Home Energy & Improvement

YOUR GUIDE TO THOSE FALL HOME IMPROVEMENT PROJECTS

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Building permits up in this area

In Matilda Township, the bulk of building permits are for the construction of agricultural related projects. Donald Lewis, Chief Building Official for the Municipality reported 42 permits being issued since the first of the year. There have been 14 permits for additions to existing buildings and 5 were related to commercial constructions. A total of 41 new homes have been forcast in the Township before the year is over. Construction in the Ault Subdivision at Glen Stewart has taken off and things are booming there presently. "Overall things seem to be on the upward roll, an increase in permits during the year.

The number of permits issued in the Village of Iroquois has been down from last year. There have been 3 issued for new residences, one for the construction of an office and display room, 2 for the building of new semi-detached dwellings in the newest subdivision to receive approval. One double garage and patio have been added to an existing residence in town thus far in 1989. One of the biggest news items perhaps this year has been the alteration and addition to the existing premises at the Royal Bank in the plaza.

With three subdivisions on the move and growing, Iroquois could certainly be a locale to watch.

Cardinal is where growth seems to be the watchword. Building Inspector, Jim Grant has issued 59 permits, the majority of which have been for repairs, new windows, or siding. Some 40 per cent of the total number have been for renovations or improvements. Thirty per cent were for additions and add-ons to existing structures. The final 5 or 6 per cent of the permits issued have been for in-ground swimming pools. According to Mr. Grant, the number of permits issued is almost double last years.

Mountain Township's Building Inspector, Richard Sharkey reports 53 building permits issued since January. About one half of these are new houses and the remainder are small buildings, renovations or additions with the exception of one industrial permit and one commercial permit. With one subdivision on line, there is growth potential in the area.

To the west, Edwardsburgh Township seems to be issuing the largest number of permits. Duane Crawford, Chief Building Official and Zoning Administrator for the Township has had 80 permits cross his desk this year. 33 were for new houses and the rest are for renovations, additions or the construction of small buildings, less than 100 square feet. The North-Western to North-Central part of the Township as well as Johnstown and Prescott areas are booming with new houses going up at a rapid pace. As of September 1st, four more new houses had been consructed than by the same time last year, and another ten are predicted by the end of the year. Commuters to and from Ottawa are coming here to live, it isn't that far nowadays.

Craftsmanship is meant to last

Wood tones are making a dramatic come-back, reflecting a change of times, "New is not necessarily better," Many of the older homes in the Seaway Valley show fine craftsmanship, signifying their era, but are often masked under many layers of paint. The onset of paint as a luxury saw beautifully hand-lathed works of art hidden under coat after coat. But fortunately, it is not lost, for with a bit of loving care, the covering can be stripped away to release many hours of an old craftsman's life, restored to it's original beauty.

Buying an older home can be a treasure hunt every day as you discover new ways to bring it back to life. Nothing can compare to the memories contained within the confines of their walls , creating an old world charm. Each little nook or cranny can be used for something unique.

Hard wood floors are "a la mode" again, casting shadows on the popularity of wall-to-wall carpet. With a little resurfacing, old weatherbeaten floors of wood can gleam under a treatment of oil. To install a new floor of hardwood, the initial outlay may be higher than that of a synthetic floor covering, but where carpet or cushion-flooring must be replaced every so often, hardwood will see a family through many lifetimes.

The rich quality grain characteristic of wood is more often seen in kitchens. It offers a compatible texture to many of the old stand-bys. Iroquois contractor Henry Swank stated that at least 80 percent of his customers request oak cabinetry in a kitchen.

Kitchens are noted to be the most widely used room in a house, and many are seeking a warm comfortable atmosphere to accompany it. When planning the restructure, it is wise to co-ordinate the cabinetry and flooring as they are the two most expensive features in the room and few can afford to replace them every time the mood strikes for a change. Select simple patterns in neutral shades. It is much easier to shift accents around to design a new room than to replace busy patterns on expensive items because the owner becomes bored. For example, a new wall covering, or stringing up copper pots and pans is much easier and less expensive.

Hardwood flooring combined with cabinetry seems to emmanate hospitality from the doors, while creating a county-style hominess. Throw in a splash of brick and country-style automatically breathes rustic. The effects are limitless!!



A common sight in this area

A new house being constructed is quite a common sight in and around Iroquois these days. A sign of good things ahead, many two storey homes are going up and as families arrive to take up residence, growth should be evident. Whether new or working on renovating what you already have, this is a super time to check out your options. *Chieftain Photo S.L.Johnston.*

Keeping the heat in when you renovate

If you are planning major home renovations or improvements, why not increase your home's energy efficiency at the same time? The cost of the additional work can be relatively low and can often be recovered through savings on your heating bill.

IN THE BASEMENT

One of the more common projects undertaken by homeowners is finishing a basement. Such a project affords an ideal opportunity to increase the energy efficiency of this large part of your home, which can account for up to 30 per cent of its total heat loss.

Begin by completely sealing the outside walls. Use caulking to seal air leaks around the sill plate (where the wall meets the foundation) and the header joists. Don't forget to caulk any gaps around the openings in the walls for wires, cables or pipes.

To reduce heat loss, cover the inside foundation walls from floor to ceiling with an air-vapour barrier. Apply the barrier to the warm side of the insulation.

If you have excavated along the foundation, you can increase the energy efficiency of your basement by adding outside insulation before back-filling.

REPLACING WINDOWS

Before replacing your home's windows, determine whether they can be more inexpensively repaired. Apply caulking around the frames from the inside and replace worn weatherstripping. Storm windows can be installed on the inside or outside; additional glass will reduce heat loss.

If you decide to replace your windows, leave the job to a professional. When shopping for new windows, **ask the following questions:**

- Does the frame slow the transfer of heat?
- Is there enough air space between the panes?
- Does the window compare favorably with others as far as airtightness is concerned?
- Will this type of window be easy and inexpensive to maintain in the long run?
- If applicable, to what extent will a "low emissivity", or Low-E, glass improve efficiency? (Low-E glazing reduces radiant heat loss through the glass.)
- Do the windows comply with industry standards?
- How will the installer ensure a tight fit?

SEALING YOUR HOUSE

Warm air escapes from your home in considerable quantities. Sealing your house is the best solution to this problem. It is important to supply some fresh air to the whole house, particularly to fuel-burning appliances and exhaust fans, but this doesn't mean you have to live with cold drafts!

Plug excessive leaks and install a ventilation system that can be controlled to provide adequate fresh air. Seal around doors and windows and check the condition of weatherstripping. Find out which product is best for each application.

