

Stopping air leaks should not affect indoor air quality

Uncontrolled air leakage in a home can account for up to 40 per cent of the heating bill, and may eventually result in structural damage to the house. But some homeowners worry that sealing the house too

much may result in poor indoor air quality. Lesley Fletcher, Program Specialist for Ontario Hydro, says, "Unless you've had the home professionally air sealed, it's unlikely you will ever seal it tight enough to

be a real concern." And even if there are serious problems, modern solutions are available.

"Many quality builders are now installing heat recovery ventilation units in new homes," she says. "The units provide a continuous source of fresh air, exhaust the stale air, and eliminate problems like condensation build-up on windows." In older houses, kitchen and bathroom exhaust fans generally eliminate problems caused by humidity.

Indoor air concerns should not discourage homeowners from plugging the leaks that waste energy and cost them up to a third of their heating bills, says Fletcher.

Cracks in the thermal envelope of a house allow warm, moist air to leak out and let cold, dry air in. Fletcher says the worst leakage in typical older homes is in the basement, around the sill plates where the concrete foundation meets the wood framing. These areas should be well-sealed with caulking or polyurethane foam insulation.

"Another area that is bad for air leakage is around windows. If you install a window and just put a little insulation between the window frame and the frame of the house,

all you've really done is put a filter in the space. You should remove the moulding from around the window and do a good air sealing job."

In older homes, there are many other areas of air leakage. "If you were to remove the baseboards on a north or northwest outside wall, especially on a windy day, you would probably be amazed at the strong draft coming in," says Fletcher. "Sometimes the draft is hidden by a bit of broadloom, but that doesn't mean it's not there." Ideally, the baseboards should be removed and caulking or foam insulation applied.

If that's a bigger job than the homeowner wants to tackle, the seams could be caulked with the baseboard still on, then repainted. Or, "Many older houses have quarter round - so you could at least remove the quarter round and foam or caulk behind that."

Any area where air can leak into the house should be sealed with caulking. A smoke pencil or incense stick will detect drafts. Typical air leakage areas include: around electrical outlets and switches; around pipes and plumbing stacks; and where telephone and cable wires come through walls.

REB-The Canadian Champion, Wednesday, May 27, 1992

CHRISTIE & WOODS REAL ESTATE LTD.
189 Main Street, Milton 878-2095



VENDOR MOTIVATED
Why not make an offer on this 3 bdrm., air conditioned beauty. Large lot, fireplace in family room, 2 walkouts, 2 car garage. Call Cam Gall today for an appointment to view. 878-4532 or 878-2095.



SOMETHING SPECIAL
4 bdrm. home, hardwood floors, semi ensuite, finished rec room with bar, walkout to garage and tastefully landscaped lot. Call Cam Gall for your personal inspection today. 878-4532 or 878-2095.



REDUCED \$289,000
Separate in-law suite - 5 minutes to 401 - quiet country, 3/4 acre - unique custom built bungalow - neutral decor - eat-in kitchen - formal dining - 4 bedroom, master ensuite - Summer Comfort - air condition, pool & patio, huge sun-room - Cozy Winter - fireplace, high efficiency gas heat. Call Yvonne 878-2095.



INDUSTRIAL
REDUCED \$389,000
7,000 sq. ft. industrial building on 1.9 acres, 550 sq. ft. office. Call Yvonne Christie 878-2095.

REDUCED \$289,000
Separate in-law suite - 5 minutes to 401 - quiet country, 3/4 acre - unique custom built bungalow - neutral decor - eat-in kitchen - formal dining - 4 bedroom, master ensuite - Summer Comfort - air condition, pool & patio, huge sun-room - Cozy Winter - fireplace, high efficiency gas heat. Call Yvonne 878-2095.

BUILDING LOTS

1 acre commercial	\$159,000
1 acre now	\$152,000
3 acres	SORRY, IT'S SOLD
5 acres estate lot	Asking \$259,000
7-1/2 acres a bargain	\$189,000
44 acres investment	\$440,000

WANTED URGENTLY!
Listings are in short demand. Purchasers for fine properties are in surplus. Let's bring a deal together. If you are interested selling or buying give Cam Gall a call. You will be sold. 878-4532 or 878-2095.

Yvonne Christie - Broker Owner - 878-2095 Sales Rep.
Cameron Gall - 878-4532 Tim Nevins - 878-2095 Allan Christie - 878-2095

JOYCE SCOTT REAL ESTATE INC. JSR

Just some of the reasons why you should list & sell your home with Joyce.

- ★ Vice President of the Independent Real Estate Brokers Association of Canada.
- ★ 14 Years of integrity and satisfaction.
- ★ Constantly updating professional knowledge.
- ★ Many satisfied customers.
- ★ Many repeat customers
- ★ Member of Multiple Listing & Selling Services.





