Home Improvement

YOUR GUIDE FOR THOSE SPRING HOME IMPROVEMENT PROJECTS

INSIDE

Downpayment changes a bonus **2**

Kitchens are easy **3**

Watching paint dry! **3**

Siding gives new lease on life **5**

Wall covering choices **5**

Decks add something special **6**

Time to plan landscaping projects

Brightening up the face of your home with attractive landscaping.

An old adage says that you should update your landscaping about as often as you replace your home's carpeting. Thus, if your shrubs, trees and other outdoor living areas around your home are looking almost as worn as the green shag in the rec-room, it may well be time to get to work outdoors.

The Ontario Ministy of Agriculture and Food's rural organizations and services branches suggests that, "Landscaping adds value to your property and makes it more comfortable and relaxing."

It is important before you start landscaping that you make a plan.

Decide where you want to add a touch of colour with annual and perennial flowers.

Remember to take advantage of existing features like trees, shrubs, walls, fences and hedges.

Always be sure to allow space for easy maintenance of these features.

Consider the limitations of the site as well.

Think about things like, is it hot, dry and exposed, or is it cool, damp and shaded? is the soil well drained? is it fertile or will you need mulching and fertilizer?

Heat tolerant plants like zinnia, petunia, verbena,

Please turn to page 4

Fewer permits issued in 1992

In his pre-election year budget, Federal Finance Minister Don Mazankowski's budget for economic renewal will do little to help Canadians at the grass roots level.

Local municipalities have had to deal with increased tax pay outs to School Boards, while at the same time bringing in less money from other sectors.

Building permits are issued to residents in the municipalities when they want to do renovations on their property.

Based on a cost per square footage, local municipalities have seen fewer and fewer permits issued in the last couple of years.

The exception to the norm, is the municipality of Morrisburg. In 1990, a total of 32 permits were issued for residential, commercial and industrial construction, and in 1991, the Village sold a total of 35.

Five were for new buildings, one of which was for an apartment, the other four, new homes. The remainder, were issued for renovations to existing structures.

In Iroquois, the municipality realized a considerable decline in permits issued from 1990 to 91. Last year a total of eight were issued, which pales in comparision to Morrisburg's 35.

Mountain Township is also finding itself in a decline, issuing around 30 permits.

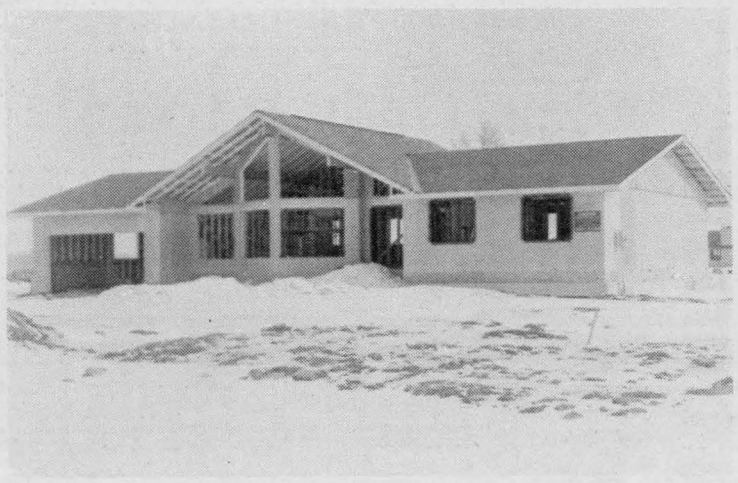
Building inspector for Mountain Township, Richard Sharkey, did not have the exact figures available, but he did not expect 1992 to be a tremendously prosperous year.

With the lowest increase in workers wages in thirty years, it does not come as a surprise that Canadian's have done less renovating and building in the last two years.

As of December of 1991, the total labour income for Canadian's was $31.8 billion, an increase of 2.3 percent over December of 1990. In Ontario, the labour income rose .9 percent, less than one percent which fell well below the national average at 2.2 percent.

