

# CMHC provides fall/winter home maintenance tips

Your house is more than the place where you live. It's your home, and your most important investment. Carrying out a regular program of maintenance and repairs can help you protect the investment for as long as you live in your home, and help keep your family safe and sound in every season.

Canada Mortgage and Housing Corporation (CMHC) has a variety of simple tasks you can perform to avoid the most common- and costly- problems before they occur, in just a few minutes a week. For example:

- Check and clean or replace

your furnace filters on a monthly basis during the heating season

- Have your furnace or heating system serve by a qualified service company (every two years for a gas furnace and every year for an oil furnace)
- Bleed air from the hot water radiators, and turn the gas furnace pilot light on.
- Vacuum electric baseboard heaters to remove dust, removing the grilles on forced air systems and vacuum inside the ducts.
- If the heat recovery ventilator has been shut off the summer, clean filters and the core and pour water down the condensate drain

to test it.

- Have well water tested for quality.
- Check the sump pump and line to ensure proper operation, and that there are no line obstructions or visible leaks.
- If you have septic tank, measure the sludge and scum to determine if it needs to be emptied before spring. Tanks should be pumped out at least once every three years.
- Replace window screens with storm windows and ensure all windows, doors and skylights shut tightly, including the door between your house and garage.

• Ensure the ground around your home slopes away from the foundation wall to prevent water from draining into the basement.

• Clean leaves from eaves troughs and downspouts to ensure proper drainage from the roof and check chimneys for nests or other obstructions.

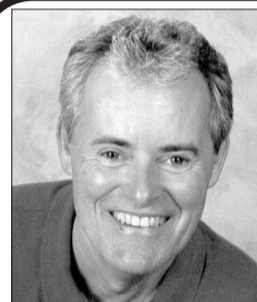
• Cover the outside of air conditioners and drain and store outdoor hoses. Close the valve to outdoor hose connection and drain the faucet (unless it is frost proof).

• Winterize landscaping by storing outdoor furniture, preparing gardens and, if necessary, protecting your trees or bushes for the

winter.

For more information or a free copy of the Ask CMHC About Your Home's Possibilities catalogue, About Your House Home Maintenance Schedule or any of the other About Your House series of fast and factual guides covering virtually every facet of owning, maintaining or renovating your home, call CMHC at 1-800-668-2642 or visit [www.cmhc.ca](http://www.cmhc.ca).

*Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency and a source of objective, reliable housing expertise.*



**BRUCE ELSMLIE**  
President\*\*\*

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**OPEN HOUSE - SUN. 2-4 PM**  
35 NEWMAN PL., GEORGETOWN



**WOODED RAVINE LOT**  
**SEPARATE INLAW SUITE**

Fabulous finished basement with one bedroom in-law apartment and w/o to private patio. Wonderful floor plan with 4 large bedrooms, 3 bathrooms, 9' ceilings, quality ceramics and carpeting, main floor laundry. Huge eat-in kitchen with adjoining open concept family room and gas fireplace. Big balcony overlooks spectacular wooded area, located at the end of a quiet cul-de-sac. Call now and ask for Glenn\*. \$549,900. WW-1013



**BIGGER THAN IT LOOKS!**

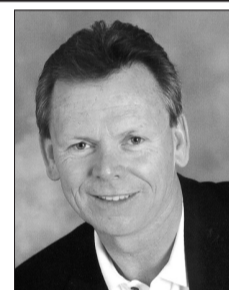
This home must be seen! Beautiful 3+1 bedroom, 3 bath backsplitted in new Acton subdivision. Highly customized layout with eat-in kitchen, main floor office, formal combined living and dining room with gleaming hardwood floors, three spacious bedrooms, and 3 bathrooms. Completely finished lower level with bedroom, bathroom and stunning rec room. Great family sized home finished in the most current decor! Call Jennifer\* or Tony\* to see. Asking price \$304,900. WW-1022