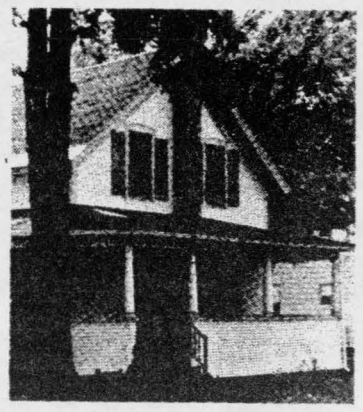
Seal all openings in the floor and walls, in the attic and around ceiling light fixtures, plumbing stacks, exhaust fans and the chimney.

EXTERIOR WALL COVERING

If you are planning to repair or upgrade your home's exterior covering, you can improve its heating efficiency at the same time. Some insulating materials are specially designed for use on a home's exterior.

However, such a project is beyond the ability of most home do-it-yourselfers. If you do not have the necessary experience, hire a qualified individual who knows what materials are needed and how

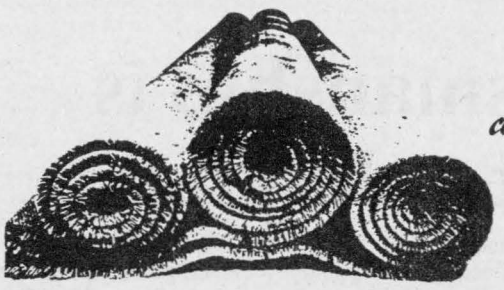
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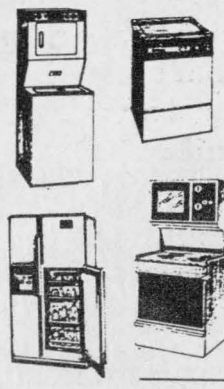
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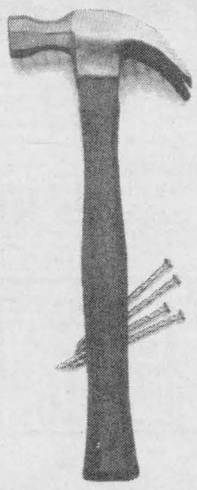
When you want to make your home bigger... or just better

How big is your project?

If you want a bigger or better place to live, it could be that you'll find it at your house.

Making your house the "perfect" home for you and your family could be as simple as replacing the light fixtures in your kitchen. But it could be a lot more complicated. It might mean ripping out the entire bathroom and starting again.

Maybe it would take more than a facelift of one room to make your house beautiful in your eyes. You might want to renovate, redecorate, re-landscape and reshingle. In fact, you might want to change everything but your address.



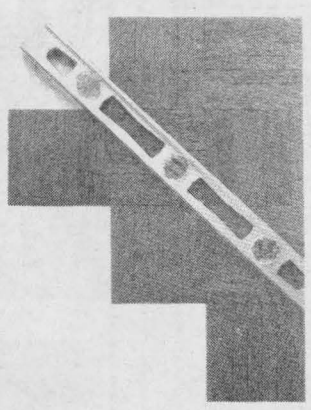
We have home renovation financing to fit



Of course, you want to turn your home into a dream home without turning the financing into a nightmare.

That's where we can help. We know that, just as no two houses are exactly the same, no two budgets or needs are the same.

First, you'll want to establish how much you'll need. Then, when you'll need it. Maybe you'll need all of the financing up front. If a contractor is involved, though, maybe you'll need just a part of it up front, and progress payments as the job proceeds.



Whatever your particular case, if you want to borrow all or part of the funds to get the job done, we'll build a financing package that best suits your individual needs.

Visa

If your project involves a purchase of a few hundred dollars, or a few hundred dollars now, and a few hundred dollars later (say for lumber or materials you're going to use for a do-it-yourself project) Royal Bank VISA could be the answer. You pay as you go, only incurring interest on tthe purchases you've made-not on the entire project cost up front. If you need to increase your Royal Bank VISA limit, approval can usually be obtained within a few days of a request, at your local branch.

PERSONAL LOAN

Let's say your project will involve an expense for which you want to borrow, but that yoy plan to pay back the loan within a few years. With a personal loan, you can borrow the entire amount when you need it, choose the fixed or variable rate interest option, and a repayment period which particularly suits you. And of course, there's no penalty if you choose to repay all or part of the outstanding loan at any time.

ROYAL CREDIT LINE

No other personal line of credit offers more flexibility. When you meet with your Royal Bank Personal Banker, your Royal Credit Line account is established: you can even use the equity in your home to enhance your available credit. Then, using special cheques, you can access your available credit, as and when you wish. Repayment terms, including the option to schedule principal payments, are extraordinarily flexible. And a special monthly statement helps you keep track of it all.

REMORTGAGING

If you're looking for a substantial amount of capital (say for a major renovation or addition), remortgaging your home could be the most advantageous option. By remortgaging, you use your existing home as the "foundation" for additional financing. Generally, you can remortgage to obtain an amount which brings your total borrowing against your home to a level normally acceptable for a first mortgage.

ADD-ON-FINANCING

If you'd like to leave your mortgage the was it is, you might consider "Add-On-Financing". It allows you to literally "add-on your existing mortgage, with very advantageous rates of interest.

How's your house - a physical check-up

With our harsh Canadian winters, thousands of homes lose a considerable amount of energy every year through poor "energy health".

Just like the people who live in them, houses should have an annual physical checkup. You can do it yourself by answering the questions below.

WINDOWS

Windows let in the sun's warming rays but they can also account for 10 to 25 per cent of a house's total heat loss. Which of the following categories best describes your windows? (Don't forget to check your basement windows too.)

Excellent..... 15 points

All windows are double-glazed, with tightly fitted weatherstripping. There is virtually no condensation (water droplets) between the panes, which would signal the presence of air leaks.

Good..... 5 points

Windows are double-glazed, with some weatherstripping. Condensation appears only on very cold days in winter.

Fair..... 2 points

Although windows are double-glazed, the weatherstripping around the frames is worn or missing. There is some condensation between the panes for most of winter.

Poor..... No points

Windows have only a single pane of glass, and weatherstripping is well worn or nonexistent. In winter you cannot see outside because the glass frosts up.

DOORS

Like windows, leaky doors also let cold air into your home. Heat can pass through the door material itself, or through cracks in and around the door. Which energy-efficiency category matches your situation?

Excellent..... 5 points

All outside doors are made of insulated metal, or are solid wood with a storm door. They are also tightly weatherstripped and caulked.

Good..... 2 points

Although the doors are solid and all wooden doors have storm doors added, the weatherstripping is worn or ill-fitting.

Poor..... No points

Some doors are warped. There are no storm doors and weatherstripping is nonexistent.

