

Regular home maintenance can put a stop to costly problems

If you're like most Canadians, your house isn't just your home. It's also your most important investment. A regular schedule of maintenance and repairs can help you protect that investment for years to come, and keep your family safe and healthy in every season.

Canada Mortgage and Housing Corporation (CMHC) recommends some simple tasks you can carry out this to put a stop to the most common- and costly— problems before they occur. Many of these recommended tasks could be done in as little as a few minutes a week.

nance air filter on a monthly basis. Ventilation filters, such as those in a heat recovery ventilator, should be checked every two months.

- Clean range hood filters monthly, and humidifiers every one or two months.
- Test the ground fault circuit interrupters each month by pushing the test button, which should cause the reset button to pop up.
- Regularly check your house for safety hazards such as loose handrails, lifting or buckling carpets and add safety plugs to electrical outlets
- Make sure all indoor and

outdoor air vents are clear of snow and debris

- Consult your hot water tank owner's manual and drain off a dishpan full of water from the clean-out valve at the bottom of the tank to maintain efficiency.
- Vacuum bathroom fan grills, fire and smoke detectors, and the radiator grills on the back of refrigerators and freezer. As well, empty and clean refrigerator drip trays.
- Check the gauge on fire extinguishers and recharge or replace them if necessary
- Check fire escape routes, door and window locks and hardware and the lighting

around the outside of your home.

- Refill the basement floor drain if the trap doesn't have enough water in it, and run water briefly in plumbing fixtures that aren't used frequently, such as the laundry tub or spare bathroom sink, tub or shower stall.
- Monitor your home for condensation on the windows or other signs of excessive moisture and take corrective action if necessary
- Check faucets for dripping, and replace washers or make repairs as needed.
- Clean drains in dishwash-

ers, sinks, bathtubs and shower stalls

- Test plumbing shut-off valves to prevent them from seizing
- Examine windows and doors for ice accumulation or cold air leaks
- Examine your attic for frost accumulation and check the roof surface for ice dams or icicles

For more information or free copy of the *About Your House* fact sheet *Home Maintenance Schedule* and other fact sheets on owning, maintaining or renovating your home, call CMHC 1-800-668,2642 or visit, www.cmhc.ca.

YOUR REGIONAL REAL ESTATE PAGE

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GREAT INVESTMENT \$589,900

Three bedroom ranch bungalow on 3/4 of an acre with a 30 X 60 workshop is a great offering to anyone looking for an investment opportunity. Let the rental income from the house and the workshop pay for your investment. Located close to town and highway access this is a desirable property. For more info please call **Mirella or Mandy 905-878-8101**

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*Sales Rep.
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7794 GUELPH LINE, CAMPBELLVILLE

One and a half storey 5 bdrm home on 2 acre wooded lot in sought after Campbellville. Mstr bdrm w/gas fireplace, main fir family rm with woodburning stove. Separate garage with heated and serviced workshop. 2nd outbuilding on property. Upgrades include prof. landscaped yard, gazebo w/hot tub, bathrm, windows/doors, CAC, forced air gas heating, roof and electrical, paved driveway w/parking for 12 cars. Offered at \$398,900.

NEW PRICE



PAT RIDEOUT
*Sales Rep.
www.patrideout.ca

DOUG HOWDEN**
**Broker
905-878-8101

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COUNTRY AT ITS BEST - \$669,900

Nestled among the maples and birch trees sits this fabulous 4 bedroom home on 30 acres. All the room any family will require including a big country kitchen overlooking the main floor family room, finished basement with 2 walk-outs, and huge master bedroom with ensuite. Circular drive and attached double garage plus inground pool and cabana are a few of the features of this country retreat.

Call Pat & Doug for your personal viewing at (905)878-8101 or toll-free at 1-800-514-3316.

NEW LISTING



GREAT COUNTRY LOCATION - \$539,000

Totally rebuilt from the ground up 5 years ago, this stone and board/batten 3 bedroom backsplitted is only minutes north of Burlington. Open concept design includes numerous upgrades: heated ceramic floors, custom kitchen, vaulted ceilings, hardwood floors, spacious master bedroom with upgraded ensuite, and many more. As an added bonus the property has a 30x29 workshop, perfect for the handyman. This one won't disappoint you. Listed for \$539,000. Call for an appointment.

Call Pat & Doug for your personal viewing at (905)878-8101 or toll-free at 1-800-514-3316.

SOLD



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EQUESTRIAN CENTRE

Featuring Indoor Arena, Beautiful Trainers quarters, 16 stall horse stable, 5 paddocks, sand ring set on 53 acres some conservation, 16 stall bank barn with hay loft (being built this spring) 7200 sq. Ft. Executive home to be built on spec (call for plans).



ECCENTRIC ENTERTAINER

In beautiful Moffat, this house has all the bells and whistles from Re-claimed railings to Geo-thermal heating, sitting on 1 acre surrounded by conservation, Large Kitchen, High ceilings, Pool w/walk out deck, separate entrance to 2nd floor, 2 car garage w/ pull through, this one won't disapoint!!



GREAT INVESTMENT

Located in quaint Carlisle this property is adjacent to corner and beside #285 Carlisle Road; zoned commercial/residential perfect for future business.



MODERN CENTURY

Located in quaint Carlisle this updated century home boasts 4 seasons room with hot tub, pool w/deck, Fire pit(Legal) four bedrooms with main floor master and custom ensuite, zoned residential commercial for home business.



CLOSE TO ALL MAJOR ROUTES

This 3 bedroom red brick bungalow shows well, with finished basement, office, 2 car garage, enclosed porch, heated separate shop w/hoist. This is the perfect property for hobby mechanics, landscapers or any trade oriented business.