Although Matilda Township has also experienced a decrease in permits issued, the revenue generated by the permits has remained virtually the same.

In 1990, one-hundred and six building permits were issued as compared to eighty-seven in 1991, but the projects being undertaken were of a larger nature than in the previous year, contributing to the relatively stable level of income on the municipalities behalf.



Development underway

A new subdivision east of Iroquois, just off of Flag Road, is currently being developed. A spec house now under construction at the new Bayview Heights Subdivision.

Chieftain photo by S.L. Cumberland

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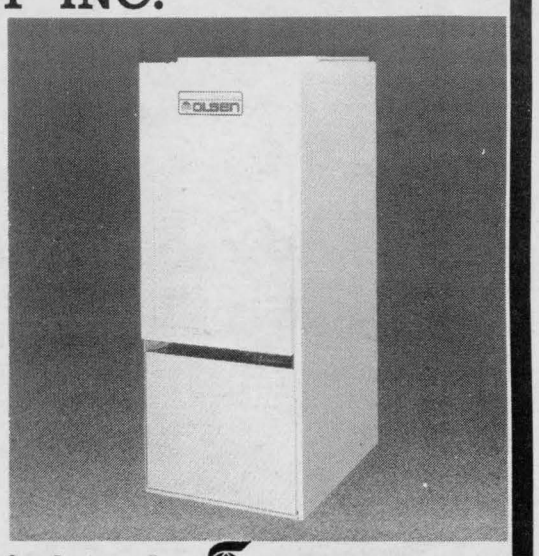

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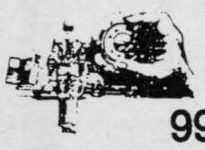

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PULL-OUT SECTION

Positive response to 5% downpayments

Lower downpayments have already helped thousands more Canadians access homeownership, according to Canada Mortgage and Housing Corporation (CMHC).

Since launched on February 3, more than 6,000 households have bought a home with a five per cent downpayment under the First Home Loan Insurance initiative, according to figures released recently. Almost $586 million worth of insured loans have been issued since the program was announced last month. Overall, this represents more than 43 per cent of all household mortgages insured through CMHC in February.

"Lower downpayments have significantly assisted potential buyers to make their move to homeownership now", Mr. MacKay said. "This supports the notion that many Canadian households have the income to make the monthly payments on a mortgage but lack the required 10 per cent downpayment."

"This initial volume places us well ahead of our expectation," Mr. MacKay added.

CMHC estimates about 225,000 additional households can potentially access homeownership now with five per cent down instead of ten per cent, at current low interest rates and stable house prices.

CMHC's First Home Loan Insurance reduces the minimum downpayment requirement for federally-insured mortgages for first-time homebuyers to five per cent from ten per cent. First Home Loan Insurance is in effect for the next two years, when it will be reviewed.

