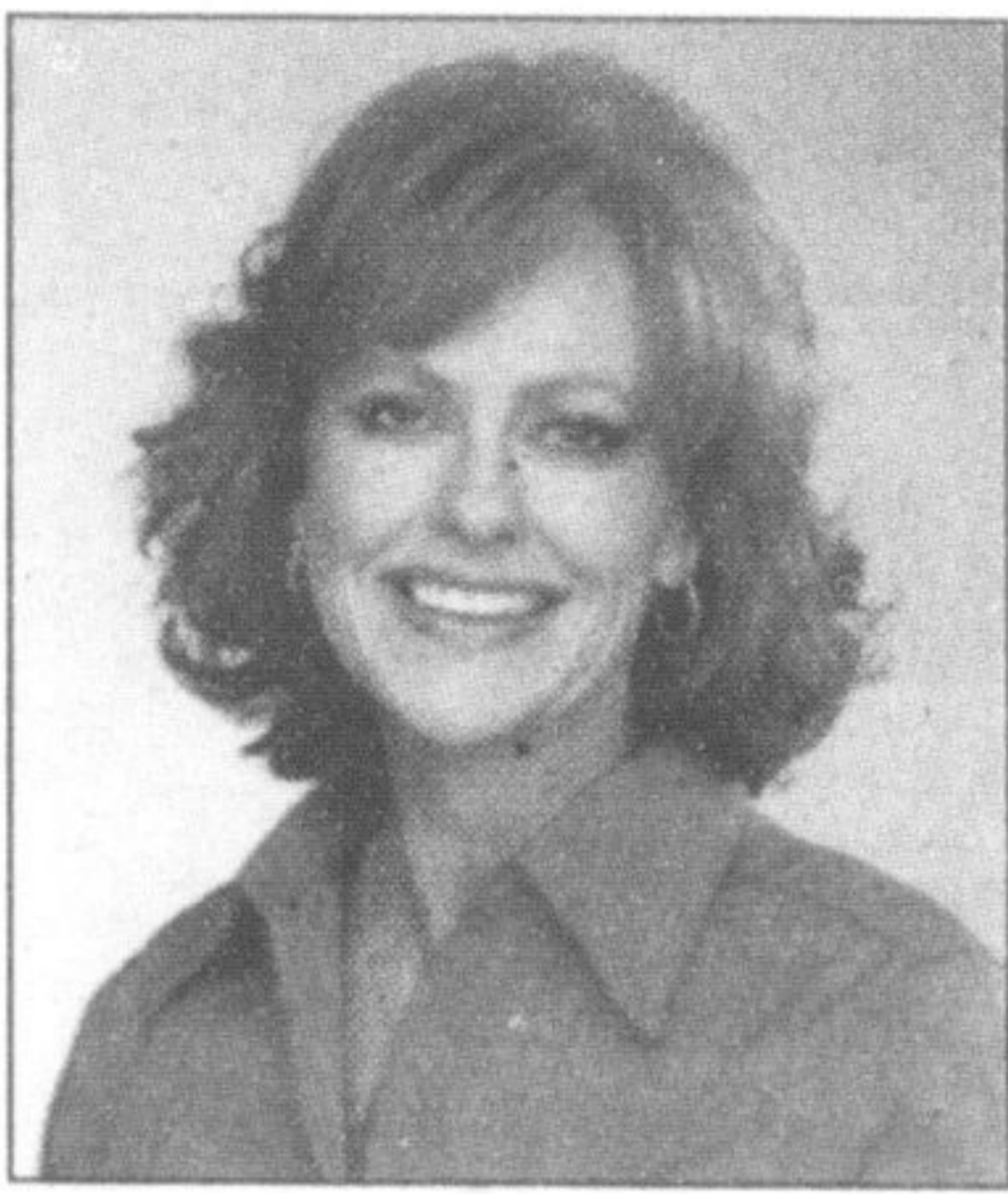


Windows: Repair or replace?