THE BASEMENT - HEADER AREA

The basement accounts for as much as 25 per cent of a home's heat loss, making it one of the most important areas to insulate and draftproof. Begin your inspection with the area around the headers (the beams into which the floor joists fit) and the sill plates (the boards which rest on the foundation).

Excellent..... 10 points

All air leakage points are caulked and the header area is insulated with a vapour barrier on the warm side of the insulation.

Good..... 5 points

The header area is insulated and there is a vapour barrier on the warm side of the insulation, but not all the air leaks have been caulked.

Poor..... No points

There is no insulation or vapour barrier whatsoever in the header area.

THE BASEMENT - WALLS

One of the best ways to reduce energy consumption is to insulate the walls of your basement. How would you describe your basement walls?

Excellent..... 15 points

More than 5 cm (2 in.) of insulation runs the full height of all exterior walls, and a well-sealed air-vapour barrier is in place on the inside surface.

Good..... 5 points

At least 5 cm of insulation exists throughout most of the basement (covering at least half the wall height), with a well-sealed air-vapour barrier on the inside surface.

Fair..... 2 points

Very little insulation exists. There is either no air-vapour barrier, or a barrier that is not sealed at the seams.

Poor..... No points

There is no insulation anywhere. (Have you ever noticed how snow tends to melt away from the foundation of your house and the grass grows all winter? This is a sure sign that your basement is inadequately insulated.)

Check for air leakage around the plumbing, electrical and heating service entrances. If you have

• Continued on page 6A

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Pay attention to your garden in the fall

Fall usuallly means the end of the outdoor gardening season, but there are a few things that need to be done before the snows of winter settle in.

Raking the leaves is one. All conscientious gardeners make sure the leaves don't accumulate on lawns and choke grass, but instead of packing them into garbage bags to be throwm away, they compost them along with other kitchen and garden refuge. This way they break down to form life-giving humus. Leaves from flower beds and gardens can be left in place where they can provide protection for the plants during the winter months as well as decaying into a rich organic material ready for spring.

Those bright flowering annuals that added so much beauty to the summer scene are by now either killed off by the frost or soon will be no more than a memory. They should be dug and composted. The dead parts of the perennials can also be cut off, carefully, taking care not to damage their bases.This is the time to lightly trim back the roses.Pruning should be left until spring when any winter damage will be obvious and since roses need full protection against the winter winds they should have a deep mulch. Spring bulbs would do well to have a mulch also, especially in their first year.(Keep the frost from heaving the ground and tossing them out)A layer of leaves, straw or spruce branches over them once the ground is frozen will do fine.

When putting the garden to rest for the winter, you can consider what can be done to improve next years' effort.Right away, bulbs can be planted, to add to the landscape first thing in the warm weather. No matter what winter throws at us these bulbous plants will come through with splashes of colour and even late frosts in the spring do not deter them from blooming.

Tulips are well known and can provide colour for quite a long time. The early one bloom in March while the later varieties are flowering into late May and early June.The colours available are outdone only by the range of different ones on the market. The tall and slender lily-flowered tulip contrast delightfully with the Bizarre and irregular Parrot tulips. Double tulips are popular too and of course the Darwin hybrids are well loved. The mainstay of many gardens are still the single tulips that light up many gardens.

There are Hyacinths, Daffodils and Narcissi and all will glorify the garden year after year.

Good luck with your choices and good gardening.

Got to start somewhere?

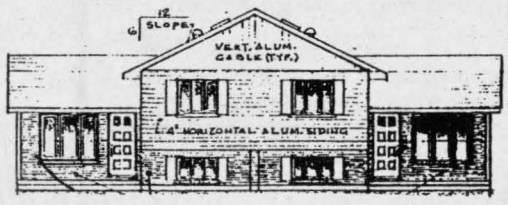
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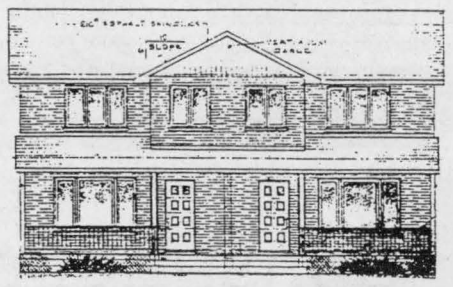
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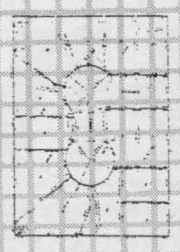
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CONTINUED

Checkup

• Continued from page 4A

applied caulking to these areas, award yourself an extra 5 points.

WALL INSULATION

Adequate insulation in the rest of your home is just as important as in the basement. How do your walls rate?

Excellent.....10 points

All walls are fully insulated.

Good.....5 points

There is some insulation in most of the walls in the house.

Poor..... No points

There is no insulation in any of the walls.

DRAFTPROOFING

To be most effective, insulation should be accompanied by air leakage control measures. In order to answer the following question, you will have to do an air leakage test around the house. You will need a simple "draft detector", which can be made by gluing a feather to the end of a toothpick. Using the draft detector, check the inside edges of your house's windows, doors, electrical outlets and baseboards. If the feather flutters, you've found an air leak. Does your house have any of these leaks?

Excellent.....10 points

All air leakage points are sealed.

Good.....5 points

Only some of the air leakage points are properly sealed.

Poor..... No points

None of the air leakage points are sealed.

THE ATTIC

Did you know that a poorly insulated attic can account for about 12 per cent of a home's total heat loss? Choose the description that best matches your attic.

Excellent.....10 points

The attic contains more than 25 cm (10 in.) of insulation evenly distributed throughout the attic floor.

Good.....5 points

Between 18 cm (7 in.) and 25 cm (10 in.) of insulation exists.

Fair..... 2 points

Between 10 cm (4 in.) and 18 cm (7 in.) of insulation exists.

Poor..... No points

There is less than 10 cm (4 in.) of insulation.

AIR LEAKAGE IN THE ATTIC

Before leaving the attic, don't forget to check for air leakage.

Excellent.....10 points

The plumbing stacks, chimney, light fixtures, exhaust fans and attic hatches are all properly sealed.

Good.....5 points

Some of these areas are sealed.

Poor..... No points

None of these areas are sealed.

HEATING SYSTEM AND WATER HEATER

Your hot water tank has extra insulation.....5 points

The thermostat of your heating system is set at 20°C during the day and at 17°C or lower during the night or when you're away for extended periods of time.....10 points

How is your house?

Now add up your points. If you scored below 55, you would be wise to do something about improving the energy efficiency of your house.

Ratings

75 points or more Your home is in very good physical condition and you're probably enjoying substantial savings.

55 - 75 points Your house is reasonably energy efficient, but it's not in tip-top shape.

