



French's Fine Homes

MUSKOKA'S MOST ENERGY EFFICIENT BUILDER

Newsletter

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HISTORY CONTINUES TO BE WRITTEN

So much has happened since we last talked about Josee and Charles who are planning to move to Port Sydney from Manitoba.

Probably the biggest event for them was the approval by the Town of Huntsville for a designation that allows them to operate a senior's residence in this home. Now they can develop their business plan, while we create their new home.

By the beginning of April, all the mechanicals were being roughed in - plumbing, electrical, mechanical. We arranged to have natural gas brought in to the site to give them the most energy efficient options in furnaces and water heating. Cogeco Cable agreed to service the lot as well, with enough options that each resident can have their own TV and internet plans.



On April 17th we poured the concrete floor in the basement - having first covered the ground with 2" thick styrofoam to insulate the floor from the cold ground below. Cabinets were ordered, and selections were all finalized. The crews installed all the backers needed for things like cabinets and tubs. Doors and windows were installed.



By the beginning of May, the weather finally started co-operating and we started the exterior finishes. Stone was installed on the front elevation. Siding added a much needed dimension to the appearance. Inside, the insulation was blown into the walls, and by May 10th we were able to start drywall. Since the home is almost 2600 square feet, this took pretty much the rest of the month.



June arrived with the painters. Trim followed close after that. Cabinets added another dimension to the interior, and the flooring installation started on the 18th. Soon we were able to call the plumber back to install sinks and toilets and faucets. The electrician installed the light fixtures, and the mechanical system was completed with thermostats, HRV controls and grilles, and floor registers. Garage doors completed the exterior. Now it really looks like a home.

All we have left is a couple weeks in July. They will arrive on July 17th to move into the completed home and we'll be ready. The cleaners are booked, the painters will do their touch-ups, sod has been ordered, Wallace will do his PDI (yes, just like your car gets a pre-delivery inspection, so do our homes) and we'll be making lists and checking them off to make sure they arrive to find their dream come true.

In our next issue, we'll bring you the final installment complete with pictures of Charles and Josee, who will have become part of the Port Sydney landscape, and proud Muskokans.



A Lifestyle Community With a Country Setting

Spring has initiated lots of activity at Inveraray Glen. Our model home at 18 Gainsborough Road now has regular viewing hours. Sharon Cross will be there to answer your questions. Larry has a total of 7 lots available including the model at 18 Gainsborough, and the built home at 20 Gainsborough.. We're working on the details needed to open up MacArthur Drive in hopes of expanding in that direction this fall.

Inveraray Glen is well settled with a serene quality, quite close to Annie Williams Park, the Muskoka River, and within 5 minutes of downtown.

Employee Update

Spring has warmed up the construction business! We've added new people to the French's Team. Welcome to our new outside team members: Steven Traves, Andy Wilson and Jim Lawrence. Inside we're happy to have Allison Merrill, Sharon Cross and Laurie Mundy.



Instead of the John I call my bathroom the Jim!
 That way it sounds better when I say I go to the Jim first thing every morning!!!

HUMOUR CORNER



BEND IN THE RIVER



THE IRONWOOD
Model Home

How to Reset or Re-Start Your Water Pressure System After a Power Failure

Moving from the city to the country exposes a homeowner to many new and unfamiliar situations. In the city, the homeowner doesn't need to consider how his water gets into his house. In the country, any number of things can affect water delivery, and quite often the culprit is a power failure.

Most of the control of that water delivery sits in a little 3-by-4 inch gray box between the well pump and pressure tank called the pressure switch.

This switch operates on the pressure in the water line and tells the pump when to turn on and off.

No water after power failure

Every once in awhile we get a call from a customer and it goes something like this -

I've just had a six hour power failure. Everything's now working again except the water. I checked and the water pressure meter reads 15 - it's usually around 50. However, it doesn't seem to be increasing. Any suggestions as to how I can get water again?

*I should add that I don't know a thing about plumbing so please answer in simple terms.
Thanks*

If you are on a well and experience a power failure, the pressure switch may be of the type that has to be reset. If you used water during the power failure and now your water won't come on that may be the problem.