Energy efficiency and value for your money



Beverly Frosch
Ask your local realtor

In ancient times, windows were as common as doors in dwellings. But they were merely holes in a wall used to control the amount of light and air that entered a home. Appearance and style were not a consideration.

We've come a long way since then. Today, windows in most homes combine science and technologies that increase energy efficiency and actually reduce heating and air conditioning costs.

Modern windows not only beautify the appearance of a home, they bring sunlight in during winter, while preventing the warmth created from escaping outdoors. Windows also insulate a home from heat during the summer and keep cooled air from escaping.

When deciding whether to repair or replace your existing windows, begin by considering their age and condition. Poorly designed, constructed and placed windows can cost money through heat loss.

Five tips to help you save on your energy bills

"Canadian homeowners are always looking for ways to save money on their energy bills. They can learn that a few home improvements might be all it takes to keep their money in their pocket," says Brett Henderson, an insulation expert for Owens Corning Canada.

In a report released last year by Natural Resources Canada from The Office of Energy Efficiency (OEE), Canadians saved almost \$4.3 billion in 2003 through energy use improvements in the home. Just follow these five easy home energy savers:

Use caulking to improve airtightness

Inspect your home for drafts and pay special attention to areas around windows and doors. Using caulking or weather stripping to seal drafts around seams, cracks and openings is a cost-effective method that can increase comfort in your home.

Insulate your attic to prevent energy loss

Up to 15 per cent of your home's energy can be lost through the attic. Top up your attic with either Pink Fiberglas batts, or have a professional blow in Propink Blown insulation.

Adjust your thermostat settings

Save energy by installing programmable thermostats.

Seal loose joints in your cooling ducts

Before the hot weather arrives, it's important to check your cooling system each year for leaks at joints and elbows. Leaking air ducts will reduce the flow of cool air throughout the home, which may cause energy costs to jump.

Increasing efficiency

If your home is more than 30 years old and still has the original windows, chances are your windows are not keeping you as warm or as cool as well-placed and installed newer models. But, there are measures you can take to increase their efficiency:

- Tighten the seal around the windows with weatherstripping. There are many different types of weather-stripping available for use on wood, metal, aluminum and vinyl. One of the easiest to apply is caulking cord which comes in a roll. All you do is press the cord into place to make a tight seal.

- Every window not made of insulated glass should have a storm window. If your home has storm windows, ensure they are in good condition and install them properly before the cold season begins. When those icy winter winds start blowing, both you and your pocketbook will notice.

- If your home doesn't have storm windows, or they are in poor condition, you can get as good or better protection using heavy-gauge clear plastic sheeting. Seal it tightly over your existing windows and you have an inexpensive and effective alternative.

Replacing windows

Replacing existing windows with more energy efficient models doesn't have to be done all at once. Begin by replacing the ones causing the most heat loss, such as the large picture windows

in your living and dining rooms. Replacing windows in stages over a period of years costs less up front and still increases energy efficiency.

