

# Periodic furnace maintenance recommended

Modern furnaces are complex, high-tech appliances and should be inspected and serviced periodically by a professional heating contractor in order to ensure safe and efficient operation. This maintenance is recommended whether the furnace is fueled by natural gas, propane or oil, according to the American Gas Association.

The start of the heating season is the best time to have a furnace inspected and maintained. Heating contractors should follow the manufacturer's maintenance guidelines for each unit in accordance with local building codes and regulations, A.G.A. says.

There are a number of steps that should be included in most periodic inspection and maintenance procedures:

- Inspect the furnace vent system;
- Remove any leaves, nests or other obstructions from inside chimney;
- Replace or clean air filter as required;
- Properly lubricate blower motor, fan and other appropriate parts;
- Replace frayed blower belts;
- Clean pilots and burner chamber;
- Remove dust or lint from furnace vents, registers and baseboard heaters, and;
- Clean and adjust thermostats.

In addition, qualified contractors should check to see all flue connections and elbows are firmly fitted. There should not be any cracks or openings at the point where the flue pipe enters a chimney. Large amounts of rust may indicate excessive condensation inside the flue, which can be a sign of improper installation.



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#### BUY CHEAPER THAN RENTING?

\$199,000 - asking 25% down - approx. \$150,000. Mortgage at 10% = \$1,612.50 minus the income of \$675.00 net = approx. \$1,000 per month mortgage. To rent the store \$1,200 per month. This is a possibility depending on your credit rating, the mortgage rate (which could be a lot lower), term and amortization. For more info or to view, please ask for Stewart Haddon, Assoc. Broker at 876-0633 or Res. 876-3333 http://www.mls.ca

#### LOCATION - MAIN STREET

Lawyer, doctor, dentist, accountant, chiropractor. Asking only \$464,900. For more info or to view, please ask for Stewart Haddon, Assoc. Broker at 876-0633 or Res. 876-3333 http://www.mls.ca

#### SPACE SUITABLE FOR PROFESSIONALS

Available on second floor, good exposure. Can be split into 2 separate units. Ideal for consultants, accountants, lawyers etc. For more info or to view, please ask for Stewart Haddon, Assoc. Broker at 876-0633 or Res. 876-3333 http://www.mls.ca

#### MINUTES TO HIGHWAY 401 - \$299,000

In a quiet country setting, 6.2 landscaped acres with 30 species of trees, greenhouse kitchen with oak cabinets, Main floor laundry, high ceilings, Slender oak and oak. A real joy to view. For more details or to view, please call Mark Malliou, Broker at 876-0633. http://www.mls.ca

#### FAMILY SIZED 4 BDRM SPLIT LEVEL

Situated on a corner lot with a fully fenced private yard, close to school & shopping and all amenities. New floor coverings in kitchen and entrance area. Large oak in kitchen with white overlooking family room with fireplace. This charming Tudor style home has central air and many upgrades. Move in and enjoy for only \$219,900.00. Please call Mickey Galekovic, Sales Rep. or Domenico Manchisi, Sales Rep. for your appointment today at 876-0633. http://www.mls.ca

#### FINISHED OFFICE SPACE

Starting at \$200. For more details or to view, please call Mark Malliou, Broker at 876-0633. http://www.mls.ca

#### EXECUTIVE STYLE TOWN HOUSE IN BURLINGTON - \$147,400

Three bedrooms, fireplace. For more details or to view, please call Mark Malliou, Broker at 876-0633. http://www.mls.ca

#### PRESTIGIOUS GLEN ABBEY IN OAKVILLE \$320,000

This stunning 2 story executive home offers over 3,000 sq ft of living space. Huge eat in kitchen, beautiful hardwood floors in living and dining rooms. Spiral oak staircase, master bedroom with sitting room and ensuite, interlock driveway. This home is absolutely spotless! Call Mickey Galekovic, Sales Rep. or Domenico Manchisi, Sales Rep. for your personal showing at 876-0633. http://www.mls.ca

