

# Don't waste it — keep heat inside the house

Question: How can I keep the warm air from leaking out of my house?

Answer: Air leakage is the single largest source of heat loss in many Canadian houses. Air leakage control should therefore be at the top of your list of energy management projects.

The costs involved in air leakage control work can usually be recovered quickly through the savings on your heating bills. You'll also benefit from increased comfort and peace of mind in the structural integrity

of your house. The attic is a good place to start. Moist air from the living space leaks into the attic through cracks around ceiling light fixtures, bathroom and kitchen exhaust fans, chimneys, the plumbing stack and the attic hatchway. Besides wasting energy, this air leakage can result in condensation in the attic.

Working from inside the attic, use caulking to seal cracks where light fixtures and exhaust fans penetrate the attic floor. You should also insulate fan ducts to prevent

condensation from running back inside the ducts. Since the plumbing stack moves up and down, the hole around it must be flexible. Use polyethylene plastic and acoustical sealant to make a loose "boot" of plastic, similar to the boot around the stick shift of a car. The plastic should be sealed tightly to the plumbing stack and the attic floor. Attic hatches should be weather-stripped like any door, and closed securely.

In the basement, the main air leakage points are where the floor and header joists

meet, and where the wooden sill plate rests on the foundation wall. Both these areas can be caulked with latex acrylic or butyl caulking. Polyurethane foam in a spray can with a long nozzle can be used to seal hard-to-reach areas.

To test for air leakage in the living space of your house, run a piece of tissue attached to a wire coat hanger over and around windows, doors and baseboard trim. If the tissue flutters, you have located an air leak.

Use weatherstripping to seal air leaks at moveable joints of doors and windows, and caulking to seal leaks at fixed joints. If air is leaking out at floor level, you can remove the baseboard and caulk where the wall and floor meet. In some cases, a simpler procedure is to lay a bead of, appropriately coloured interior grade sealant at the intersection of the floor and baseboard.

RE3—The Canadian Champion, Wednesday, January 20, 1993



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REALTOR



### POND-ER

NEWLY LISTED Good size pond for you to relax by, excellent 25+ acres for you to walk round, but only minutes from the 401 at Hwy. 25. To view this property and the 3 bedroom bungalow situated on it please ask for Stewart Haddon, Associate Broker #01.



### JUST LISTED

This superb maintenance-free home boasts some features not normally found in this area of town. Double car garage, separate entrance to possible in-law suite, two fireplaces and more! Please call W. J. (Jack) McCrudden, Broker, to view this unique home. #06



### NEW LISTING

This three bedroom starter home provides a nice lot and a superb workshop. For further details please contact W. J. (Jack) McCrudden, Broker, about #03.



### JUST LISTED

COUNTRY. Solid brick bungalow, 10 minutes from the 401 on Highway 25. Located on a 125' x 175' lot, close to all amenities of the town of Acton. Priced at \$189,900. Call Jennie Fretz to view #05.



### SPRING POSSESSION

Nicely decorated three bedroom townhouse ready for your inspection. Asking \$132,500 and ready for April occupancy. Don't wait, call Dick Belford today. #76



### COUNTRY HOME

This bungalow could be yours if you're looking for 3 bedrooms, living room & dining room & single car garage on a good size lot just 5 minutes from town. Listed at only \$204,900. Call Joan Tattre-Hollings\* for complete details about #107



\$549,000

This 5,000 sq. ft. century home is situated on 1.45 acres & offers 7 bedrooms, 4 fireplaces, large foyer, huge country kitchen, main floor nanny suite, hot tub, 2 decks & more! To arrange to view #105 call Ron MacNeil\*



### 124 ACRE FAMILY FARM

Cozy 3 bedroom slope home surrounded with mature trees offering a pastoral view. Rambling L-shaped bank barn with 20' x 80' pit silo & set up for dairy, beef or hogs. Heated workshop, hardwood bush & peaceful lane perfect for long walks! Asking \$198,000. Call Jennie Fretz\* for complete details. #00



### \$186,500, BURLINGTON

3 bedroom sidesplit, large corner lot, 120' frontage, well landscaped front & back, spotless interior, neutral colours, fireplace, central air & vac. Pleasure to show — priced to sell. Call Don Pelz\* to view #98



### READY FOR YOU TO MOVE IN

3 Bedroom townhome with wainscoting in kitchen, bathroom & rec. room, re-carpeted in Sept. '91, sliding glass door from kitchen to fenced backyard, finished basement & single garage. Asking \$132,900 for this neat & clean home. To view, call W. J. (Jack) McCrudden, Broker. #106



### 543 CLOVER PARK CRESCENT

Now Asking \$239,900 for this spacious 4 bedroom, 2 storey, featuring main floor family room with fireplace, main floor laundry, central air, concrete driveway, partially finished basement and much more. Flexible closing date. Call Linda Ertzly\* today to view #100



### STARTER OR RETIREMENT COMFORT

Sitting on 45 of an acre park-like lot, with mature trees, fruit trees & flower beds. Over-size single car garage. Easily managed bungalow, L-shaped living room/dining room with wood burning stove. For your exclusive appointment to view or for more details please ask for Stewart Haddon, Associate Broker. #85.