Call Today!

JOYCE SCOTT
BROKER-OWNER
878-1526














Independent Real Estate Brokers Association

Countrywide Campbellville Realty Inc.





Sylvia Bursay 854-2294
Heather Ashbee 854-0543
John Reeve 878-9790
Grant Mitchell 875-3618
Isabell Hoskins 854-2131
Bill Elliott 853-2512
Linda Ertzly 878-9378
Dick Balford 878-5992

<p>INDUSTRIAL SPACE FOR LEASE 2 only 900 sq. ft. industrial units across from GO station. Drive in doors, sprinklers, 3 phase power. Zoned M2 Only 3.25/sq. ft. Call John or Bill.</p>	 <p>FOR THE HORSEY SET! Come out and see this excellent 2 stall trad. barn on 36+ acres located 2 mins. to Campbellville, 25 mins. to airport. Large 5 bdrm, 2 bath home with mature trees & stream. Excellent value at \$575,000. Call Isabell.</p>	 <p>HELP PAY YOUR MORTGAGE! On this superbly restored stone home by renting out the "guest house". Close to everything, this country property is only 15 min. north of Milton. House has two large bedrooms, 1 1/2 baths, great room & living room plus garage. Top quality throughout and priced to sell at only \$229,000. Call John or Bill for details.</p>	 <p>INVESTMENT PROPERTY Possibility of multi-unit development. Martin Street location. Call Heather for details. Asking \$349,000.</p>
<p>SERVICE STATION PLUS 3 BEDROOM HOME Busy village corner. North Burlington area. 2 service bays, new gas tanks and pumps. Lots of potential. Call Sylvia for details.</p>	 <p>WATCH NATURE UNFOLD On your wooded country lot located between Milton and Georgetown. Great family home offers 3+ bdrms, 3 baths, family room with fireplace and walkout to large deck. Excellent value at \$279,000. Call Heather.</p>	 <p>CHARM, CHARACTER, AMBIANCE! Located in the village of Campbellville, nestled on a hill amongst trees and nature on 1.3 acres. Home offers scenic picture windows, country kitchen, oversized living room with fireplace, four bedrooms, sep. garage. \$269,000. Call Heather.</p>	 <p>DOWNTOWN 1/2 ACRE LOT A separate entrance four room suite and ample space for commercial zoning parking add income and investment potential to this character home. Make money here. Call Bill Elliott.</p>
<p>7 ACRE PARK Beautiful building lot on the corner of Mountsberg Rd. and Hwy #6, bush stream & pond site. Asking \$175,000. Call Sylvia.</p>	 <p>OUTSTANDING BEAUTY & TRANQUILITY Nestled in the beautiful Niagara Escarpment, 30 mins. from T.O. This 10 acre property comes with 3500 sq. ft. custom home, tennis courts, pond, trees. Plus an eight stall barn, indoor riding arena and fenced paddocks. All in impeccable condition. Asking \$699,000. Call Sylvia.</p>	 <p>VENDOR WANTS AN OFFER! Lovely three bedroom raised bungalow with 4th or office on lower level. Finished basement includes many extras! Large fully fenced lot with deck and interlocking stone patio. Call Linda to view today.</p>	 <p>TRANQUILITY SECLUSION Provided by 20 acres bordering escarpment lands. Efficient, air-tight, log-style home is entirely hidden from view on a quiet country road. Five mins. from the 401 at Campbellville. Call Bill Elliott.</p>
 <p>CENTURY HOME Completely renovated (built circa 1950) in popular area of Milton. Formal living & dining rooms, large main-floor family room with bar and fireplace. Gas fireplace in large master bedroom. Many extras. Call Grant.</p>	 <p>VALUE Large bungalow completely renovated. 3 bedrooms, new broadloom in LR & DR, new ceramic tiles, large double garage. Call Grant. Now \$174,000.</p>	 <p>MAGNIFICENT ENGLISH TUDOR Set on a stunning 2.9 acre estate lot. Natural woods, stream and pond enhance the setting. House features gourmet's custom kitchen, large principal rooms, impressive vaulted foyer, 4 walkouts to deck, hot tub and forest. Offered at \$699,000. Call Heather.</p>	 <p>RURAL ESTATE 4 manicured acres, pond, trees, 3 bdrm raised bungalow with 2 bdrm nanny's suite, 2 fireplaces, 4 baths, Florida rm. All impeccably maintained located min. north of 401 & Guelph Line. Call Sylvia.</p>

14 MARTIN ST., MILTON • 875-2294 90 MAIN ST. N., CAMPBELLVILLE • 854-2294