#### COUNTRY PROPERTY

Executive style 2 storey home on 1 acre of land. Fully finished through out, walk out to a large patio in back. Beautifully maintained and landscaped. Fully finished basement. Please call Mickey Galekovic, Sales Rep. or Domenico Manchisi for your personal showing at 876-0633. http://www.mls.ca

#### A TRANQUIL 9.8 ACRES

\$385,000. Well treed, barn with 5 stalls. Large 4 level side split. Privacy plus on this one! Tranquil, peaceful, bird lovers paradise. Minutes to Kelso, 401, Bruce Trail. For more info or to view, please ask for Stewart Haddon, Assoc. Broker at 876-0633 or Res. 876-3333 http://www.mls.ca

#### INVESTOR ALERT, MAIN STREET EXECUTIVE CENTRE - \$990,000.00!!

Prime commercial building in the heart of Milton. Completely restructured, ceramic floors, atrium in the front entrance. Fully leased! Detailed prospectus available. Vendor may assist with financing. Call Mickey Galekovic, Sales Rep. or Domenico Manchisi, Sales Rep. for your appointment today at 876-0633. http://www.mls.ca

#### 1ST TIME BUYERS

This attractive 2 bedroom bungalow has been recently renovated. Large lot. Basement being converted into a 2 bedroom in-law suite. Won't last long! Act now! Please call Mickey Galekovic, Sales Rep. or Domenico Manchisi at 876-0633 for your appointment today! http://www.mls.ca

#### 4 PLEX IN HALTON HILLS - GREAT INVESTMENT!

4 apartments with separate entrances. Large lot on quiet street. Generates approx. \$22,000 p/year gross. Please call Mickey Galekovic, Sales Rep. or Domenico Manchisi, Sales Rep. for details at 876-0633. http://www.mls.ca



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Custom built, over 6000 sq.ft. on approx. 5 acres just south of Campbellville. Living room is over 1100 sq.ft. with 4-sided brick fireplace reaching 2 floors in height, separate nanny suite, oak kitchen, triple car garage. Inground pool. Call John Weide



**Milton Investment \$299,900**  
Future industrial land. Just north of 401 on Third Line in Milton. 2.08 acres of valuable land together with solid built brick bungalow, well maintained, separate barn, excellent potential, many uses. Call John Weide 844-5000



**Townhome Milton Only \$118,900**  
Redecorated condo. Eat-in kitchen, dining room, spacious living room, 3 bedrooms, rec. room, central air, many upgrades, wood flooring on main level, sliding door walkout to private patio. Move right in! Call John Weide 844-5000



**Country, Third Line \$212,000**  
Large well-built, 3 bedroom sidesplit with sliding doors from family room, nicely treed and landscaped, enjoy the scenic views. Rural setting, exceptional value. Call John Weide 844-5000



**Country Home \$256,900**  
Between Burlington, Oakville, Milton, large sidesplit, main floor den, newer updated large eat-in kitchen, 3 bedrooms, finished rec. room, 2 fireplaces, circular driveway. Large lot. Call John Weide 844-5000



**Campbellville Country ~ 10 Acres**  
Quality constructed ranch, close to Bruce Trail and Crawford Lake on scenic Escarpment property. 2 fireplaces, Beckermann kitchen, main floor privacy solarium, ground level family room, den. Parquet floors, many quality upgrades. Beautifully decorated, move right in! Nothing to do: Circle this listing! \$339,900. Call John Weide 844-5000



**Country, near Milton \$229,900**  
Close to Milton and 401, located opposite beautiful horse farm. 4 bedroom home. Immaculate condition, large eat-in kitchen, finished basement. Addition suitable for in-law suite or main floor family room. Large double car garage. Lot size 134' x 204'. Check it out! John Weide 844-5000



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