

Real Estate

Get chimney cleaned and inspected before cold weather sets in to stay


The Canadian Champion, Wednesday, October 25, 1989—RET

White Oaks REALTY
LIMITED REALTOR
1131 Nottingham Gate Oakville

NEW LISTING

WOODED SECLUSION

\$164,900. Spacious custom built bungalow on over 2 acres of magnificent natural woodlands. Random width oak floors, spacious living & dining room, 2 fireplaces, Barzoffi cabinets in kitchen & bathrooms. For appointment call TOM OLIVER 825-2525 or 681-0328.



JUST SAY "YES"

to this lovely home on Rosebush Drive... Professionally decorated inside, professionally landscaped outside. Epic in family room, large deck off rear door, interlocking brick plus much more. Asking \$199,900. Call MARGARET McCARRON 825-3820

825-2525

Now that cooler weather is on its way, you may want to start thinking about having your chimney cleaned and inspected. Before an existing chimney is used to vent a wood stove or fireplace, a thorough inspection should be done to determine its

ABMA REAL ESTATE
678 APPELBY LINE BURLINGTON 333-5722



UNLIMITED POTENTIAL!
0.69 acres overlooking Burlington. Gorgeous new kitchen with skylights, top of line built-ins, spacious D.R. with walls of windows, master crafted ceiling in L.R. ASKING \$429,900. CALL: MARGARET CROOK, Sales Rep., 333-5722 or RES: 332-7523.

suitability. This job is best performed by a professional chimney sweep who can give you advice on the suitability of an existing chimney.

For safety's sake, your chimney must conform to Ontario Building Code Standards. It may be a masonry chimney with a tiled flue, or your chimney can be factory-built. If you are buying a wood stove, make sure the factory-built chimney has been certified by either Underwriters' Laboratories of Canada Ltd., or Warnock Hersey Professional Services Ltd. Their label on the stove indicates the chimney meets acceptable safety standards.

The performance of the chimney is the most important component of a woodburning system. The chimney drives the system by producing the draft which draws in combustion air and exhausts smoke and gases outdoors. To understand how chimneys function, you have to remember the principle that hot air rises.

Since hot exhausted gases from the fireplace are lighter than the outside air, gases are forced up the chimney and colder air rushes into the appliance through fireplace openings to balance the negative pressure. The force caused by the rising gases is called draft. Draft is created by the difference in temperature between the gases in the chimney and the outside air. Greater temperature differences produce stronger draft.

Chimneys must be checked regularly for creosote build-up because creosote is combustible and may catch fire in your chimney. The rate of creosote build-up depends on appliance and chimney characteristics, the type of fuel used, and on how the system is operated. Well-designed systems tend to

have a slower rate of build-up, however, all systems have a faster rate of build-up in the spring and fall when heat demand is lower.

Creosote may appear in the form of dry, flaky deposits clinging to the liner, or a shiny, glazed coating which looks like black paint. Glazed creosote is the most dangerous kind and indicates that something is wrong with the system. Glazed creosote should never be allowed to exceed three millimetres in thickness and dry, flaky creosote should be removed when it reaches six millimetres in thickness.

Brushes and rods are the most common chimney cleaning equipment. Plastic brushes are normally used to metal chimneys and steel brushes are used for masonry chimneys. The brush should fit snugly in the chimney so that enough friction is produced to remove deposits. Most chimney cleaning rods are made from fibreglass with threaded couplings at each end. Several passes with the brush are needed for thorough cleaning.

Many homeowners prefer to contract the services of a chimney sweep rather than climbing on their roofs to clean the chimney. An experienced chimney sweep can complete the job quickly and will leave no mess behind.

The sweep will also report on the condition of the chimney and how you can avoid creosote build-up. Referrals are the best way to select a chimney sweep. Check with neighbours to see if they are satisfied with the sweeping services they have received.

If you do ever have a chimney fire, here is what to do:

- 1. Close all combustion air dampers on the appliance.
- 2. Call the fire department and prepared to get everyone out of the house.
- 3. Do not spray water into the chimney. The rapid contraction caused by cooling may break tiles.
- 4. Check the outside. Sparks and embers will be blown out the chimney top and can ignite the roof. Go outside and see where they are landing.
- 5. After the fire has run its course and the chimney has cooled, have the chimney thoroughly inspected to determine if it sustained any damage.
- 6. Resolve to inspect the chimney more often.

