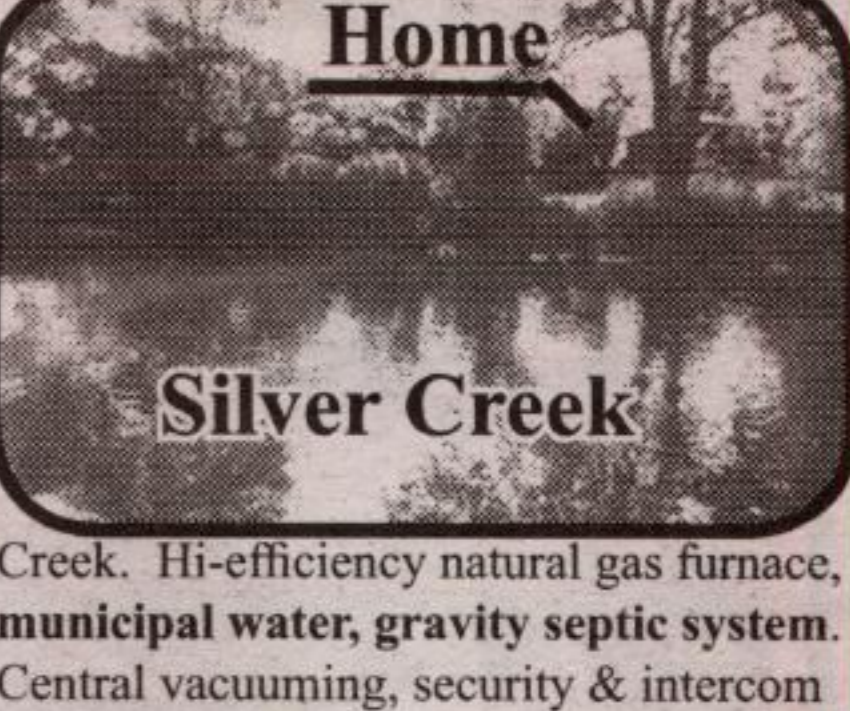
**NEW** \$359,000



**RIVER FRONTAGE**  
Norval: 1+ac on Credit River & Silver Creek

Nature lover's paradise!! ~ 5 minutes from 401, just W of WC & N of Hwy 7. Walk to Ecology Centre! Adjacent to rarely used baseball diamond. ~10 yr old, 4+1 bdrm, 4 washroom, custom, all brick home on awesome ac bordered by the Silver Creek & Credit River. Open concept. Walk-outs from DR & LR to deck overlooking River &

**Home**



**Silver Creek**  
Creek. Hi-efficiency natural gas furnace, municipal water, gravity septic system. Central vacuuming, security & intercom systems. Mature walnut, maple, willow & popular trees adorn the property.

**NEW**




**Erin: Unique, on private 2ac w pond**

Spectacular, open concept, 4 bdrm, 3WR, 2 car gar on gorgeous 2 acres with pond. Bright inviting foyer. LR with French porcelain/cast iron wood stove o/l DR w custom oak servery. Hardwood floors. Kit o/l solarium & fam rm w pine plank floors, FP & r/i wet bar. Solarium w/o to sun porch. 9' ceilings. MBR with opulent 5 piece w



whirltub & sep shower. Loft/studio with wide-plank wood floor, wet bar, wood stove, w/o to deck w separate staircase. Landscaped. Circular driveway. Located 5 min from Erin on paved road.



**Inglewood, Caledon: 5bdrm, 1.5 acre**

Exquisite Alba Stone brk, 5 bdrm, 4+washrm, 4 car gar on 1.5ac w municipal water & nat gas! Granite, hrdwd & ceramic floors. Grand foyer with granite floor & finely crafted solid oak staircase w open risers & twin balconies spanning 3 floors. Open concept LR, raised piano conservatory & DR. Kit with large breakfast area o/l solarium & Family rm



