



Border
Home Inspections
"Inspected Once, Inspected Right."

Aulden Reid Certified Residential/ Commercial Inspector

READ THIS IF YOU WANT TO SAVE ON YOUR HEATING BILLS

Q: I recently bought a new home and I am finding it takes a lot of gas to keep it warm. Can you suggest a few ways I can reduce my heating costs?

A: In the nineties I purchased an older acreage that needed lots of work. My first winter in that home caused me lots of stress due to the high cost of heating. My bills during a cold snap such as the one we are having now were about \$125.00 per week. I made several improvements that helped keep the cold out and reduce my bills while increasing the comfort of our home. Most importantly you can make these necessary improvements without spending a fortune. Here are just a few ideas.

Every home has a heated living space and unheated areas such as the attic. It is the unheated areas that can really cost you in winter. Due to the fact that heat rises it is estimated that 60% of heat loss is through the attic. If you haven't checked your attic insulation I recommend you do so today. You should have at least 12 inches of insulation. If you notice the attic is poorly insulated I recommend going to Home Hardware or another building supply store and ask about renting their insulation blower machine, it is relatively inexpensive and easy to use. The extra layer of insulation will save you lots of money over the years. Another idea is to go outside on a cold day and compare your roof to the neighbor's roofs. If you see less snow or frost on your roof or more ice forming at your eaves, then you are likely losing more heat than they are.

The second most common area of heat loss is through window and door openings. Depending upon the age and style of the windows you might need to put plastic over the entire window. You might also be able to caulk or foam around the opening as well. If you feel drafts around the trim for example you can carefully remove it and check to see if there are hidden gaps that are allowing the wind through. I recommend purchasing a foam gun (about \$50.00) and a can of all-purpose foam (\$11.00). You will be amazed as to how many areas of an old drafty home you will find and be able to eliminate with one can of foam. The foam gun can be used over a longer time frame whereas the cans of foam must be used all at one time. I would never be without this tool now that I own one.

Here are some other areas I recommend you look at. If you need clarification call me and I will do what I can to help you save money, remember advice is always free.

- Check your door striker area where the door latches, if it is loose your likely losing heat.
- Install a fan timer to reduce the time the fan runs and pulls heat outside.
- Have your furnace tuned up, a dirty furnace filter will reduce the furnaces efficiency
- Install a programmable thermostat and set a lower sleeping temperature
- Dress a little warmer so you are not tempted to turn the heat up due to drafts or cold floors.

From my family to yours, we wish you a Merry Christmas, may your family experience all the blessings of this joyous season and throughout 2009.



Call 780-872-1268
to book an inspection.