35 - 55 points Your home is not getting the kind of attention it needs, and the time has come to think about improving its energy efficiency.

0 - 35 points Your home is in very poor health, but the situation is not hopeless and your house can still make a full recovery. Start thinking immediately of the steps you can take to improve its energy efficiency.

Shrubs best when planted in the fall

When fall comes the Natural Resource personnel tell us that it is a fine time to plant shrubs if we are considering doing this to enhance our yard.

Firstly one must make up his/her mind as to what ultimate height and general shape would be best. Next step is to visit the nearest nursery or check out the catalogues.

If a large tree is in the plan, pines, spruces and firs should be looked at. They include white , red, blue, and Scotch, allmaking broad-headed trees eventually.

Spreading junipers and plume cypress make good bed shrubs. Talk with the experts where the trees are sold and describe what and where you are working so that the best for your project can be suggested.

The Iroquois Chieftain **welcomes your opinion. Write to Letters to the Editor, The Iroquois Chieftain, Box 529, Iroquois, K0E 1K0. Be sure to include your name and telephone number in any correspondence. Unsigned letters will not be printed.**

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Adding deck or porch popular

The addition of a deck or porch is popular today, as folks seem to be going back to their roots and the idea of a veranda or addition that enhances the appearance of the home and also provides an area for R and R is becoming something everyone wants at their house. We'll watch to see what this will turn out to be!! *Chieftain Photo S.L.Johnston.*

CONTINUED

• Continued from page 2A

to do the job properly.

WHO SHOULD DO THE WORK?

Hoping to save money, you can easily overestimate your abilities. While planning a thousand and one projects and envisaging the finished result, you may misjudge the complexity of the work.

To get the job done properly and at a reasonable cost, do only those jobs you know how to do best yourself and let professionals do the rest.

If you decide to do the work yourself, proceed cautiously. Ask yourself:

- Can I realistically add this renovation work to my list of already-planned activities?
- Do I have the required skills?
- Do I have the required tools? If not, what would it cost to buy or rent them?

Calculate your required outlay in materials and tools and compare the total cost with the estimates given by contractors. Then decide whether to do it alone or to contract out.

Remember also to consult local building authorities and to have plumbing, electrical and heating work inspected by professionals.

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Energy Efficient Insulation Standards

Minimum Insulation Levels*

Ceilings (flat)	RSI 7.0	(R 40)
Ceilings (cathedral and sloped)	RSI 6.3	(R 36)
Walls	RSI 3.3	(R 18.7)
Exposed floors	RSI 4.9	(R 28)
Basement walls exterior (down to footing) or Interior (down to floor)	RSI 1.8	(R 10)
	RSI 2.1	(R 12)

*Canadian Electrical Association Double 'E' Insulation Standards

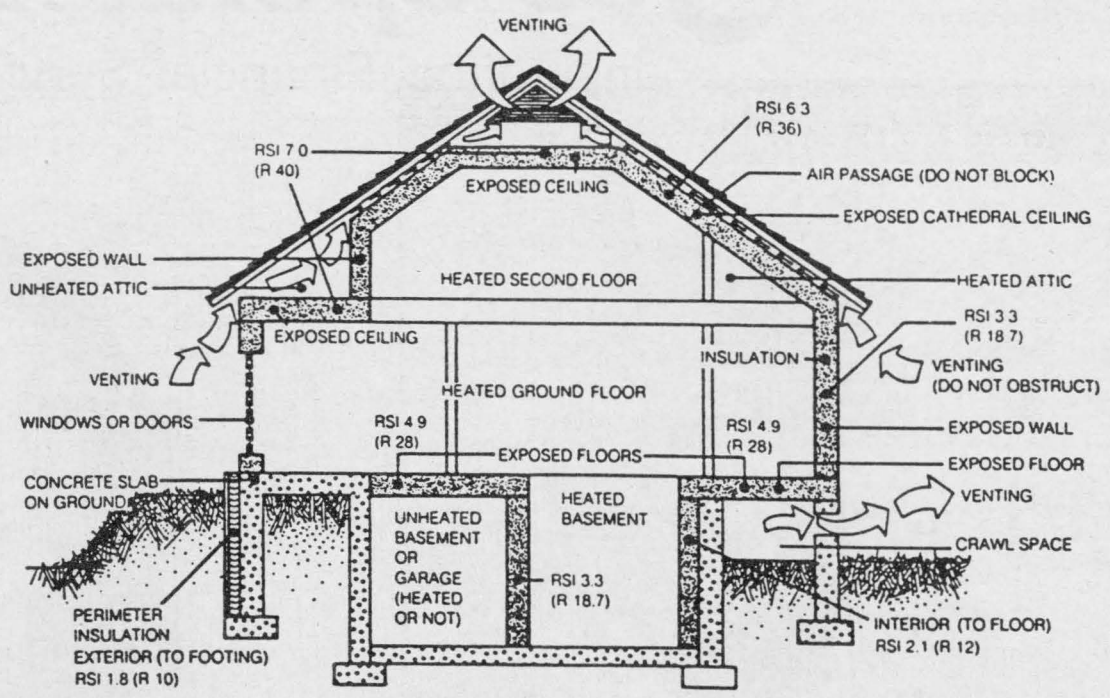
Thermal resistance values given refer only to the insulating material and not to the total thermal resistance value of the wall, ceiling, floor, etc. All insulation must meet CMHC, ASHRAE Guide, CSA Standard C2731 and Ontario Building Code requirements.

Fireplaces

All fireplaces shall be equipped with glass or metal doors and have tight fitting dampers. A separate fresh air intake is mandatory.

Windows and Glass Doors

Double glazing for all climate areas below 5,800 C degree days (10,500 FDD). (Double glass window or single glass with storm sash RSI 0.36 (R 2.04), 12 mm (1/2") air space and thermal break in metal frames.)
Triple glazing for climate areas exceeding 5800 C degree days (10,500 FDD). (Double glass with storm sash or triple glass prime construction RSI 0.45 (R 2.63) with two air spaces totalling a minimum of 12 mm (1/2") and thermal break in metal frames.)



All surfaces exposed to the outside air, to unheated areas or to a garage (heated or unheated) shall be insulated.

Doors (Non Glass)

Insulated door with thermal resistance of RSI 0.7 (R4) or uninsulated door plus storm door.

Heating

Electric hydronic, electric forcedair, electric baseboard, electric hot water heat.

Air Quality

Air quality in homes can be assured with a positive, reliable mechanical ventilation system. The system should provide a continuous supply of ventilation air to each habitable room

1. A continuous supply of ventilation air at a rate of 5 L/s (10 cfm) for each habitable room, bathroom, and kitchen, and 10 L/s (20 cfm) to basements and utility rooms. The total continuous ventilation rate need not exceed 0.45 air changes per hour (based on the total house volume including any basement volume).