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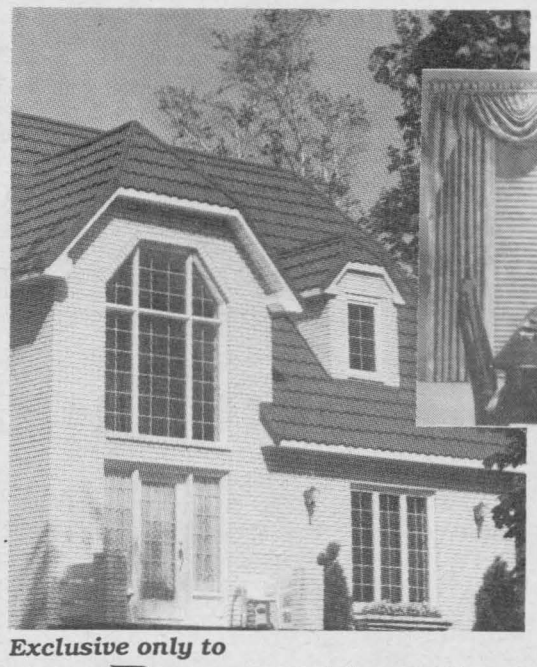
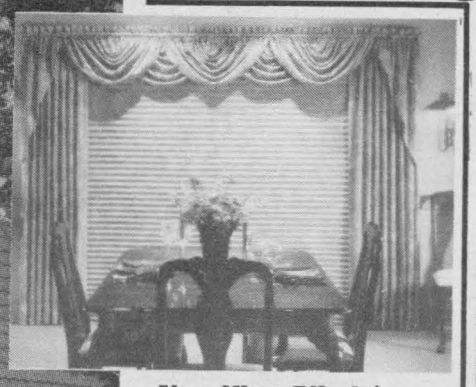
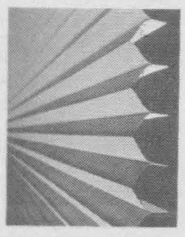
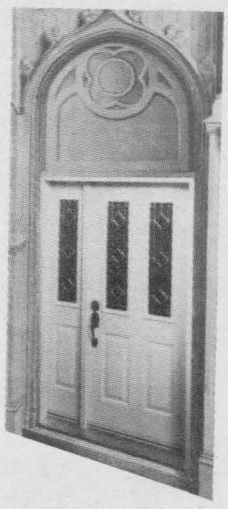




New View Blinds

- WINDOWS
- WINDOW BLINDS





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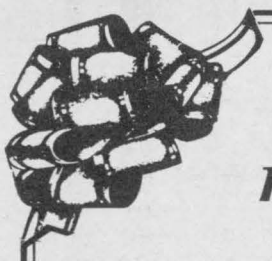

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A natural gas fireplace offers all the beauty without the bother of carrying wood and cleaning ashes and soot. Most importantly, a gas fireplace emits only two percent of the carbon monoxide and one percent of the soot into the environment compared to a wood burning fire place. The showroom at Stephen Gibson Mechanical offers a number of models to choose from to fit any decor.

Chieftain photo by S.L. Cumberland

Kitchen renovations can be easy

With the market being flooded with add ons and new ideas, the kitchen is a favourite room to undergo renovations. The fact that so much of everyone's time is spent in this room contributes to the number of makeovers it experiences.

Choosing new cupboards or new doors is the easy part.

If you plan to replace a sink, you may well need the help of a pro in the field. Re-routing drain pipes and water lines can be tricky if you are not learned in the area, and can get messy.

It is to be expected that plumbing and or electrical work will need upgrading also.A stainless steel sink being replaced by a corian or porcelain one can often be accomplished without too much trouble, and adds a new look immediately.

Ceramic tiles can be laid by most handy people and so could be one thing where money can be saved.

Major tasks like cupboards, counters and changing walls, floors and ceiling lines and positions should not be tackled by a first time carpenter, without help from a pro.

Remember, a messy job will have to be fixed by someone and the cost will be that much more.

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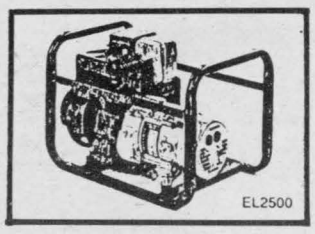

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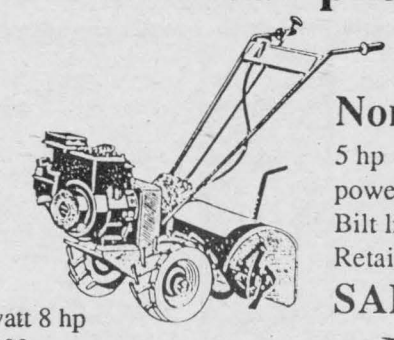

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Watching paint dry!

Can you imagine anything less exciting than watching paint dry? While it may seem to be the ultimate in boring activities, studying how paint dries can help us do several things. It can help understand why your last house paint job didn't last as long as you'd hoped. It can also help develop more environmentally friendly paints. The secret in both cases lies in understanding how the liquid paint mixture that you apply to a surface turns into a hard, weather resistant solid coating.

