



If your house has turned into a hot house this summer consider renovations to make it a cooler place to live.

Renovation keeps house cool and costs down

Canada's renovation market is hot — as hot as last summer's temperatures. Already this year, some days have been uncomfortable enough for many homeowners to consider adding air conditioning to their renovation plans.

But central air conditioning may not be necessary for you to keep your cool. As Brad and Sue Francis recently discovered, a properly insulated home protects from the heat of summer, just as it insulates from freezing temperatures.

Brad and Sue recently gutted their 50-year-old home and rebuilt the interior, then built an addition on the back. By adding more Fibreglas Pink insulation to the original structure, and a combination of Fibreglas Pink and Glasclad Exterior Insulation Sheathing to the addition, they were able to double their living space while actually lowering their heating bill by almost 25 per cent. And although the new ductwork allows for central air conditioning, Brad and Sue say the house was quite comfortable during the recent hot, muggy weather.

The renovations came about because Brad and Sue were faced with a problem that is becoming more common for young homeowners — their home was too small for their growing family. It was cold and drafty —

"literally falling apart," says Brad. Real estate values were increasing much faster than their savings accounts, so the option of buying another house was looking less attractive every day. Yet, their own house was so run-down that they could get little more than land value if they sold the property.

They decided the \$50,000 in their bank account could be better used for renovation than buying a new house. But it wasn't enough to pay for everything that needed to be done, so Brad and Sue decided to renovate in stages, and to stretch the money by doing some of the work themselves.

Friend and neighbour Joe Perepeluk, a renovation contractor, guided Brad and Sue through the process. The first step was to gut the interior of the home. Then they concentrated on the mechanical systems — a new gas furnace replaced the old oil unit, Brad rewired the home with help from Joe and the hydro inspector, and copper plumbing was installed.

In addition, a basement was dug out so the room could serve as an office for Brad and a year-round playroom for children Sharon Anne, 7 and Paul, 4. The addition has 2x6 stud wall construction with R-20 Fibreglas Pink insulation, and on the outside, above ground, Glasclad

was applied and taped to ensure a comfortable, draft-free living space and covered by aluminum siding. The second storey of the addition has a dramatic cathedral ceiling in the master bedroom.

This was Brad's first attempt at most of the jobs, but with the help of Sue's father and Joe, everything went smoothly. Professionals were hired to do the framing in the new addition and install the furnace and ductwork, but the insulation, vapour retarder and drywall were all do-it-yourself projects.

The most expensive part of the renovation (almost 25 per cent of the cost) was the new kitchen. It's a bright, u-shaped work center with a large breakfast nook and a walk-out to the back yard.

There's lots of work left to do, all of it cosmetic. The flooring is still plywood, and Sue ruefully notes that their furniture is either old or non-existent. The upstairs bathroom has a new whirlpool tub, but needs a new floor, tiles and finishing trim.

By having the patience to wait for the decorative materials until they could afford them, Brad and Sue now have a house that is warm in winter, cool in summer, comfortable and quiet all year long. The property value has already

gone up enough to pay for the first phase of the renovation, and Brad just negotiated a new mortgage so he and Sue can begin the next phase.

Four rules to follow when buying central air

In the past few years central air conditioning in Canadian Homes has become more and more commonplace. And it certainly makes it easier to enjoy our hot, humid summers. Central air conditioning not only cools your home, but works as a dehumidifier, eliminating sticky dampness. This lets you feel better and sleep better.

Central home air conditioning is surprisingly inexpensive, considering the major effect it can have on your life. Still, it represents a significant outlay and you should make your choice carefully. Here are four simple rules to consider:

1. **Choose a unit that's quiet.** Certain brands are substantially quieter than others, and you don't want an angry neighbour calling to complain about the noise. Specify a make with 2 speeds on the outdoor section. This allows it to run more quietly at night.
2. **Look for rugged design.** Don't be misled by aesthetic considerations. This is a long term investment and you want a design that's been proven over time.
3. **Easy to service.** Ask the dealer about this. If a unit is hard to work with you're eventually going to pay a serviceman for extra time.
4. **Warranty.** Look for a factory warranty. Most warranties are offered by dealers. It's better to have a warranty backed by the company that builds the equipment.

In general, as with all costly purchases, it's well not to rush the purchase of your central air conditioner. Ask lots of questions. Educate yourself on the subject. The time you spend will be well worth it.

FURLONG & COLLINS

BARRISTERS & SOLICITORS

at 17 Wilson Dr.

Corner of Main & Wilson
Milton, Ontario

HOURS: Mon. to Fri. 9:30am-6pm
Evenings & Sat. by Appointment

878-8123 or 878-8129



MIKE MORGAN

878-2365
878-8093

826-1030 (Tor. Line)
PAGER 878-2020
NO. 316



OWN YOUR LOCATION

If you'd like a super location for your business, a renovated older home with commercial zoning and lots of charm, this property may be right for you. New broadband, drywall insulation, wiring, plumbing and lots more. To view please call

MIKE MORGAN

826-888-8888
NOW \$295,000



CAMPBELL HEIGHTS ESTATES

Beautiful two-storey, 4-bedroom home sits up high on a mature tree lot in a secluded area of fine homes. Centre hall plan offers main floor den, huge eat-in kitchen with lots of cupboards and counter space, fabulous main floor family room with an attractive brick fireplace, access to rear deck and large bay window overlooking heavily treed area. Please call

MIKE MORGAN

\$299,900



HOBBY FARM

Gorgeous setting for this stone and brick 4-bedroom bungalow sitting up high in the middle of 10 acres with 5 stall barn and paddocks in front and beautiful trees wrapping around the house. Separate dining room, living room and family room provide comfort together with 4 washrooms and 3 fireplaces. The inground heated pool completes this great package. For more information please call

MIKE MORGAN

\$394,990

RE/MAX

Miltowne Realty Corporation

22 Ontario St. S.
Milton

878-2365 | TOR. LINE 826-1030



CLAYTON HACKENBROOK

OFFICE
878-2365
RES.
875-0771

24 Hr. Pager
878-2020
Car Phone



TODAY'S BUY TOMORROW'S SECURITY

This modest brick bungalow has been well maintained and located on a 60' x 120' mature lot. It features 3 bedrooms, hardwood floors, full basement and aluminum soffits & eaves. If you're looking for a good family home with a convenient location, then call to view today.

CLAYTON \$163,900



RENOVATED HOME WITH C-3 COMMERCIAL USE!

This impressive 2-storey has been completely renovated, including new windows, roof, alum. soffit & fascia, pine & hardwood floors and numerous other improvements. This property is presently 50% zoned C-3 with little trouble expected for a complete commercial zoning. Ideal for an art gallery, beauty salon, lawyer or doctor's office, the uses are endless. For more info, call

CLAYTON \$295,000



REDUCED FOR QUICK SALE

This spacious townhouse just came on the market and the vendors want it sold quickly. Features upgraded flooring throughout, fin. rec. room, 3 bedrooms plus 4th in barn and located in the Woodward/Wilson area. Don't delay on this opportunity to view, call

CLAYTON \$126,900
Reduced \$120,900



OFFICE SPACE FOR LEASE

420 sq. ft. office space for \$350/month — ground level.
CALL CLAYTON

RE/MAX

Miltowne Realty Corporation

22 Ontario St. S.
Milton

878-2365 | TOR. LINE 826-1030