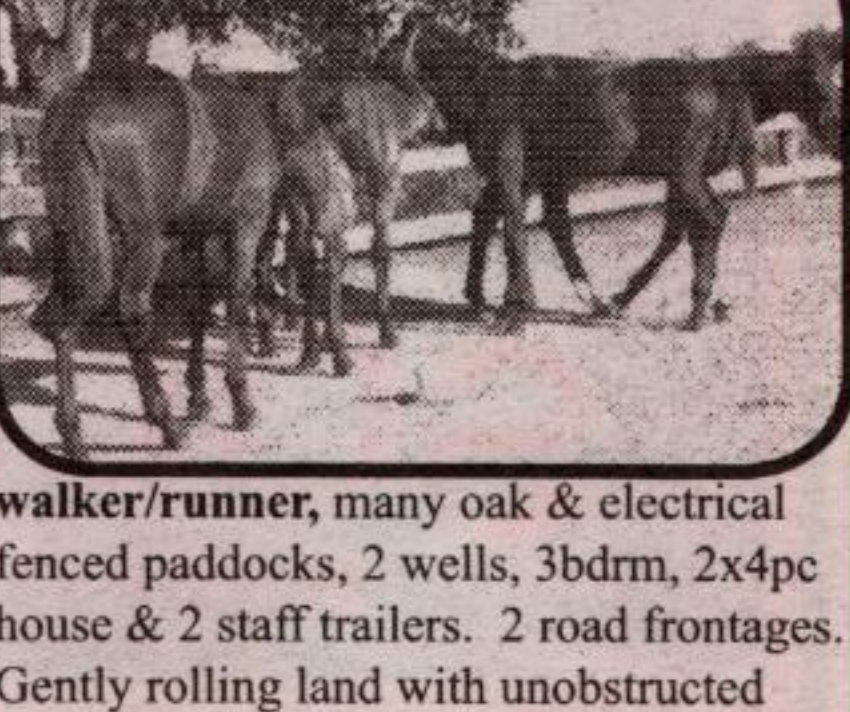
with coffered ceiling, wall of windows & gas FP. Huge MBR w opulent ensuite & w/o. Low "E" vinyl windows. 1000+ft TREX deck with spa. Gorgeous landscaping. Fab views. 20 min to airport.

**NEW**



**~186 acres**  
Caledon: 19726 Mountainview Rd.

"Dream with Me Stable" One of Caledon's finest thoroughbred/standard bred race horse facilities with ~ 49 stalls (24 of which are inside an indoor arena), 4 large barns & a new office/lab/breeding barn. 3 tracks (5/8 mile oval thoroughbred track inside standard bred track & a 900 metre straight track with a slight rise), a 6 horse computerized

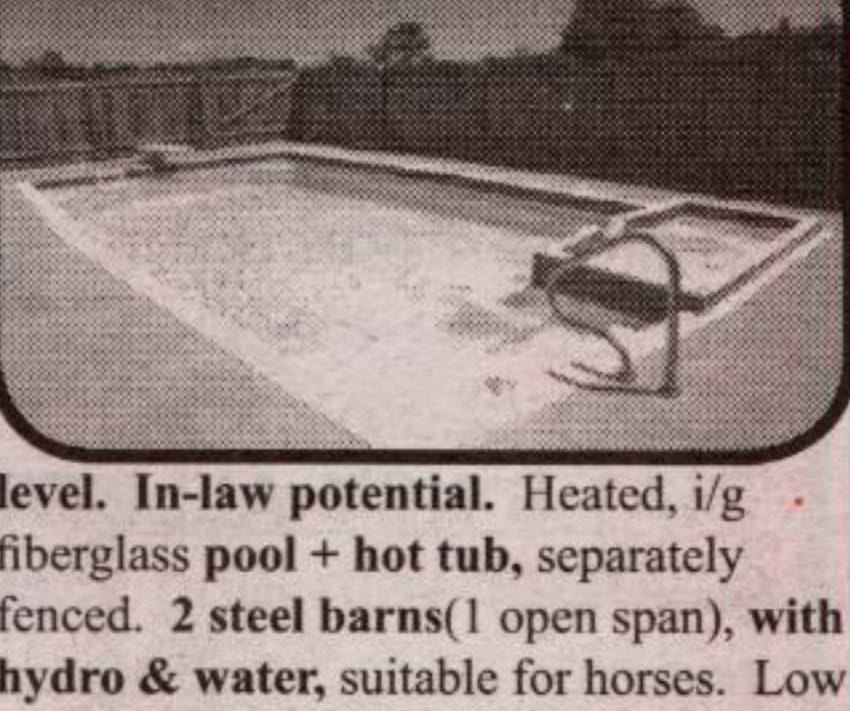


walker/runner, many oak & electrical fenced paddocks, 2 wells, 3bdrm, 2x4pc house & 2 staff trailers. 2 road frontages. Gently rolling land with unobstructed view. Mountainview Road, S of Hwy 9.