**LINDA ELSMLIE**  
Sales Representative\*



**TONY FITZSIMONS** **JENNIFER ELSMLIE**  
Sales Representative\* Sales Representative\*



**GLENN SPROULE**  
Sales Representative\*



**HUGE PIE-SHAPED LOT!!**

Immediate possession on this freshly decorated bungalow. Big eat-in kitchen. Main floor family room with gas fireplace. Sunken living room, separate dining room. New carpets, finished basement with family/games room, 4th bedroom and 2nd bathroom. Excellent neighbourhood close to schools. Appliances included!! Simply peaceful!! \$317,900. WW-995



**CAREFREE COUNTRY LIVING**

Find the freedom to relax in this comfortable home on a lush acre in Ballinafad! Great curb appeal! Wide living/dining room combination, eat-in kitchen, family room with floor-to-ceiling fireplace walkout. Delightful tranquil beauty from every window. Quality new front door entry system, reshingled roof, ceramics in foyer and main floor laundry room. A handyman could make a great workspace in one of the bays of this triple car garage! Asking \$535,000. Call Bruce\*\*\* or Linda\* for more information. WW-1008



**5 ACRES - ESCARPMENT PROPERTY!!**  
**GLEN WILLIAMS**

Beyond Suburbia!! Discover the world of country living in this fabulous country bungalow. One owner home kept in wonderful condition. Large principal rooms, 2 stone fireplaces, top quality carpeting. Large sun room addition, 4 bedrooms in all plus 2 bathrooms, finished family room (knotty pine) with huge picture window and walkout from basement level. Separate 3 car garage. Long country views - privacy. Peaceful living's just minutes away. First time offered!! \$659,900. Ask for Glenn\* or Bruce\*\*\*. WW-1000

**OPEN HOUSE - SUN. 2-4 PM**  
2 MOWAT CRES., GEORGETOWN



**ESCAPE THE RENT MONSTER**

Get rescued in this easy to own bungalow close to hospital, fair grounds and library. Squeaky clean home with large eat-in kitchen with w/o to deck and yard. Basement has family room with gas fireplace. END RENT NIGHTMARE. Easy financing. Call George Scott\* 416-663-3333. Priced to sell at \$299,900. WW-1021



**ADORABLE & AFFORDABLE**

Cute and costs not-a-lot! Just \$224,900 for a 3 bedroom, 1 bath bungalow on a 50 x 132 ft. lot! Recent improvements: replaced shingles, upgraded hydro service and panel, replaced furnace, many replaced vinyl windows, central air, and newer front and rear decks. Lots of storage! Walk to the "GO"! Cosy and warm house with lots of hardwood and wood accents. Fully fenced private backyard. Call Jennifer\* or Tony\* to view. WW-1018



**GREENBELT**

Beautiful 4 bedroom detached home. Features oak kitchen w/butler pantry, wood floors and double garage backing onto greenbelt. Come view this affordable gem today. Call Glenn\*. WW-1019

**WE NEED LISTINGS**  
**WE HAVE GOOD**  
**QUALIFIED BUYERS FOR**  
**EVERY PRICE RANGE**  
**TOP MARKET VALUE**  
**GUARANTEED!!**  
**CALL TODAY FOR A**  
**MARKET EVALUATION!!**



**40' x 70' WORKSHOP 6000 SQ. FT.**  
**LUXURY HOME**

This luxurious 6,000 square foot estate home on 5 acres includes so many unexpected pleasures. Elegant dining room, fully equipped kitchen and family room, sunken living room, high vaulted ceilings, massive windows, gleaming hardwood floors, top quality carpets, 4 big bedrooms (master has 5 pc. ensuite bath) and walk out to huge sun deck. Completely finished basement, bright and beautiful with big windows, sliding door walkouts and luxury one bedroom in-law apartment with separate entrance. 40' x 70' shop with 16' interior height (14' overhead doors) and 40' x 24' storage loft. Edge of Town location on private road. Distinguish yourself. Prepare for the ultimate showing!! \$939,900. Ask for Bruce\*\*\* or Linda\*. WW-980

**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!!

**"DEDICATED SERVICE FROM SIGN UP TO SIGN DOWN"**