### 4.5 ACRES - CARLISLE

PLUS a heritage home set on a hilltop with a gorgeous view! 3-bedroom brick home with add-on family room, newer wiring, some original woodwork, 3 outbuildings, 2 box stalls. Call W. J. (Jack) McCrudden, Broker, about #93



### CAMPBELLVILLE ESTATE

Executive bungalow on 2 acres features 3 fireplaces, Nanny's quarters, pool, tennis court, hot tub & many more amenities too numerous to list. Please call Ron Twiss\* for more information or a personal inspection of #21\*



### ELLIOTT CRESCENT

Three bedroom, raised ranch bungalow offers fireplace with air-tight insert in living room, deck at rear of home, paved drive & single garage. New roof in 1992. Listed at \$174,900. Please contact W. J. (Jack) McCrudden, Broker, to view #83.



### COUNTRY SETTING IN TOWN

3 bedroom 1 1/2 storey with Jacuzzi tub & skylight in main bath, main floor laundry & 3 pc. bath, walk-out to deck from kitchen, balcony off master bedroom, lot size 65' x 175', includes appliances & all drapes. Listed at only \$179,000, for complete details call Joan Tattre-Hollings\*. #66.



### GORGEOUS TWO-STOREY

4 bdrm home situated on five rolling, treed acres with a stream & six stall barn with tack room. Many incredible features are combined to create a perfect home! For complete details & your exclusive appointment to view please call W. J. (Jack) McCrudden, Broker, about #54.



\$179,900

Three bedroom bungalow with nicely finished basement suitable for an in-law suite. Rec. room with wet bar, woodstove, ceramic tile to ceiling in bath, wine cellar, 6' wood fence and greenhouse. Call Joan Tattre-Hollings\* for your appointment to view #115.



### FOR SALE OR LEASE

Enjoy fine country living & advantages of a tight-knit community. Spacious foyer, bruce hardwood floor, custom kit. cabinets, breakfast nook overlooks pool & patio; wall-to-wall fireplace in family room, ensuite bath with marble floors & Jacuzzi, 5 bdrms & finished loft. For info. on additional features please call Joseph Manchar\* #74.



### FOR SALE OR LEASE

Located in central Milton. Ideal for any professional. 3 floors (each approx. 2,500 sq. ft.) of commercial space and top floor has 5 apartments with individual heating & air conditioning units. For more details, call W. J. (Jack) McCrudden, Broker, about #117.



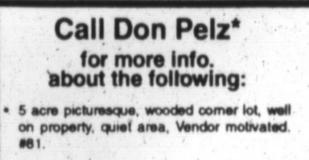
### FOR SALE, LOCATION FOR LEASE, LOCATION

Downtown prime corner position, good exposure for many trades. Thinking of owning your own building? The Vendor would consider taking back a mortgage. For more details and for your exclusive appointment to view please ask for Stewart Haddon, Associate Broker. #14.



### McGEACHIE DRIVE

Industrial space for lease, \$4 per sq. ft. Building size 16,800 square feet, brick-block construction. Zoned M1, best use light industrial. For complete details contact Sam Nadalin, Associate Broker or Ross Cescon\* about #104.



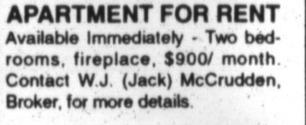
### Call Don Pelz\* for more info. about the following:

- 5 acre picturesque, wooded corner lot, well on property, quiet area, Vendor motivated. #81.
- 2+ acre "L" shaped lot, frontage on Kilbride St., pond on property, building permit available. #108.
- 1 to 2 acre lot on Kilbride St. with four-bedroom house, large garage & workshop at rear, scenic area, lots of mature trees. #111.



### SEMI AVAILABLE

Three bedrooms, nice backyard, close to all amenities, \$129,900. Contact W. J. (Jack) McCrudden, Broker, to view #04.



### APARTMENT FOR RENT

Available Immediately - Two bedrooms, fireplace, \$900/ month. Contact W. J. (Jack) McCrudden, Broker, for more details.

### W. J. (JACK) McCRUDDEN, BROKER

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### UNBEATABLE PRICE \$219,900!!

Lovely maintenance-free home offering country atmosphere on 1/2 acre! French doors lead into dining room & living room. Ground-level family room with a cozy fireplace. Short distance to Kilbride yet close to highways. Call us today.



### LOWVILLE TRANQUILITY \$228,900!!

Charming all-brick ranch with lower-level in-law or teenage suite complete with living room and fireplace, kitchenette, 4th bedroom and full bath! Approx. 2 acres of scenic property, double garage and more!! Call

ELSIE DIMITROPOLOS, Sales Rep.  
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