

Sealing air leaks saves you in energy money

The average house loses as much as 40 per cent of its heat because warm air is allowed to escape outside, through tiny nooks and crannies.

Together the air leaks in an average home would be the same as having a four foot square hole in the outside wall of your house.

Plugging leaks throughout the house is the homeowners first line of defense against this enormous heat loss.

To save on the warm, caulking and weatherstripping has for most homeowners been their best investment.

In an average home the entire volume of

air within the house can be exchanged with outside air once every hour.

New construction techniques aimed at sealing up the cracks, have meant that some Canadian homes have an air change rate of less than once every thirty hours.

Draft areas can be easily identified by either holding a candle, cigarette or piece of tissue in the location of a drafty area.

While a tiny crack may appear to be inconsequential, a crack one-sixteenth of an inch at the base of a house, where the wall meets the foundation, represents a space that totals an area of two square feet.

Even more difficult to detect are leaks from interior wall sockets, switches and recessed lights.

To stop cold entering the house caulk cracks in fixed joints, and weatherstrip around moveable joints such as doors.

Cost wise, caulking and weatherstripping materials are inexpensive and represent the best dollar value of any heat conservation measure that a homeowner might apply.

Ecology House, an energy efficient demonstration home in downtown Toronto, has achieved a fuel savings of up to 30 per

cent because of weatherstripping and caulking.

Windows without weatherstripping can allow up to five times as much air to pass through them. A large number of renovators contend that the spring metal type of weatherstripping is not only the best choice but widely available and easily installed.

When caulking, it's advisable to caulk on the inside of the house to prevent water vapor from seeping into the walls.

An outside crack should be plugged only if it is quite large or leaks water.

Royal Trust Real Estate

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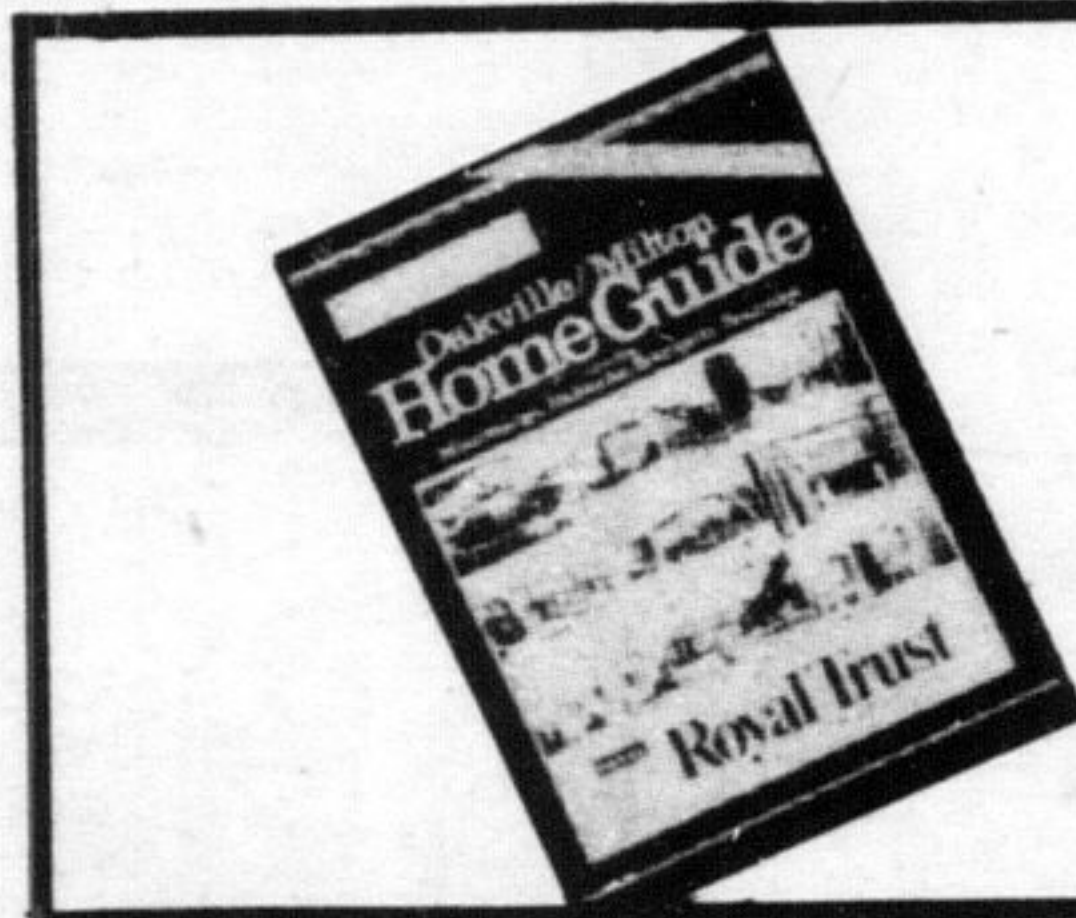
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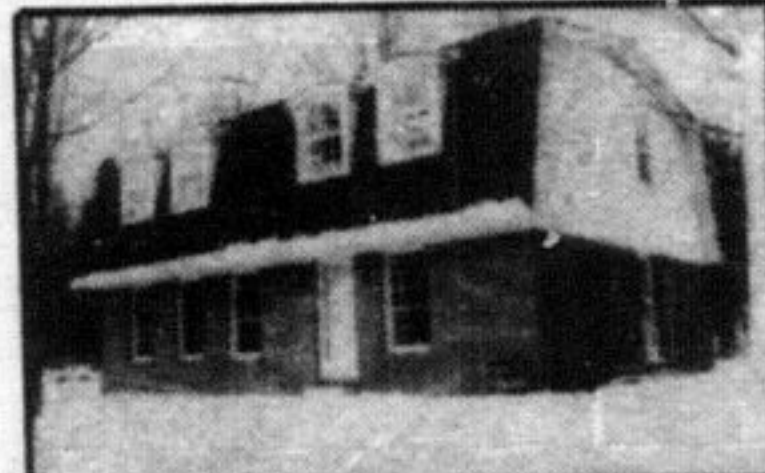