2. The ventilation system shall be capable of providing an additional 25 L/s (50 cfm) on an intermittent basis activated by a humidistat and manual override or timer switch.

3. Exhaust air capability of 25 L/s (50 cfm) for each bathroom and 50 L/s (100 cfm) for kitchen on an intermittent basis.

Ventilation system design and installation should be in accordance with the Canadian Home Builders' Association's R-2000 Home Program Design and Installation Guidelines for Ventilation Systems.

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*U*sing energy more efficiently puts money in your pocket and helps clean up the environment.

Burning oil and gas releases carbon dioxide, methane and other gases into the air. These gases trap heat in the atmosphere, creating a "greenhouse effect." The result is a gradual warming of the earth that has far-reaching and dangerous effects on climate and precipitation patterns.

Since 1950, global emissions of carbon dioxide have tripled.

The health of our environment is everyone's responsibility. You can help reduce environmental damage by using energy wisely. Be sure your home is well insulated. Check for drafts around doors and windows. If your heating system is due for repairs or replacement, consider installing a modern, energy-efficient furnace or a heat recovery ventilator.

SAVING ENERGY BY RECYCLING

Tossing away a beer can may seem unimportant. But consider this: when you throw away a can, 100 per cent of the energy it took to make it is wasted. When you recycle it, 97 per cent of that energy is saved.

Today we have the technology to recycle metal, glass, paper, motor oil and some plastics.

Even organic materials can be recycled. Gardeners can use kitchen scraps, grass clippings and leftovers from landscaping projects to create a compost heap. In this way, they return nutrients to the soil while safeguarding the environment.

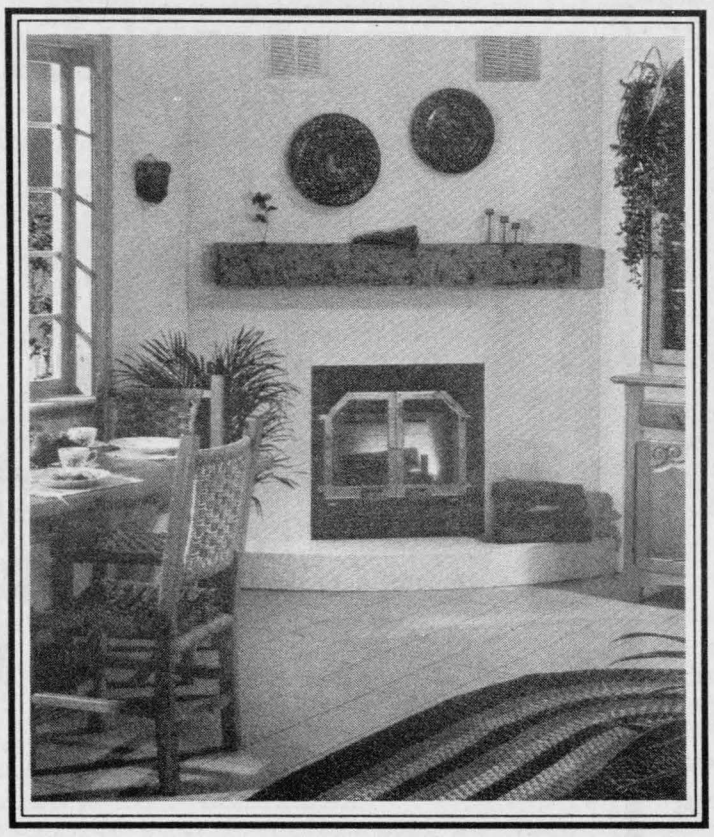
By taking part in a recycling program you can achieve significant energy savings. It's a small step anyone can take that results in a valuable payoff.

PROPANE AND NATURAL GAS: AN ECOLOGICAL SOLUTION

Drivers can help protect the environment by converting their cars to propane or natural gas. These fuels contain no lead and produce only small amounts of carbon monoxide and other substances that contribute to the greenhouse effect and acid rain.

There are many ways to cut down on gasoline consumption. Instead of using the car for short trips, walk or ride a bicycle (it's healthier, too!). For longer trips, take the bus or car-pool. Make sure your car is tuned up each year. Drive at moderate speeds and avoid sudden stops and starts. In cold weather, use a timer to turn on the block heater two hours before starting your car. Never leave the car idling for more than 30 seconds.

Our environment has never needed our help more than it does now. Today we face ozone layer depletion, global warming and acid rain. We must do something to help keep our surroundings healthy—for ourselves and our children.



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Energy saving tips for the tenant

Is there a way for you, as a tenant, to save energy, contribute to a healthier environment, and still live comfortably in your apartment or home? Definitely!

The following tips show you how to reduce energy consumption without sacrificing comfort. These tips will also help you save money on your electricity and heating bills.

IN THE KITCHEN

- Use an electric kettle instead of a kettle which is heated on the stove.
- Use a microwave oven to reduce cooking time.
- Use pots and pans with tight-fitting lids.
- Match the size of the bottom of the pot or pan with the heating element.

REFRIGERATOR AND FREEZER

- Set the temperature of the refrigerator at 4°C (39°F) and the temperature of the freezer at -18°C (0°F).
- Defrost both appliances regularly. Do not allow frost buildup exceed 6 mm (1/4 in).
- Do not overload your appliances. Air must be able to circulate for them to work properly.

DISHWASHER

- Use the dishwasher only when you have a full load. If possible, use a shorter, energy-saving cycle.
- Turn off your dishwasher before the drying cycle and open the door to let the dishes air dry.

LAUNDRY

- Wash clothes in cold or lukewarm water and always rinse them in cold water.
- Avoid washing only a few items of clothing at a time. Use the full capacity of your washing machine.
- Clean the dryer's lint filter after each load.
- Once a year, clean lint from the dryer's motor, drum and pipes.

HEATING AND AIR CONDITIONING

- During the day, set the thermostat at 20°C (68°F). At night, or if you will be away for an extended period, turn the thermostat down to 17°C (63°F) or lower.
- In winter, leave drapes open during the day to let in the sun's warming rays; in summer, close them to keep unwanted heat out.
- If you have an air conditioner, set it at 25°C (77°F) or higher.

HOT WATER HEATING

- Don't forget to turn off your hot water heater when you leave home on vacation.
- Take the time to install flow restrictors and aerators on faucets and shower heads. Repair leaky faucets promptly.

