

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 broodloom, 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.

Best Homes
Your Milton Real Estate Marketplace

CHRISTIE & WOODS
REAL ESTATE LTD. 878-2095

189 Main Street, Milton

 PAINT, PAPER, PROFIT! Only \$129,000. Call Yvonne 878-2095	 WELL WORTH A CALL! Find out why. Call Yvonne 878-2095
 PAINT, PAPER, PROFIT! Only \$129,000. Call Yvonne 878-2095	 LARGE FAMILY BUT NOT RICH? Then give us a call! Call Cam Gall 878-2095
 PAINT, PAPER, PROFIT! Only \$129,000. Call Yvonne 878-2095	 DON'T RENT & RAVE, BUY & SAVE! For \$179,900 you can't lose Call Cam Gall 878-2095

Cameron Gall * 876-4532 Yvonne Christie — Broker 878-2095 Allan Christie * 878-2095
* Sales Rep.

JOYCE SCOTT REAL ESTATE INC. **JSR**

Just some of the reasons why you should list & purchase 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

Countrywide

CAMPBELLVILLE REALTY INC.

14 Martin St., Milton **875-2294** 90 Main St., Campbellville **854-2294**

Countrywide
Independent Member Broker

<p>MIDLAND WATERFRONT INVESTMENT Get in on the ground floor! Luxury recreational waterfront townhomes. Private harbour & boat slips. Call Heather for details. Asking \$60,000 initial investment.</p>	 <p>CAMPBELLVILLE HORSE PALACE Come out and view this excellent 23 stall barn on 36 acres with 5 bed., 2 bath home, mature trees & stream. Just 2 mins. to Mohawk Row, & 25 mins. to Toronto airport. Call Heather.</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>YOUR COUNTRY DREAM ESTATE. Reduced to \$529,000. Ready and waiting for your family. Perfect for entertaining, spacious rooms, extensive deck, hot tub, beautiful private wooded 2.8 acre lot with stream. Right in the heart of Campbellville. Call Heather.</p>	 <p>DOWNTOWN 1/2 ACRE LOT A separate entrance four-room suite and ample space for commercial zoned parking add income and investment potential to this character home. NOW \$299,900. Call Bill.</p>
 <p>BEAUTIFUL 7 ACRE BLDG. LOT Tress & pond. Located west of Campbellville. Only \$138,000. Call Sylvia for details.</p>	 <p>182 JESSIE AVE. CAMPBELLVILLE Always wanted a private wooded lot overlooking small lake? Now's your chance. Muskoka like setting within the village so close to all amenities. Custom bi-level home. Spectacular views & decking to take advantage of nature. Asking \$299,900. Call Heather now!</p>	 <p>15 AC. BREATH-TAKING BEAUTY Rolling, treed with meadows, spring-fed pond and orchard. Not a drive-by! House features Barzotti kitchen, charming solarium, gleaming hardwood, sauna, jacuzzi, upgraded windows & on and on. Asking \$329,000. Call Heather now.</p>	 <p>REDUCED - NOW \$289,000 Dreaming of a hobby farm? 13 private acres with pond and spacious, well-maintained cedar bungalow. Separate oversized garage with stalls, paddock. Take advantage. Call Heather.</p>	 <p>FIVE ACRE LOT Offers total seclusion and privacy. High tech log style home is entirely hidden from view on a quiet country road, five minutes from the 401 at Campbellville. Asking \$269,000. Call Bill Elliott.</p>
 <p>SERVICE STATION/GARAGE Plus a nice 3 bedroom home. Busy village location. Ideal family-business for mechanic. Call Sylvia for details.</p>	 <p>ALL THE COMFORTS! This lovely Century Home (circa 1850) provides a warm and inviting living space. Features like a fireplace in the Master Suite and Main floor family room with wet bar and fireplace complete with walk-out to deck and set on a beautiful tree! It makes this one of the most desirable homes on the market today! Call Grant for details.</p>	 <p>TOP OF ESCARPMENT Sought-after Appleby Line location, this immaculate bungalow is finished top to bottom. Solarium, skylights, sunny kitchen leads to deck overlooking trees. Tastefully finished. Walkout basement great for inlaw. Asking \$265,900. Call Heather.</p>	 <p>1 ACRE SPACIOUS RANCH Conveniently located between Milton and Georgetown. Private lot. Cathedral ceilings, sunken dining room. Master retreat. Inground swimming pool, heated workshop. Zoned for crafts/antiques. The list goes on. Asking \$299,900. Call Heather now.</p>	 <p>POOL AND CENTRAL AIR Beautifully maintained family home in popular area of town. Four bedrooms, finished lower level, walkout from family room, central vac., gas fireplace. Everything you're looking for! Now Reduced! \$254,900. Call Sylvia.</p>
				 <p>UPGRADED HOME, QUIET COURT Neutral decor, upgraded broodroom, finished basement and private backyard. Towering pines, deck to relax on, 3 bedroom, 2 baths. The list goes on, won't last at \$169,900. Call Heather now.</p>