

## Renovations Continue To Build Home Value

Canadians recognize the value of renovating, for lifestyle enjoyment, to add value to their homes, and for energy-efficiency. Some take advantage of government programs like the ecoENERGY Homes program.

But renovating doesn't always involve a bin, renovator, or equity loan. Often an upgrade is a do-it-yourself project that improves how you feel about your place. According to the 2011 CMHC Renovation Report, that surveyed 10 major centres across Canada, average renovation spending in the Calgary area in 2009, was \$13,087 and then nudged up a bit to \$13,236 in 2010.

### Most Popular Renovation Projects in 2010

Painting or wallpapering.....	25%	Interior walls & ceilings.....	10%
Hard surface flooring & wall-to-wall carpeting.....	24%	Heating and/or air conditioning equipment.....	8%
Windows & doors.....	21%	Electrical fixtures & equipment.....	8%
Fences, driveways, patios, pools, landscaping.....	16%	Structural additions or extensions.....	6%
Roofs & eavestroughing.....	14%	Built-in appliances.....	4%
Plumbing fixtures & equipment.....	13%		

\* SOURCE: 2011 CMHC Renovation and Home Purchase Survey

## Moisture Alert - Mould Alert!

During the winter, we add humidity to our homes to balance the cold, dry air. But too much humidity and moisture will condense on windows and on poorly insulated walls. And mould loves moisture.

Check for condensation on cool exterior walls. To prevent mould, remove items from around windows or on the window sill that could trap moisture. Be sure clothes, or dry cleaning still in plastic bags, are moved away from closet walls where condensation can occur. Because it's right there, it's an ideal place for trapped moisture to promote mould growth.

## EnerGuide Rating For Homes

Just like comparing the energy efficiency of appliances, getting an EnerGuide Rating for your home enables you to compare energy efficiency to similar homes.

It starts with an energy audit. To determine your home's rating, an Energy Advisor collects data on the home's energy systems, construction materials and the "building envelope" (the walls and roof) to model the home's energy consumption. A "blower door" test is conducted and the results are compared with a "benchmark house" of similar size in a similar climatic region.

If you're planning to renovate, the rating shows your home's present level of energy efficiency and the level it could achieve, with recommended upgrades outlined in the report.

### The Difference Upgrades Could Make:



### What The Numbers Mean

### EnerGuide House Ratings

House Characteristics	Typical Rating
Older house not upgraded.....	0 to 50
Upgraded older house.....	51 to 65
Energy-efficient upgraded older house or typical new house.....	66 to 74
Energy-efficient new house.....	75 to 79
Highly energy-efficient new house.....	80 to 90
House requiring little or no purchased energy.....	91 to 100

\* Source: Natural Resources Canada

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While most people look at the changing scenery this time of year, we're also looking at the homes in different neighbourhoods. That way, when you have questions, we have answers - our goal is to always be your one-stop resource.

As you're exploring autumn colours during the coming weeks and find an area or home that tweaks your interest, call us. Even though you may not be ready for something new right now, we're always glad to be able to keep you in-the-know about the real estate market.

And when you know someone who is planning a move, please let us know. We will gladly introduce ourselves and offer our services and negotiating expertise.

Best regards,

*Doug & Roz*

*Value = Knowledge + Experience = Advice*

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SCAN ME!

## YES! Canada Takes Top Spot!

Forbes magazine's 2011 list of the world's top countries for business, ranks Canada #1. Up from number 4 last year, this annual ranking of 134 countries takes many factors into account including taxation, bureaucracy, and includes our continued economic strength among the key reasons. By contrast the U.S. dropped one spot to 10th place.

So while the headlines continue to talk "clouds", there are silver linings... and for Canada, it's gold.



### Roof - Repair or Replace Before The Freeze?

During a wet, freezing winter - roof repairs are almost impossible. There's only a short time left to check the roof and fix problems or replace it. Take a quick look - do shingles look worn? Curled? Are some missing? Are gutters cracked?

Have a shingled roof now but want tile or slate? Verify that the roof structure can carry the weight. Some roofers want to put new shingles over old. Aside from mould & moisture issues - again, can the roof framing support the added weight? Is the roof prematurely aged - is it from lack of attic ventilation?

Quotes for the project should be in writing, and of minimum include:

- Type of shingles, weight and manufacturer name.
- That the Contractor is responsible for first removing existing shingles, nails & gutters and disposing of all debris within the Contract Price.
- A Work, Pause, Advise & Revise Clause to deal with the possibility of bad roof boards under the shingle - with predetermined replacement costs, in the event new roof boards are needed.

### Smart Money Tip

Before calling a Roofing Contractor, hire a Home Inspector to help you determine scope of work and the best way to approach the project for maximum life and cost efficiency.

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