LIGHTING

- Install dimmer switches and reduce lighting wattages to the minimum level required.
- Keep bulbs and fixtures clean.
- If you have electrical fixtures with two bulbs, try removing one of the bulbs. You will then be able to replace the remaining bulb with a stronger one without exceeding the maximum wattage recommended by the manufacturer.
- Where practical, use fluorescent lights. They are three times more economical than incandescent lights.

WEATHERPROOFING

- Weatherstrip windows and doors to eliminate air leaks. You can also install plastic storms on the inside of windows and French doors during the heating season.
- Caulk the inside of window and door frames.
- Seal all cracks and openings in the buildings's envelope.

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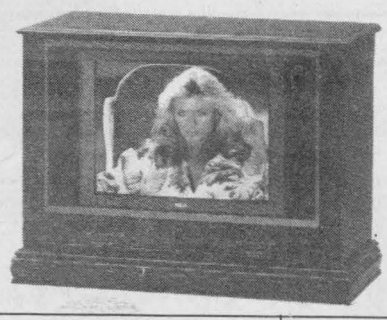
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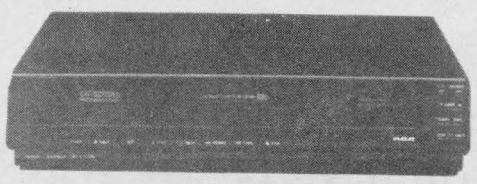
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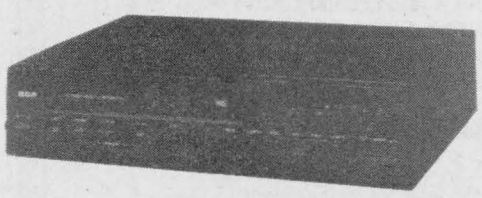
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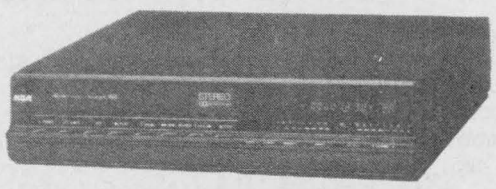
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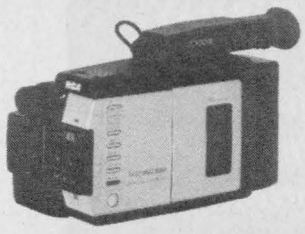
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Now is the time to prepare for winter

That colourful warm-cool season is once more upon us as summer activities wind down and are moved to the sanctity of indoors. Fall warns homeowners of the exhorbitant fuel costs and cool drafts that lie ahead through the cold perils of winter. But do not dispare, there is still time to take care of that draft and other annual problems forgotten in the heat of summer.

As everyone tends to creep indoors for hibernation, a general spruce-up of the surroundings tends to please the eye and help ease those cabin fever blues. Also a wise investment to increase the value, not all home improvements need be pricy.

Mood changes can be reflected simply, and best of all, inexpensively by giving the walls a different look. A relaxed atmosphere of fall can be treated by adding a splash of colour. Popular pastels provide a terrific background to any furniture ensemble. Accessories can shine for what they are, without the clutter of clashing patterns. A master illusionist, light shades will make a room appear larger while large prints can also be used to co-ordinate a large room producing a cozy atmosphere.

A facelift for the outside is a good idea too. Get some fresh air and install siding that can be enjoyed next summer. Brick is making an enormous come-back. According to local contractor, Henry Swank, most exterior covering requests are for grey brickwork.- or grey anything!

Renovations today reflect a growing demand for style with practicality. A home makes a statement about it's owner. Inexpensive renovations utilizing simple lines and classical accessories can be an effective combination that you will never be sorry for, especially in the pocketbook!!

Improve your car's energy efficiency

To save energy and to keep yourself and your car in the best physical condition possible, use your automobile only when it is absolutely necessary. If you aren't going far, take the bus, ride your bicycle or walk!

SOME ECONOMIC DRIVING HABITS

If you drive, try to save energy in the following ways.

- Drive slowly. A car running at 100 km/h consumes 10 per cent more gas than a car running at 90 km/h.
- Whenever possible, plan your stops. Sudden starts and stops wear out your tires and brakes and increase your fuel consumption.
- Keep an eye on your tires. Buy an air-pressure gauge and check your tire pressure at least twice a month. Rotate your tires when they start to wear. If your car has radial tires, replace the back tires with the front ones on the same side. If you have bias-ply tires, change the back tires to the front on the same side. Switch each front tire with its diagonally-opposite back tire.
- Air conditioning can increase fuel consumption by 20 per cent. Try keeping the windows closed and using the air circulation system.
- An engine that runs slowly wastes fuel; in fact, an engine running slowly for one minute burns more gas than it burns when it starts up. If you are waiting in your car, turn the engine off.

THE WINTER CAR: AN ENERGY EATER

In cold weather, engines can increase their energy consumption by 30 per cent. At -12°C, your engine heats up only after your car has travelled 15 kilometers. Driving short distances therefore wastes energy and money and should be avoided.

Although winter tires give better traction, replace them with summer tires as soon as the ice melts; winter tires running on dry surfaces increase fuel consumption by 4 per cent. Consider buying radial tires which provide a 5 per cent higher fuel economy than bias-ply tires.

In the winter, do not let the engine run for more than 30 seconds before driving. However, drive slowly for the first few kilometers to allow the engine to heat up slowly.

Do not leave a block heater on all night. To save energy, use a timer to turn on the block heater two hours before you intend to leave.

Have your car serviced each fall.

If you follow these tips, you will save energy and at the same time prolong the life of your car.