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**EVERYTHING YOU WANT
IN A HOUSE AND MORE**

Family room with fireplace, large fenced yard, 4 bedrooms, 3 baths, main floor laundry. Offered at \$92,900. See it with CAROL FREE 878-8188.



COUNTRY RETREAT—\$164,000

Beautiful 25 acres of rolling land very well treed, mostly maple. Custom built 4 bedroom home with hardwood floors. Call VINCE BURNETT 878-8188.



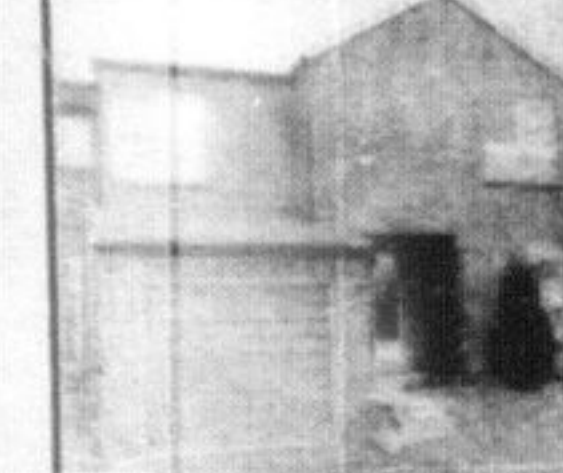
QUIET RESIDENTIAL STREET

Beautiful 3 bedroom sidesplit—Dorset Park area. Features main floor family room with F.P. Air conditioned for summer comfort. CONNIE REYNOLDS 878-8188.



YOU'LL LOVE THIS ONE!

Immaculate and spacious too! 1530 sq. ft. home offers brick F.P. in living room, 2½ baths. Fenced back yard for privacy. Come and see with CONNIE REYNOLDS 878-8188.



**PLEASE BUY ME—
ONLY \$67,500.**

My owners are moving to London—I need someone to care for my 4 large bedrooms, spacious eat-in kitchen, fireplace and more. Try your offer. HAZEL BOON 878-8188.