RE/MAX **Miltowne Realty Corp.**
22 Ontario St. South 878-2365

Stella Hall 878-4339 Res.
Carole Stonhill 876-4913 Res.

Office: 878-2365
Tor. Line: 826-1030

"OPEN HOUSE"
889 ANDERSON AVE.
Sunday October 29th 2-4 pm
Don't miss seeing this all brick 4 bedrm home, over sized family room & cozy fireplace for those dull winter days, and next summer enjoy the pleasure of your inground pool, and central air, all this on a beautiful landscaped full fenced lot.

"PRIME LOCATION BUILDINGS"
PLUS 64.17 ACRES
Century farm, owned and operated by family for 165 yrs., located at 8th line & Twiss Rd., in an area of beautiful new executive homes, original 1832 stone house, plus new 3 bedrm, raised ranch bungalow, plus 5 barns, drive sheds, stream etc, magnificent property for the right purchaser or investor.

"DORSET PARK" NEW LISTING
"TAKE A PEEK"
859 FRASER CRT.
No expense spared to make this home a pleasure to own, offers 3 bedrms big eat in kit, beautifully finished rec rm in pastel shades of peach, up graded brdloom, is just one of the features & inground pool for future fun.

"NEW LISTING"
UNIT 14
JUST \$157,900
Will buy this lovely 4 bedroom home, new brdrm, features parquet flooring in dining rm, shows to perfection. So don't miss out call "NOW"

661 CHILDS
UNIT 41
Investors please call to see this lovely end unit, offering 3 bedrms main fl laundry rm, big eat in kit, finished family rm, tenants would like to stay, no lease present rent \$975, monthly + utilities. A sure price pleaser. So call today.

PLEASE CALL
STELLA HALL OR CAROLE STONHILL
FOR ALL DETAILS OR INFORMATION ON THESE FINE HOMES

RE/MAX **COUNTRY SPECIALISTS INC.**
REALTOR
An Independent Member Broker
454-2907

MILTON HORSE COUNTRY
Pick a winner! Brick Victorian Circa 1900 restored with a mid-western flair. Outstanding 2 storey pine kitchen with wide plank pine floors. Spacious living room, dining room, 2 wood stoves, 3 bedrooms, 2 baths, bank barn has 14 new stalls. All on 67.2 gorgeous acres. Close to 401 and Mohawk. Bet on your future. \$595,000.

Call CAM or GLORYA EADES
Sales Rep. Broker
(416) 454-2907
(519) 927-3214

IMMEDIATE POSSESSION
Must be sold. 5-level backsplitt, 3 or 4 bedrooms, 2 full baths, family room with fireplace, central air, central vac, alarm system. Call BOB RUMPLE, Broker, 632-0304.

ROBERT RUMPLE
REAL ESTATE LTD.
REALTOR
315 John St. Suite 302
Burlington, Ont. L7R 2L1
632-0304
BOB RUMPLE
Broker

RE/MAX *Leathercourse!*
2 Mill St. E. Acton
TOR LINE: (416) 454-9101
(519) 853-2086
Member of Brampton, Oakville, Milton & District Real Estate Board

Barb & Alex Glenn
Sales Reps.

CALLING ALL CONTRACTORS \$335,000.00
Perfect setup for home & shop. Attractive 2300 sq. ft. backsplitt 3 br - 2 bathrooms - entertaining pine kit & huge family room with w/w brick fireplace, shop 900 sq. ft. 200 amp + guest 2 br apt upstairs. A must to see with Alex & Barb Glenn Sales Reps. Hm. 519-853-0923 or office 853-2086 M-89-119

SMALL BUNGALOW WITH EXTRAS \$169,900.00
Central air, central vac, large entertaining pine kitchen, spacious finished rec room with a/r light stove. Appliances included. Also inground 16 x 32 pool. See it with Alex & Barb Glenn, Sales Reps. Hm. 519-853-0923 or Office 853-2086 M89-122