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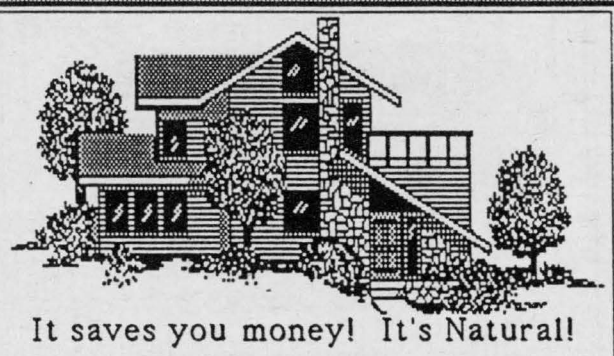
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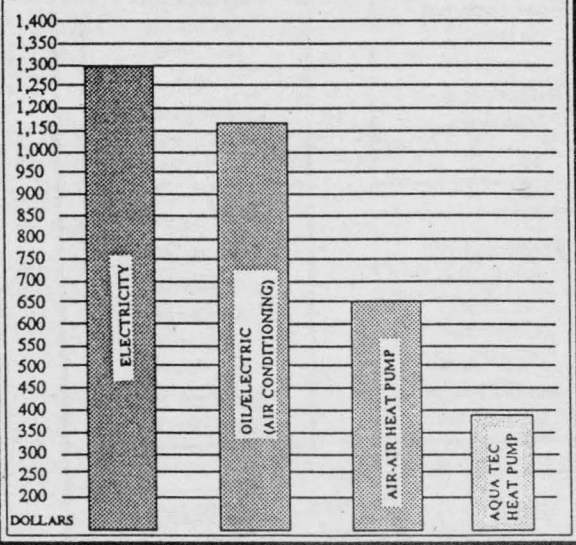
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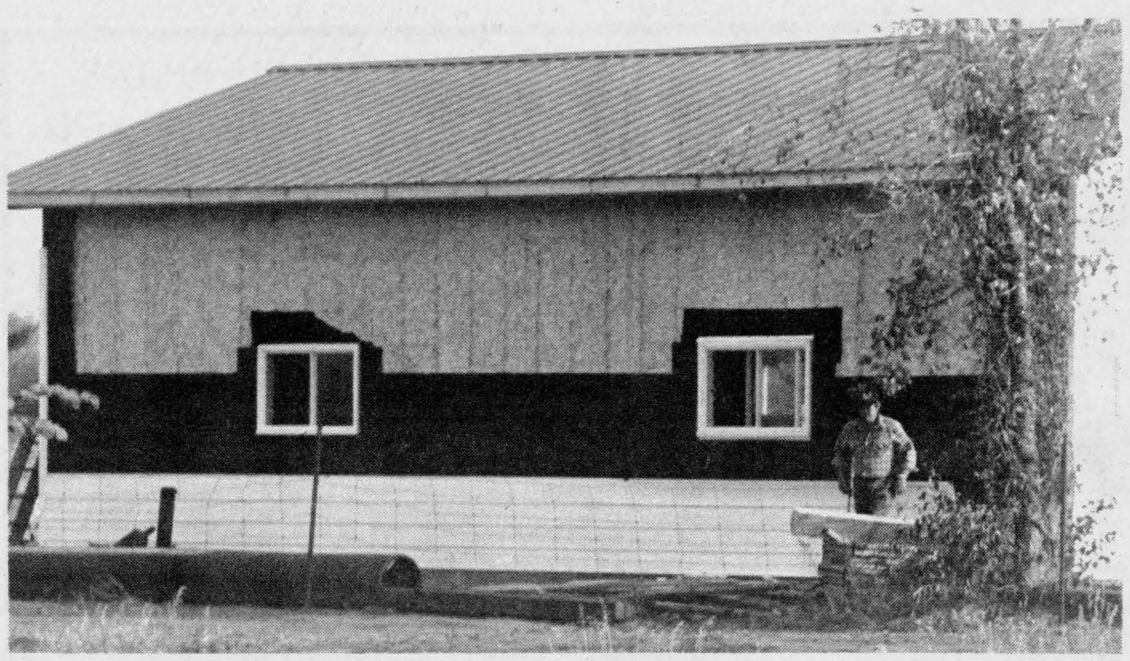
Average derived using combined figures of new, modern and older syted homes. Actual cost may vary depending on local energy cost, quality of construction, lifestyle etc.



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Hurry before winter sets in!

Siding and insulation not only add to the beauty of homes and other structures, but also to the longevity of them. Here a local gent is putting the new vinyl type of siding on a newly constructed garage. This type is really quite easily installed and looks very nice once on the building. A do-it-yourself project for those so inclined. *Chieftain Photo S.L.Johnston.*

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Heating and cooling with heat pumps

If you plan to buy heating and cooling equipment or if you would like to cut your energy-consumption costs, consider installing a heat pump in your home. A heat pump can help to warm your house in summer and cool it in winter.

HOW HEAT PUMPS WORK

Heat pumps are electrical devices that extract heat from one area and transfer it to another. The transfer occurs when a refrigerant circulates between two heat exchanger coils.

In one coil, the refrigerant evaporates at low pressure and absorbs heat from its surroundings. The refrigerant is then pumped to the other coil, where it condenses at high pressure and releases the heat it absorbed. In summer, a heat pump can cool your house by transferring indoor heat to the outside.

Refrigerators and air conditioners are examples of heat pumps that work exclusively in the cooling mode.

AIR SOURCE HEAT PUMPS

There are two types of heat pumps. Air-to-air heat pumps, the more common type, absorb and transfer heat from the air (either outdoor or indoor) during the winter and transfer indoor heat to the outside during the summer.

An air-to-water heat pump takes heat from the outside air and transfers it to the water in the system. These systems are still quite rare.

HEATING CYCLE

The heat pump's ability to transfer heat from outdoors into the house depends on the temperature outside. As the temperature drops, so does your heat pump's capacity, its ability to absorb heat.

At the thermal balance point, the heat pump's capacity equals the house's heat loss. Below this point, the heat pump cannot supply enough warmth to heat your home and your back-up heating system would have to be used.

COOLING CYCLE

The heat pump draws heat from the air in the house and transfers it to the outside. However, during the cooling cycle, the heat pump can also dehumidify the air in the house. The moisture in the air condenses on the pump's internal surfaces and collects in a tank beneath it.

GROUND-SOURCE HEAT PUMPS

As their name indicates, ground-source heat pumps use the ground, underground water, or both, as a heat source during winter and as a reservoir for the heat recovered from the house during the summer.

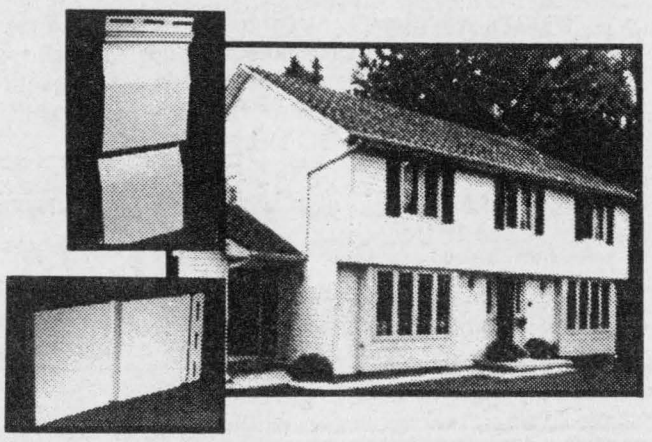
The pumps remove heat from the earth through groundwater or through an antifreeze solution and transfer it inside. During summer months, the process is reversed: the pump extracts heat from the house and transfers it to the earth through the groundwater or anti-freeze solution.