**Erin: First Line, 98ac with 2 barns**

Scenic, rolling, arable land with creek, pond & 5+ ac of bush. Nicely set back from a quiet rd is this 7yr old (2700+sqft x 2) "Shouldice" Stone raised bungalow. Great kitchen w walk-in pantry, hickory cabinets, center island & eating area with walk-out to pool. Solid vinyl windows. 3 car garage (2 in tandem). 2 front doors, 1 to lower

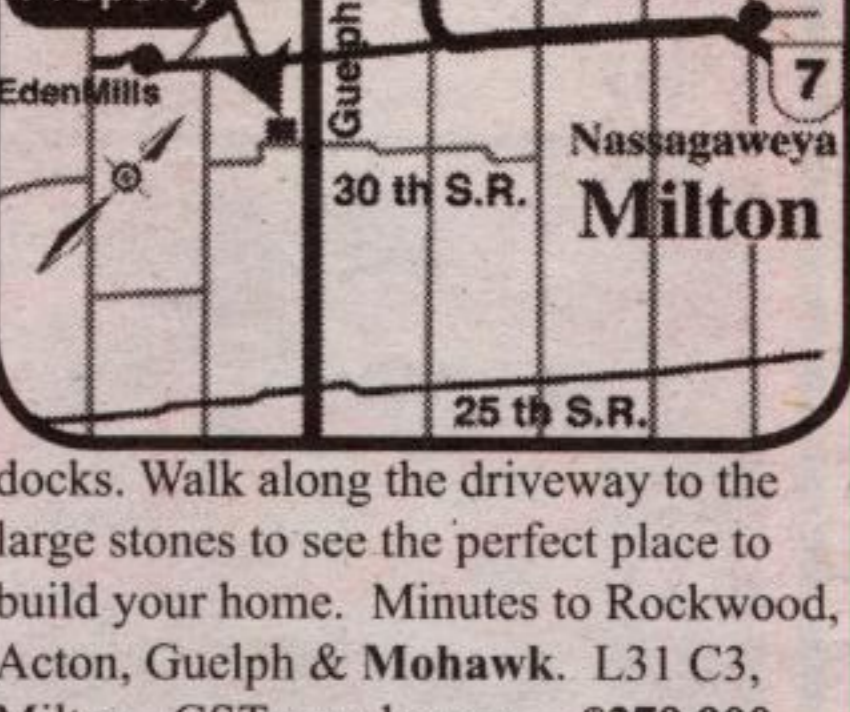


level. In-law potential. Heated, i/g fiberglass pool + hot tub, separately fenced. 2 steel barns (1 open span), with hydro & water, suitable for horses. Low tax. A perfect place to raise a family.