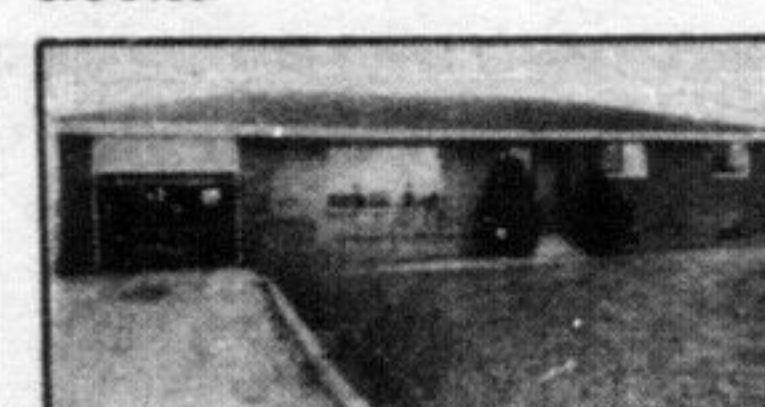
BIG HOMES, SMALL PRICES

Over 1800 Sq. ft., 3 Bdrms, den, main fl. family rm., F.P., walk-out to premium size fenced lots. Priced to sell from \$85,900. Details from Sylvia Bursey 878-8188.



HAPPY ACRES HOME

and privacy too when you buy this cozy family size ranch. 3 bedrooms, ensuite in master, 2 fireplaces, 2 car garage. \$157,000. Call RON NORTH 878-8188.



COUNTRY CLOSE TO TOWN

This custom built bungalow situated on 1 acre has a huge Hollywood style kitchen, 3 plus 1 bedrooms, above ground pool. Asking \$109,900. Call Sylvia Bursey 878-8188.



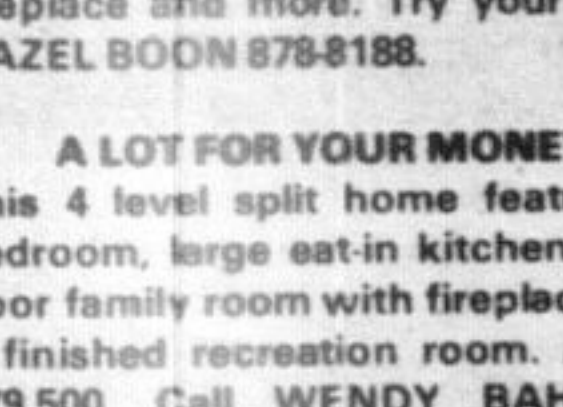
FAMILY MINDED

Separate living-dining room, den and 4 bedrooms are the features of this home situated on a large lot on a quiet court. Call JANICE MCMASTER or WENDY BAHM 878-8188.



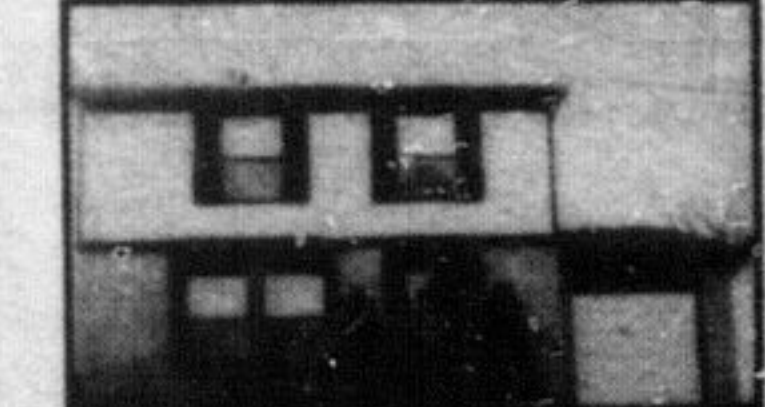
ATTENTION—WANTED

folks who are interested in owning a fine spacious home in rural setting. 3 Bedrooms, 2 car garage on acre lot \$121,500. Call now—RON NORTH 878-8188.