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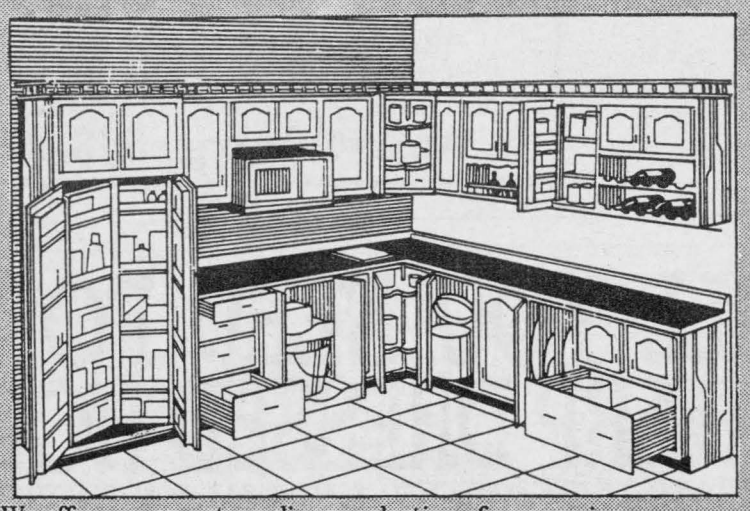
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A great kitchen doesn't have to be expensive. -FRAMED
-FRAMELESS
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NEW! CIMARRON

913 Cimarron
- Fire-retardant
- Acoustical
- Washable
- Fine-scale texture

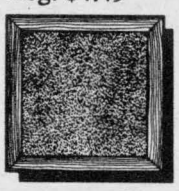
2' x 4' panel
$5.99
Reg. $7.99



Reg. $4.49

266 Brighton
- Acoustical
- Washable
- 3-D look
- Two-tone textured

2' × 2' panel $3.39
10' × 12' room $101.70



Reg. $1.69

30 Pebblewood
- Fire-retardant
- Acoustical
- Seam-hiding
- Washable
- Dimensionally stable

12" × 12" tile $1.40
10' × 12' room $168.00



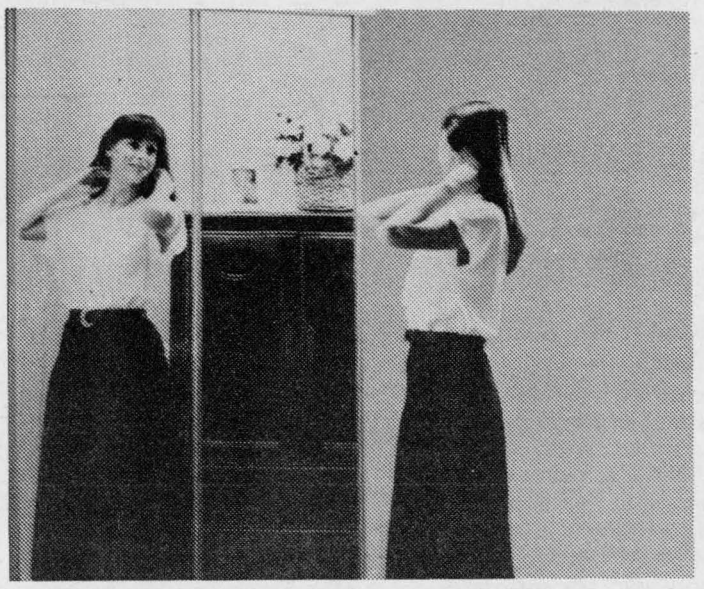
WATER HEATERS

199.99 40 gal.
Double element electric heater, glass-lined inner tank, 5 yr. warranty. 120V, safety cut-off switch. 60 gal. ... **279.99 ea.**
40 gal. energy efficient ... **259.99 ea.**



99.99 ea.

STAINLESS STEEL SINK
Double bowl sink with ledge back. Easy care stainless steel, fully undercoated for years of dependable service and good looks. Contour ledge design. Basket strainer included.



MONARCH MIRROR DOOR AZTEK GOLD
Includes track and hardware. Assembled and ready to install. 48"x80". K-4780-Z.

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"SINCE 1864"

Dundas St., **IROQUOIS**

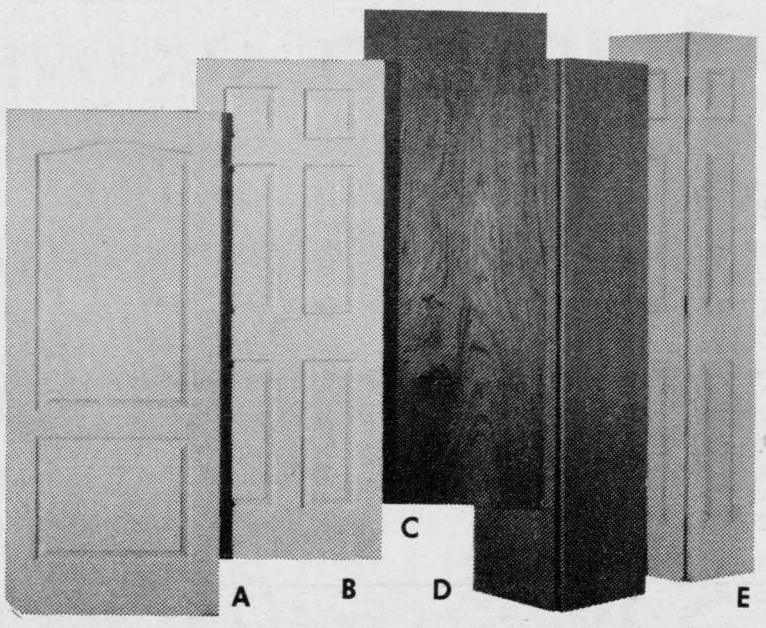
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A. Colonist or B. Classique
Authentic raised panel effect comes primed and ready to paint. YOUR CHOICE OF DESIGN
2'x6'8"x1 3/8" ..... **47.99 ea.**
2'6"x6'8"x1 3/8" ..... **54.99 ea.**

C. Slab Mahogany Door
Ready to varnish or stain, these doors will compliment home or cottage.
2'x6'8"x1 3/8" ..... **23.99 ea.**
2'6"x6'8"x1 3/8" ..... **27.99 ea.**

D. Slab Mahogany Bi-Fold Doors
An ideal addition to any room in the house. Hardware included.
2'x6'8"x1 3/8" ..... **35.99 ea.**
2'6"x6'8"x1 3/8" ..... **39.99 ea.**

E. Closet Bi-Fold Colonist or Classique
Hardware included. YOUR CHOICE OF DESIGN
2'x6'8"x1 3/8" ..... **54.99 ea.**
2'6"x6'8"x1 3/8" ..... **59.99 ea.**