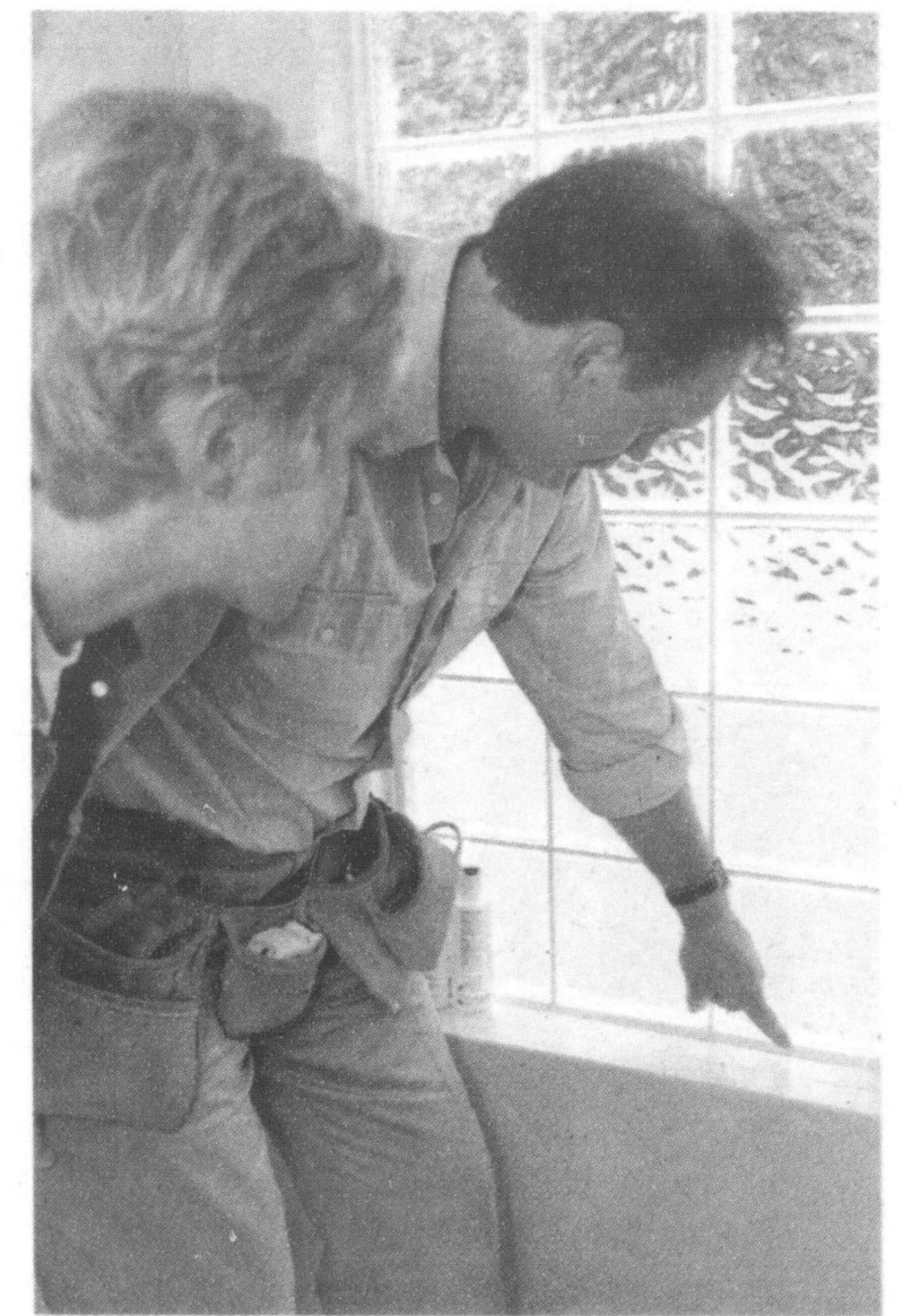
With the variety of windows on the market today, however, it pays to shop around. Before making a decision, consider the principle types of windows available:

The common window types are: double-hung, casement, stationary, awning and horizontal sliding. They may be made of wood, aluminum or vinyl or a combination of these materials. Almost all feature insulated glass and easy-to-clean designs that provide tight seals and eliminate draftiness.

Whether you plan to install the new windows yourself or have them installed professionally, be sure to visit a number of suppliers and study the various products and options on the market. You want to select windows that augment the appearance of your home, increase energy efficiency and give you the most value for your money.

Beverly Frosch

Beverly Frosch is an award winning sales associate with Re/max Real Estate Centre Inc. in Milton. Real Estate questions about buying or selling, or ideas for future articles are always welcomed and encouraged!



Considering a move? Call Beverly direct 905-691-1738 for your free Market Evaluation today. Email your Real Estate questions to beverly@frosch.ca



Close vents to guest rooms

When spare rooms are vacant, close the vents to avoid energy use in unused spaces. Remember to open them when your guests are invited over to ensure a comfortable stay in your home.

