

# Davis Realty News



Jack wishes everyone all the best for the holiday season

## FROM CAROLYN'S KITCHEN

### ITALIAN KRAFT DINNER CASSEROLE

1 box Kraft Dinner  
1 large can diced tomatoes  
1 1/2 cup shredded cheddar cheese  
3 large eggs beaten  
1/4 cup basil or oregano  
Salt & Pepper to taste  
Add in any left over meat (turkey, chicken, sausage)

Boil pasta, drain, mix in tomatoes, pkg of Kraft Dinner Cheese, meat & spices. Stir in beaten eggs. Layer 1/2 cheese on bottom, top with cheese. Bake 350 for 50-60 minutes in corning ware dish. Serve with salad and garlic bread.

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## HOMEOWNER'S CHECKLIST – BASEMENTS

When is the last time you checked the foundation of your house for damage or signs of water infiltration? Use this list as a guide when inspecting your basement.

### Things to look out for in your BASEMENT

- Cracked concrete walls or floor
  - Damp or wet floors and walls
  - Flooding
  - Discoloured, damp or musty carpets or lino
  - Damp spots under items sitting on concrete floor
  - Musty smell
  - Window leaks
  - Window well problems
  - Damaged or rusted furnaces and baseboards
  - Damaged or mouldy drywall
  - Damaged or mouldy sill plates
  - Stained carpet tack
  - Mould anywhere
  - Cold, un-insulated walls
- The time to deal with water infiltration or excess humidity is BEFORE major problems arise.

Thank you to Island Basement Systems for this information. To learn more, order their free book online at [ibsg.ca](http://ibsg.ca)

### Jack's Night Out at the Movies

**The lucky winner of this issue's "night out" is Kathy Williams. She has won tickets and treats for two at the movie of her choice. Want to enter for the next draw? Give Jack a call: 250-598-6200 to say hello or send a quick email: [jdavis@davisrealty.ca](mailto:jdavis@davisrealty.ca) He likes to hear from his clients-anytime!**

### JACK SAYS" MARKET APPEARS TO BE BALANCING OUT".

**I wish to thank all of my clients for the continued loyalty over many years and let you know that I appreciate your referrals!**

## **TIPS TO HELP YOU SAVE MONEY ON ENERGY COSTS OVER THE WINTER**

- To keep warm air moving in your home: reverse the direction of your ceiling fan. In the winter months, your fan blades should turn in the clockwise direction to force warmer air collecting at the ceiling down toward the floor (you can feel a breeze pushing down on you when standing directly under the fan).
- Check for leaks in your attic. First make sure the attic door itself is insulated and seals when shut. As for the actual attic space, if you can see the ceiling joists, you probably need more insulation.
- If your fireplace is more ornamental rather than functional, use a chimney plug to prevent warm air from escaping.
- Windows and doors are the biggest place where warm air escapes. Use a match or lit candle to search for leaks. If the flame blows out when held next to windowsills or door frames – there is a problem. Replacing windows and doors with efficient new ones are your best bet, but it's also costly. One alternative is to put up insulating storm windows and doors. You can also use window-insulation kits or heavy drapery to help keep winter drafts from entering your home through windows. And, weather-stripping is an inexpensive solution for filling gaps in door frames. For high traffic areas, rubber weather-stripping is your best bet.
- Keeping up with maintenance of central heating units. Furnaces should be checked each year to make sure they are operating at maximum efficiency and with clean filters. A clogged filter makes the unit work harder, costing more to operate and creating a fire hazard.
- Another good idea is to check the ductwork in your home to make sure there aren't any leaks. You can easily fix any that you find with metal backed tape found at any hardware store.
- If your hot water heater is located in a cold garage or closet, invest in a water heater insulating blanket. This keeps your unit from having to work so hard to heat the water. Of course your water heater might come insulated. If it's always cool to the touch, you don't need to do anything.

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