



Amidst the hustle and bustle that is such a part of the season, let us take this opportunity to wish you and yours the very best.

Lina and Wayne Warner

Re/Max Miltowne Realty Corp.

Keeping the heat inside is important when you renovate

If you are planning major home renovations or improvements, why not increase your home's energy efficiency at the same time?

The cost of the additional work can be relatively low and can often be recovered through savings on your heating bill.

In the basement: One of the more common projects undertaken by homeowners is finishing a basement. Such a project affords an ideal opportunity to increase the energy efficiency of this large part of your home, which can account for up to 30 per cent of its total heat loss.

Begin by completely sealing the outside walls. Use caulking to seal air leaks around sill plate (where the wall meets the foundation) and the header joists. Don't forget to caulk any gaps around the openings in the walls for wires, cables or pipes.

To reduce heat loss, cover the inside foundation walls from floor to ceiling with an air-vapour barrier. Apply the barrier to the warm side of the insulation.

If you have excavated along the foundation, you can increase the energy efficiency of your basement by adding outside insulation before back-filling.

Replacing windows: Before replacing your home's windows, determine whether they can be more inexpensively repaired. Apply caulking around the frames from the inside and replace worn weatherstripping. Storm windows can be installed on the inside or outside; additional glass will reduce heat loss.

If you decide to replace your windows, leave the job to a professional. When shopping for new windows, ask the following questions:

- Does the frame slow the transfer of heat?
- Is there enough air space between the panes?
- Does the window compare favourably with others as far as airtightness is concerned?
- Will this type of window be easy and inexpensive to maintain in the long run?
- If applicable, to what extent will a "low emissivity", or Low-E, glass improve efficiency? (Low-E glazing

reduces radiant heat loss through the glass.)

Do the windows comply with industry standards? How will the installer ensure a tight fit?

Sealing your house: Warm air escapes from your home in considerable quantities. Sealing your house is the best solution to this problem.

It is important to supply some fresh air to the whole house, particularly to fuel-burning appliances and exhaust fans, but this doesn't mean you have to live with cold drafts!

Plug excessive leaks and install a ventilation system that can be controlled to provide adequate fresh air. Seal around doors and windows and check the condition of weatherstripping. Find out which product is best for each application.

Seal all openings in the floor and walls, in the attic and around ceiling light fixtures, plumbing stacks, exhaust fans and the chimney.

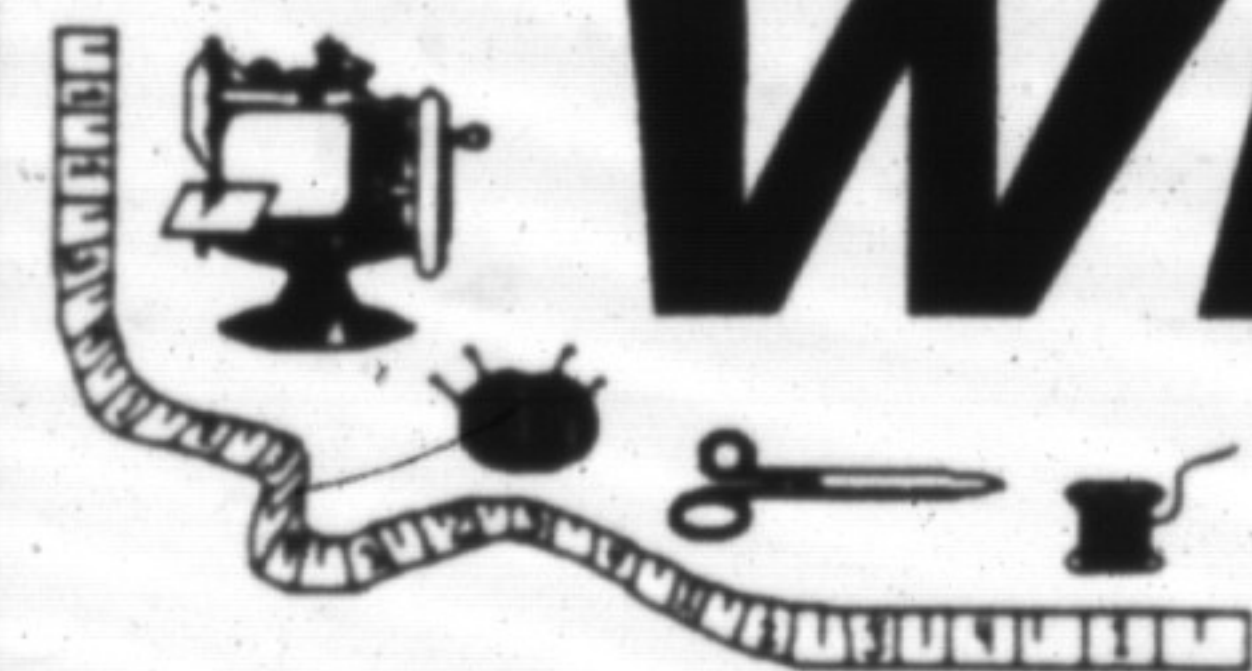
Who should do the work?: Hoping to save money, you can easily overestimate your abilities. While planning a thousand and one projects and envisaging the finished result, you may misjudge the complexity of the work.

To get the job done properly and at a reasonable cost, do only those jobs you know how to do best yourself and let professionals do the rest.

If you decide to do the work yourself, proceed cautiously. Ask yourself:

- Can I realistically add this renovation work to my list of already-planned activities?
- Do I have the required skills?
- Do I have the required tools? If not, what would it cost to buy or rent them?
- Calculate your required outlay in materials and tools and compare the total cost with the estimates given by contractors. Then decide whether to do it alone or to contract out.
- Remember also to consult local building authorities and to have plumbing, electrical and heating work inspected by professionals.

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