A few simple changes can help save

energy and money on your home energy bills. More information about household insulation and on reducing your energy bill is available online at www.owenscorning.ca, or toll-free at 1-800-GET-PINK.

- News Canada

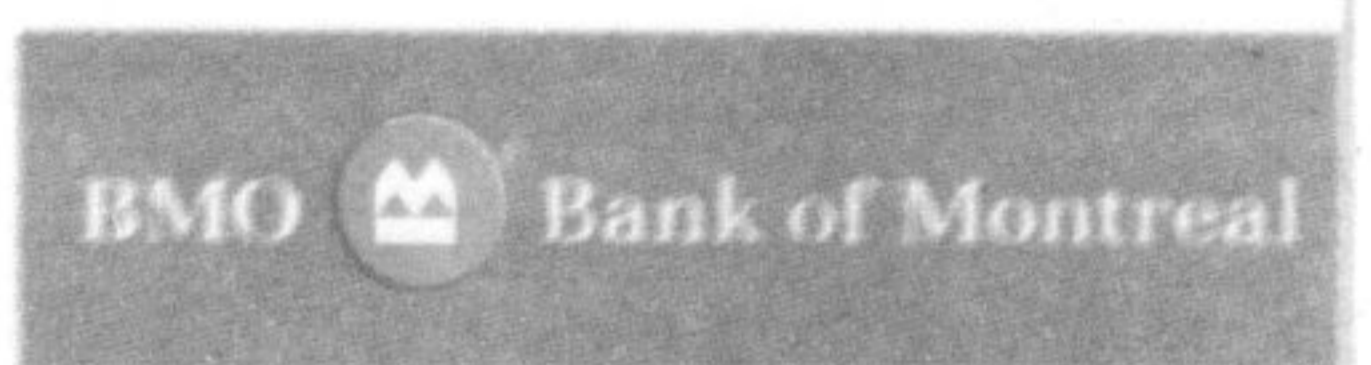
You have dreams to fulfill.

Mortgage financing. Simple and convenient.

- A wide selection of financing options
- Competitive rates
- Flexible payment options

For Mortgage Expertise at your doorstep 24/7, contact:

Marta Ostrowska
Mobile Mortgage Specialist
Tel: 905-878-8248
Cell: 416-254-4187
marta.ostrowska@bmo.com



What's next® for you?

Registered trade-mark of Bank of Montreal
©1997 Trademark of AIR MILES International Trading B.V. Used under license by
loyalty Management Group Canada Inc. and Bank of Montreal

All Real Estate Offices

Please note the deadline times for the Real Estate Section are as follows:
Booking Deadline:Tues 5:00 pm
Material Deadline:Wed 10:00 am

FINAL CHANGES:
Due by Friday 10:00 am

Thank You **The Canadian Champion**

Milton's

Best Homes

A METROLAND MEDIA GROUP LTD. PUBLICATION

NEIL OLIVER, Publisher

IAN OLIVER, Group Publisher

Advertising Manager: Wendy McNab

Real Estate Rep: Diane Wolstenholme

Published by: The Canadian Champion, 555 Industrial Drive., Milton, Ont., L9T 5E1,

878-2341 Fax: (905) 876-2364

Advertising is accepted on the condition that, in the event of a typographical error, that portion of the advertising space occupied by the erroneous item, together with a reasonable allowance for signature, will not be charged for, but the balance of the advertisement will be paid for at the applicable rate. The publisher reserves the right to categorize and reject advertising. In the event of typographical error, advertising goods or services at the wrong price, goods or services may not be sold. Advertising is merely an offer to sell and may be withdrawn at any time. Produced on behalf of the Oakville, Milton and District Real Estate Board.

The Canadian Champion

CCAB Audited

RECOGNIZED FOR EXCELLENCE BY
ocna Ontario Community Newspapers Association CNA Canadian Community Newspapers Association SNA Suburban Newspapers of America

THE CANADIAN CHAMPION IS A PROUD MEDIA SPONSOR FOR:



The Milton Canadian Champion is a Recyclable Product