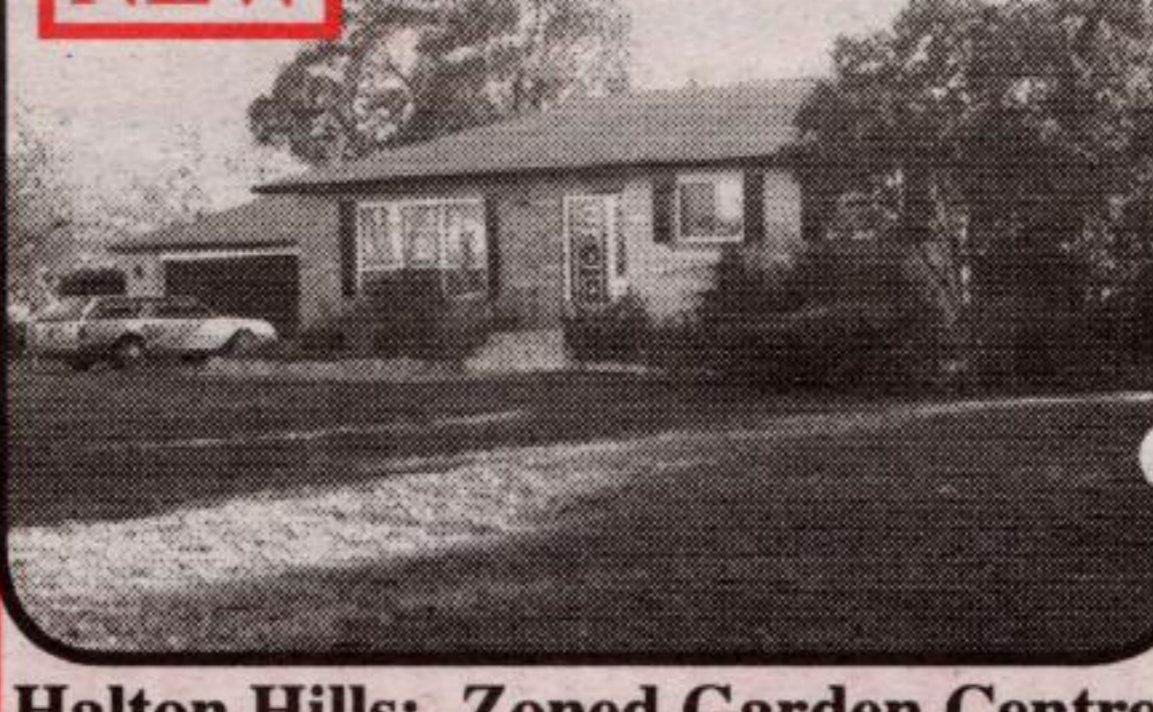
**PERFECT FOR HORSES & you**  
Milton: 20+ Acres Vacant Land

20+ gorgeous gently rolling acres located on a quiet road with quick access to Guelph Line. Just 15 min North of 401 at Guelph Line. 4 tree lined fields. Frontage: 871.4' by 1009.5'. Suitable for estate home or equestrian facility. Drilled well (2001), ~ 20 gal/min. Partial driveway. Site plan available for home, 2 barns, arena & 6 pad-



**Milton**  
docks. Walk along the driveway to the large stones to see the perfect place to build your home. Minutes to Rockwood, Acton, Guelph & Mohawk. L31 C3, Milton. GST may be app. \$279,900

**NEW**



**Halton Hills: Zoned Garden Centre**

Rural Special (RU-1) Zone. Permitted uses: Garden Centre; office & buildings accessory to Garden Centre. On 9th Line, 2 mi N of Steeles, S of Georgetown. Lovely 3+1 bdrm home, barn (30'x40'), driveway (21'x50') with 3 car carport (21'x40'). Vegetable garden, 2 ponds & road through treed area. Perfect place to live & run a Garden Centre.



**5168-8th Line, Milton**  
S of Britannia near 401, 403, 407 & QE. Well built, renov, 4 bdrm, 3WR, b/i gar, det 2 car gar; smoke house + 5yr old, 2 level, insulated, drywalled, shop (~30ft x ~60ft) w septic, water, hydro, drwvy.



**JACK ZITMAN\*** Sales Rep. **RE/MAX**

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Serving Georgetown & Surrounding Area Since 1978



**\$315,000**



**OPEN CONCEPT & HUGE BACKYARD**  
Popular Fernbrook 'Amesbury'. Located on a super street, quiet cres., great for kids. Open concept home w huge pie-shaped lot. Great backyard, fully fenced. You'll love to entertain here. Eat-in kitchen area w breakfast bar, extra pantry. Great model. Super yard with best location. Quick closing, if you want.

**GREAT PLACE TO RAISE FAMILY**  
Family home on large lot with inground pool. Quiet crescent, close to all amenities. Eat-in kitchen, walkout to pool. Hardwood floors. CAC. Priced to sell at \$241,900. This one won't last.

**NEW PRICE** **\$339,000**



**PRIVACY PLUS**  
10 acre hobby horse farm with horse barn, 8 horse stalls & 7 pony stalls, fenced 65 x 140 sand ring, 3/8 mile track, barn has loft for hay storage, boundary fencing, fenced paddocks. Working auto garage/shop with extra height to accommodate 2 sep. hoists. 3 bdrm bungalow with fin. basement, central vac and updated kit. flooring. If you have a horse you will want this property. Come and have a look - what have you got to lose?

**NEW**



**Halton Hills: Zoned Garden Centre**