A LOT FOR YOUR MONEY

This 4 level split home features 3 bedroom, large eat-in kitchen, main floor family room with fireplace, and a finished recreation room. All for \$79,500. Call WENDY BAHM or JANICE MCMASTER 878-8188.



TAKE A LOOK TODAY

Lovely large kitchen, many built-in shelves, 3 bedrooms, large fenced lot. Close to school and shopping. \$85,900. Call BILL LENIZKY 878-8188.



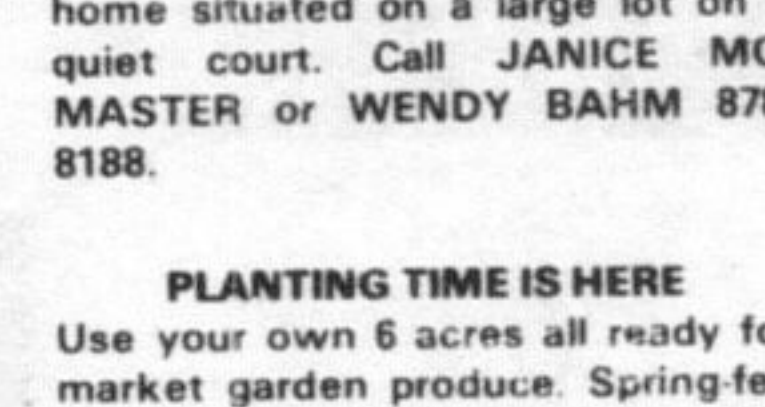
**HOME WITH A PAST
FOR YOUR FUTURE**

If you like old houses this is the one for you. Lots of natural wood, 4 bedrooms, main floor family room and main floor laundry and large trees on the lot, are the features of this home built in 1919. Call WENDY BAHM or JANICE MCMASTER 878-8188.



NEW COUNTRY LISTING

The asking price is \$129,900 for a 4 bedroom sidesplit on private 1½ acres. Double car garage. See it with CAROL FREE 878-8188.

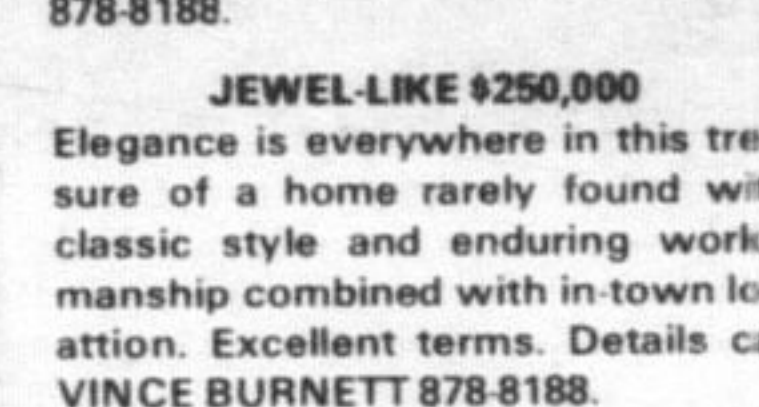


PLANTING TIME IS HERE

Use your own 6 acres all ready for market garden produce. Spring-fed pond. Large 5 Bdrm home. Call LYNN GORDON 878-8188.

GOOD AS NEW TOWNHOUSE

Freshly painted throughout. Located on Ontario St. Ready for immediate possession. Asking \$47,900. HURRY, call SYLVIA BURSEY 878-8188.



JEWEL-LIKE \$250,000

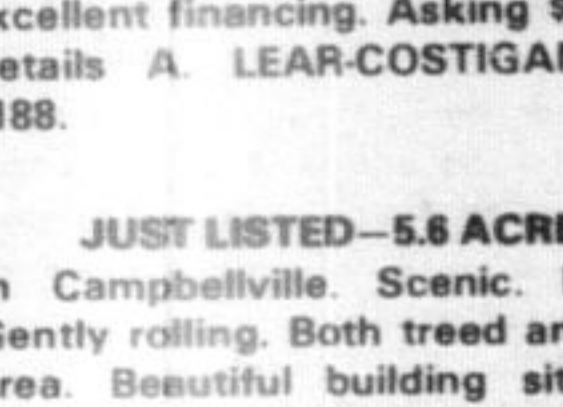
Elegance is everywhere in this treasure of a home rarely found with classic style and enduring workmanship combined with in-town location. Excellent terms. Details call VINCE BURNETT 878-8188.