Prof. Mitch Winnik, one of the researchers supported by the Ontario Centre for Material Research, has turned watching paint dry into an exciting and award winning scientific pursuit by making special chemical probes that follow the paint drying process. A latex paint formulation typically consists of latex particles (small spheres of plastic), pigments, and various processing chemicals all suspended in water as the carrying medium. When the paint is applied, the water evaporates, leaving the latex particles to "cure" into a tough film. Prof. Winnik makes latex particles that are tagged with light sensitive units - some that absorb and re-emit light, others that dampen the response from the first group. He mixes the two types of tagged latex and then paints a surface. By shining light on the surface as it dries, the interaction of the two groups tells a story of how the different particles are coalescing and curing into a single dry film. If the two groups are seen to be poorly mixed the paint film may have microscopic cracks - which may spell early deterioration of the coating. Various additives to make the two groups of tagged latex mix well can be investigated to improve this performance. The current drive to reduce our use of oil based paints for environmental reasons means that water based latex paints must be used in an increasing range of applications - automobile coatings for example. Prof. Winnik's studies are showing how this can be done while retaining the high quality of paint coating that we expect.

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CONTINUED

Landscaping

Continued from page 1

marigold,portulaca, cleome and celosia should be planted in hot, dry, open places, while balsam, impatiens, coleus and all types of begonias thrive best in shady locations.

Try ALL your ideas on paper. Using a scaled paper is best for results that will be pleasing. Be careful not to get carried away, plan only what you can handle.

Consider height, spread, form texture and the colour of both the foliage and the flowers will allow you to get the end product you desire.

Thinking about how your efforts will be viewed will help you arrange the flower beds so that the low growing plants will be in the foreground and the tallest plants will be located in the background.

With careful planning, flowers can be used to provide colour to the landscape all through the season. Keep this in mind when selecting and placing them in your plan.Achieving a sequence of flowering from early spring until late fall throughout the garden will provide a koliedescope of colour, pleasing to all.

Less prominent or less showy flowers should be planted in groupings to give a more effective show. It is a good plan to mix flowers and vegetables in the same garden as well. Here again planning is the key to success. Aiming for colour contrasts between the flowers and the veggies throughout the growing season will give great results.Do not forget to consider the height and spread of the veggies and allow enough room for them to mature and povide the best yield as well as a show of colour.

Ground covers of alyssum or thyme can help control weeds between veggies.

Grape vines can be an effective method of covering a wall or a fence.

Something to consider is the phasing in of various areas and plants as the budget allows for more work.

Changes to your landscape will be necessary as trees mature, the family grows and the budget allows for more.

A good landscape plan will last a lifetime. The changing seasons and the growing of plants assures that you may never need a change of scene. Rehabilitation of the area may be all that is needed down the road.While flowers may need redoing, trees last a long time.

An example being when a new tree is planted, it is wise to protect it with flower or veggie bed, and then when the shade grows and the not enough sunshine is available, new plantings will be warranted.

Your plan will give direction and save expensive planting and/or building mistakes. However, do not hesitate to make revisions to the orginal plan...our needs change with time.

Renovations to the house will often dictate landscape changes while sometimes it is "fun" to add to the outdoor decor. An arbor covered with grape vines, a pond can add a sense of serenity to the yard view, even just adding lights to the garden area can open things up to night time enjoyment, while adding beauty and safety as well.

Cutting lawns down to size, grouping plants for easier working and watering can make sense.

Good luck no matter why or what you try, it can only enhance the view for you and the neighbours.

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Wide range of choices for wall coverings

(SOP) If you've been in a wallpaper shop recently, you probably were amazed at the variety of color, pattern, texture and style available.

And a lot of it isn't even paper; it's now called wall covering, and while most examples are paper coated with vinyl, there are also heavy, canvas-type vinyls, foil and Mylar, and pre-pasted types.

