

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

Kenovation keeps nouse 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 Franrecently 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 Fiberglas Pink insulation to the original structure, and a combination of Fiberglas 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 And although ductwork new 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 is becoming 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 rundown 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 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 Sharon children Anne, 7 and Paul, 4. The addition has 2x6 wall construcwith R-20

was applied and taped to ensure a comfortable, draftfree living space and covered 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 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

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 old or noneither The existent. 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 sum-Fibreglas Pink in- mer, comfortable sulation, and on the and quiet all yearoutside, above long. The property ground, Glasclad value has already

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, climinating 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:

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.

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.

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.

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

HOLKS Mon Fr 8 3(Tam-6pm Evenings & Sat by Appointment

878-8123 or 878-8129



gone up enough to

pay for the first

phase of the renova-

tion, and Brad just

negotiated a new

mortgage so he and

Sue can begin the

next phase.

MIKE MORGAN 878-2365 878-8093

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



OWN YOUR LOCATION

loom, drywall insulation, wiring, plumbing and lots



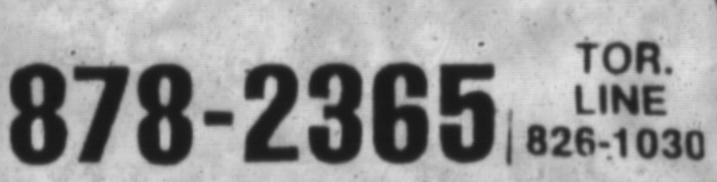
ESINIES





Miltowne Realty Corporation

22 Ontario St. S. Milton





CLAYTON **HACKENBROOK**

OFFICE 878-2365 RES. 875-0771

24 Hr. Pager 878-2020 Car Phone



TOMORROW'S SECURITY This modest brick bungalow has been

soffits & eaves. If you're looking for good family home with a convenient loca-\$163,900 CLAYTON

TODAY'S BUY



RENOVATED HOME WITH C-3 COMMERCIAL USE! This impressive 2-storey has been com-

pletely renovated, including new windows, roof, alum, soffit & facia, pine & provements. This property is presently 50% zoned C-3 with little trouble ex endless. For more into, call

CLAYTON

REDUCED FOR QUICK SALE

Features upgraded flooring portunity to view, call:

CLAYTON

\$295,000

OFFICE SPACE FOR LEASE

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



22 Ontario St. S. Milton

878-2365 BEE-1030

