

Working and Living in Durham

Darlene Breault



Keep Your Home Cool in Summer

As the temperature rises, so does the cost of cooling your home, especially if you use an air conditioner. Obviously, the best way to keep your home cool during the summer is to use an air conditioner to keep the temperature down, but there are other options that don't raise your energy bill quite as significantly. Air conditioners may offer tempting temporary relief from summer heat, but they're a huge environmental no-no. You may be cooling your home, but the fossil fuels you're burning in the process are only making your summers hotter. This summer, leave the air conditioner in storage and try these environmentally-friendly alternatives instead. Fundamentally, the idea is to minimize sources of heat and remove built-up heat from inside.



Fans and Ceiling Fans

- If you're looking for ways to beat the heat, a ceiling fan can be a great investment for your home. This one appliance can make a room feel 6 or 7 degrees cooler, and even the most power-hungry fan costs less than \$10 a month to use if you keep it on for 12 hours a day. Good fans make it possible for you to raise your thermostat setting and save on air-conditioning costs. Fans don't use much energy, but when air is circulating, it feels much cooler. Ceiling fans are best, but a good portable fan can be very effective as well.
- You should remember that even mild air movement of 1 mph can make you feel three or four degrees cooler. Also make sure your ceiling fan is turned for summer – you should feel the air blown downward.

Shades, drapes, or blinds

Install white window shades, drapes, or blinds to reflect heat away from the house. Close blinds, shades and draperies facing the sun (east-facing windows in the morning and west-facing windows in the afternoon) to keep the sun's heat out and help fans or air conditioners cool more efficiently. Always remember that the best way to keep your home cool is to keep the heat out.

Internal Heat

- The most common sources of internal heat gain are; appliances, electronic devices, and lighting. Be aware from where the heat is coming. Now if you have air conditioning, use it wisely. Don't put lamps, televisions or other heat-generating appliances next to your air-conditioning thermostat, because the heat from these appliances will cause the air conditioner to run longer. The heat they produce will make it think your house is warmer than it really is, and your system will run harder than it needs to.
- Unless you absolutely need them, turn off incandescent lights and heat-generating appliances. Replace incandescent bulbs with compact fluorescents; they produce the same light but use a fifth the energy and heat.
- You should also try to avoid heat-generating activities, such as cooking, on hot days or during the hottest part of the day. If you are cooking, use your range fan to vent the hot air out of your house. By reducing the amount of heat in your home, you will have to use less energy to cool it.

Plants

Plant trees or shrubs to shade air conditioning units, but not block the airflow. A unit operating in the shade uses less electricity. Deciduous trees planted on the south and west sides will keep your house cool in the summer and allow the sunlight to warm the house during the winter. For example just three trees, properly placed around a house, can save between \$100 and \$250 annually in cooling and heating costs, and daytime air temperatures can be 3 degrees to 6 degrees cooler in tree-shaded neighbourhoods.

Other things to remember

- Humidity makes room air feel warmer, so reduce indoor humidity. Minimize mid-day washing and drying clothes, showering, and cooking. And when you must do these things, turn on ventilating fans to help extract warm, moist air.
- Avoid landscaping with lots of unshaded rock, cement, or asphalt on the south or west sides because it increases the temperature around the house and radiates heat to the house after the sun has set.
- If the attic isn't already insulated or is under-insulated, insulate it NOW. Upgrading from 3 inches to 12 inches can cut cooling costs by 10 percent.

Source: www.freshhome.com

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Market Statistics – Low-Rise Market Conditions Remain Tight in June

July 4, 2013 -- Greater Toronto Area REALTORS® reported 9,061 sales through the TorontoMLS system in June 2013 - down by less than 1% compared to June 2012. Over the same period, new listings were down by a greater rate than sales, suggesting market conditions became tighter.

"The sales picture in the GTA improved markedly in the second quarter of 2013. While the number of transactions was still down compared to 2012, rates of decline were substantially improved compared to the first quarter," said Toronto Real Estate Board President Dianne Usher.

"As a growing number of homebuyers, many of whom put their purchase on hold due to stricter lending guidelines, now reactivate their search, the expectation is for renewed growth in home sales in the second half of 2013," added Ms. Usher

The average selling price in June was up by 4.7% year-over-year to \$531,374. In line with the 2013 norm, June price growth was driven by the single-detached and semi-detached market segments, particularly in the City of Toronto. Over the same time period, average condominium apartment selling prices remained in line with 2012 levels.

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,505	1,782	98%	22
Ajax	276	263	99%	19
Brock	37	123	95%	63
Clarington	255	263	99%	22
Oshawa	339	326	98%	21
Pickering	203	237	98%	22
Scugog	50	117	97%	41
Uxbridge	66	149	97%	38
Whitby	279	304	99%	17

"The short supply of low-rise home types in many parts of the GTA relative to the number of households looking to buy continued to prompt strong upward pressure on selling prices of singles and semis," said Jason Mercer, TREB's Senior Manager of Market Analysis. "We have also seen enough buyers in the better-supplied condo apartment market to provide support for selling prices at current levels."

Full Market Watch Report is available at www.ListedByDarlene.ca

Community Events

Children's Chess Club

When: July 16 2013, 6-7pm

Where: Oshawa Public Libraries McLaughlin Branch, 65 Bagot St.

Charlie Hope Live in Concert!

When: 17 2013, 11am-3pm

Where: McLaughlin and Legends Centre Branches of the Library 65 Bagot St.

Peterborough Musicfest

When: July 17 2013, 8-10pm

Where: Del Crary Park, Peterborough, Ontario

GALAXY DANCE PARTY

When: July 27 2013, 8pm-1am

Where: Oshawa Navy Club, 320 Viola St(Ritson Rd S)
A DANCE FOR ANYONE OVER 30

Oshawa Mayors Golf Classic

When: Aug 1 2013, 12-9pm

Where: Oshawa Golf Club



Sudoku

Fill in the blanks so that each row, each column, and each of the nine 3x3 grids contain one instance of each of the numbers 1 through 9 .

3	6	7						
			7		2	3	6	
	2			8				4
		2		4				6
				9	5		7	
1		9		3			5	
7			9			8		
2	5				4			
			5		8	1		7

For solution visit www.ListedByDarlene.ca



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