There are "cover-up" coverings designed to cover and to disguise rough surfaces; no need for spackling holes, cracks and other defects in the wall.

With borders and a nice variety of patterns, you can turn an ordinary room into an opulent one.

Since wall coverings can be expensive, consider papering a single wall instead of all four walls, or two opposite walls.

With the addition of moulding two to three feet up the wall to make a fake wainscoting, you can paper the top two-thirds of a wall, saving at least 33 per cent if you do a whole room.

There are lots of ways to save, including use of borders. You can use them in the standard way by lining the top of the wall with them, or you can be daring and put them in corners, on the tops of wainscoting and in other areas that just follow your whim.

One thing about borders, especially if they are applied over the wall covering: If the paper is vinyl or vinyl-coated, ordinary paste will not work; you have to use a special vinyl-on-vinyl paste.

Wall coverings can go nicely over any smooth surface: regular plaster, skim-coat plaster and dry wall (plasterboard), old wallpaper (not ideal, but workable), painted surfaces and the new Gypsonite wallboard, made of gypsum and ground-up newspapers. All you have to do is apply a glue size before papering, and for painted surfaces and old wallpaper, sanding is recommended to allow the glue size and the paste to get a good trip on the wall.

There's at least one nice thing about hanging wallpaper: Once it's done, it is final; there are no more steps to go through, no need to give one, two or three coats of paint or stain and vanish, no need to wax or polish. Just nothing to do but sit back and enjoy.



Siding..gives new appearance

Aluminum or vinyl siding can give an older house a new lease on life. Changing the colour and the texture of a house can make all the difference. Maintenance free siding is a boon for the older home owner as well as the younger family who have numerous other things to do, rather than paint the exterior of the house! This Cardinal house is getting a face lift. *Chieftain photo by S.L. Johnston*

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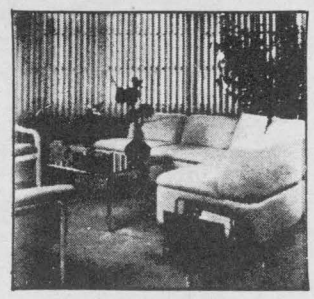

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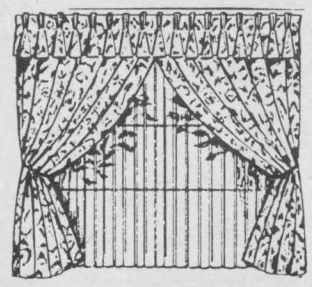

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Deck adds something special

A deck attached to an existing home can add something unique to the house. providing an entrance, it can also give opportunity for the occupants to entertain outdoors without being on the lawn. Giving a new freedom to the family a deck needs to be properly maintained year after year in order to remain functional and pleasing to the user. An average deck costs in the area of $3,000. and so should be protected from the elements with wood preservative etc. and every year a re-treat is necessary. *Chieftain photo by S.L. Johnston*

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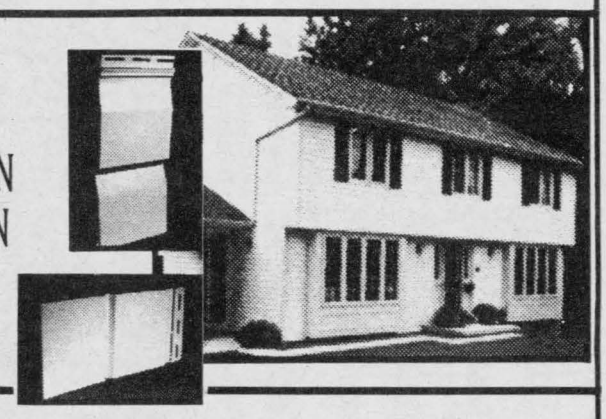
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Stainmaster Xtra Life is tested and certified by Du Pont. And it's backed by an industry-leading 5 year appearance retention warranty. With that kind of coverage, who knows, your child might even grow to appreciate the lasting beauty of Stainmaster Xtra Life as much as you will.