TOWNHOUSES

1-3 Bedroom with family room, fireplace & pool—\$54,900.
1-4 Bedroom, 2 storey with full basement—\$49,900.
1-3 Bedroom with family room—\$53,500.
Make time to see these today with CAROL FREE 878-8188.

LOTS OF LOTS

2 acres—5 acres—25 acres \$60,000 and up.
Call A. LEAR-COSTIGAN 878-8188.



JUST LISTED—DORSET PARK

4 Bedroom family home on large pie-shaped landscaped lot. 2 baths, excellent financing. Asking \$86,500. Details A. LEAR-COSTIGAN 878-8188.

JUST LISTED—5.6 ACRES

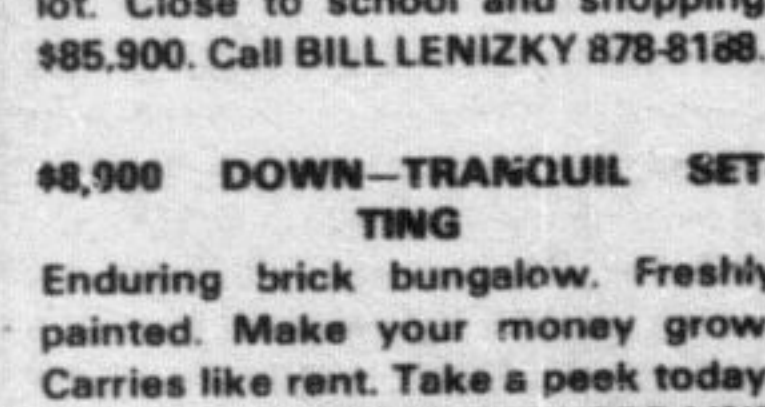
in Campbellville. Scenic. Private. Gently rolling. Both treed and clear area. Beautiful building site. Call Lynn Gordon 878-8188.

THE MORE YOU LOOK

the better it gets. 3 bedrooms plus den, huge kitchen, family room and rec room. 2½ baths and wet bar area. Call now, \$99,100. RON NORTH 878-8188.

JUST REDUCED TO \$88,900

Excellent value offered including finished fam. rm with fireplace, large eat-in kitchen, pool & deck. Perfect family home! DENISE KERSLAKE 878-8188.



48,900 DOWN—TRANQUIL SETTING
Enduring brick bungalow. Freshly painted. Make your money grow. Carries like rent. Take a peek today. Exc. value at \$72,900. Call LORRAINE RANDALL 878-8188.

ESCARPMENT VIEW—\$99,900

Spacious & spotless. Very large Bdrms, 3 baths, cozy family rm. w/F.P. Oversize lot. Dbl. garage. Extras! LYNN GORDON 878-8188.

IMMACULATE SIDESPLIT

Offers finished family room with brick fireplace, master ensuite, eat in kitchen and central air. \$108,900. DENISE KERSLAKE 878-8188.

GUELPH LINE, NORTH OF 401
Brick home features 4 bedrooms, living room w/F.P., separate dining room and triple garage. On 3 wooded acres. DENISE KERSLAKE 878-8188.

ESCARPMENT HOME ON 10 ACRES
Executive 4 bedroom home ideal for entertaining. Family room, 2 fireplaces, super kitchen, good terms. Summer possession. Call A. LEAR-COSTIGAN 878-8188.

OWNER TRANSFERRED
This split level home has every feature a discriminating family requires. Only \$20,000 down—listed at \$104,900—11% financing avail. Hurry call LORRAINE RANDALL 878-8188.