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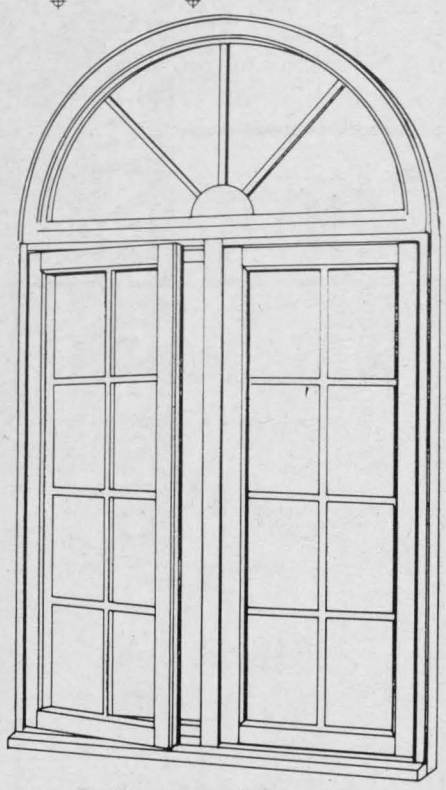

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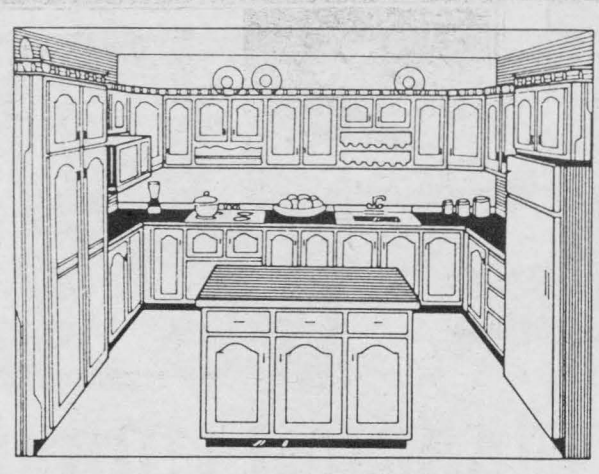

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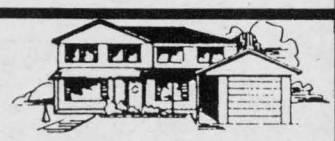

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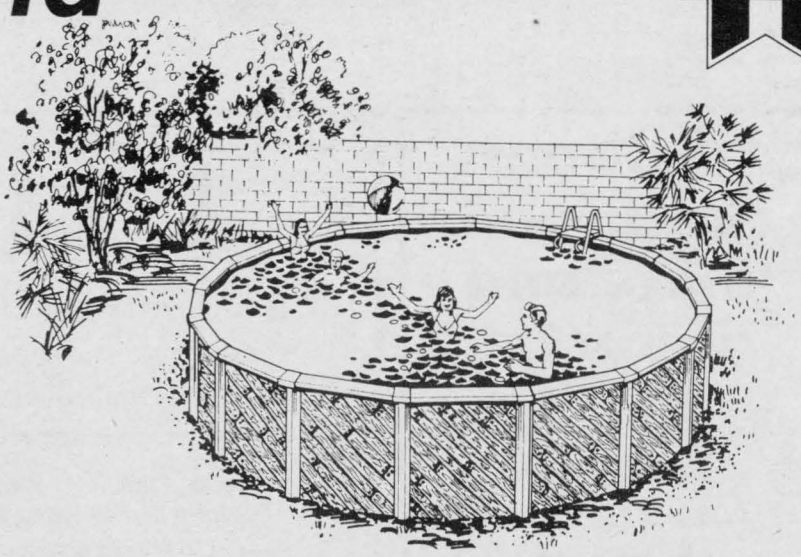

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