Instructions

When you have a power failure and continue to use water, the pressure switch, which has a gray plastic cover and is located near your well's pressure tank, will have to be reset. What happens is that when the pressure tank pressure falls below the low setting, usually between 20 and 35 psi, it causes the pressure switch to turn off. If too much water has been drained from the system, some switches are set to automatically shut the entire system off to avoid burning out a well pump

1. First, after power is restored, check the well's main breaker, which should still be on. If it is tripped then reset the breaker. Sometimes power fluctuations just before an outage will cause it to trip.
2. Locate the pressure switch. It will be approximately 3 inches long by two inches wide, two inches high and will be connected to a 3/8 inch metal pipe sticking up from the main water line coming from the well going to the pressure tank. It will have wires coming out of it going to the pump and to the breaker box. On the side of the gray pressure switch you will most likely see, toward the bottom, a shiny lever about an inch or two long. Lift the lever upward and maintain the pressure. You should hear the pump kick on. Hold this lever in the upward position until you notice the pressure gauge get up to above 30 or so. Now if you release it the pump should stay on and you are back in business.

Note that not all pressure switches have this lever and this method does not apply to them.

Tips & Warnings

Be careful of any bare wires. You should not need to open the cover of the pressure switch.

Never open the gray plastic cover on the pressure switch without first turning the power off at the breaker and notifying everyone in the household what you are doing and not to touch that breaker.



PRESSURE SWITCH



PRESSURE GAUGE



LEVER

French's Real Estate 'this week'



Choose your
own interior
finishes!

20 Gainsborough Road, Bracebridge

\$388,946 HST INCLUDED
1508 SQ. FT. Bungalow



Model Home
Immediate
Occupancy!

18 Gainsborough Road, Bracebridge

\$389,234 HST INCLUDED
1429 SQ. FT. Bungalow



Immediate
Occupancy!

1060 Old North Road, Huntsville

\$219,900 HST INCLUDED
1056 SQ. FT. Bungalow



**NEW
PRICE**

696 Muskoka Rd 3N, Huntsville

\$279,900 HST INCLUDED
1208 SQ. FT. Bungalow



**FOR
SALE**

1010 Herman Tibbel Rd Utterson

\$249,900 HST INCLUDED

3 beds, 3 baths, 5 acres

newly renovated by *French's Fine Homes*



**NEW
PRICE**

8 Woodstream Drive, Huntsville

\$499,900 HST INCLUDED
1,876 SQ. FT. Bungalow

Maintenance Checklist

July

Clean HRV filter
Clean air conditioner filter
Check exhaust fans
Check water heater for leaks
Check and reset GFCI
Test smoke alarms and carbon monoxide detectors
Fertilize lawns



August

Clean air conditioner filter
Check HRV filter
Inspect doors and locks
Check and reset GFCI
Test smoke alarms and carbon monoxide detectors
Clean range hood filter
Inspect driveways and walks



September

Check exterior finishes
Check garage door tracks and lubricate bearings
Check caulking for air and water leaks
Plant new lawn
Check fireplace and chimney
Check basement or crawl space
Have humidifier, furnace and HRV serviced
Check clothes dryer vent
Check and reset ground fault circuit interrupter (GFCI)
Test smoke alarms and carbon monoxide detectors



** The 4" and 5" pleated media filters for your furnace are available at Dean's Home Hardware in Port Sydney.

About this Newsletter

We mail out this quarterly newsletter to our customers, past, present and future.

We hope you find it helpful and informative.

If you would prefer to get this newsletter by e-mail, send your e-mail address to build@frenchsfinehomes.ca

If you no longer want to receive this newsletter, simply e-mail us at build@frenchsfinehomes.ca

or call us at (705) 385-2311

and we will remove your name from our mailing list.

If you have some comments you would like to share,

HUNTSVILLE & BRACEBRIDGE
MODEL HOMES
DIRECTIONS AND HOURS

Open

Wed. to Fri. 12pm to 4pm

Saturday 10am to 4pm

Sunday 12pm to 4pm

Inveraray Glen Hours: Sat 10-4, Sun-Tues 12-4

\$499,99
HST INCLUDED
REBATES ASSIGNED TO
French's Fine Homes



Huntsville Model
8 Woodstream Drive



To reach our model from Hwy 11, exit Hwy. 11 at Hwy. 60. Left onto Muskoka Rd. 3 N. Go 2 km. Watch for Muskoka Meadows sign on left.

Call 705-788-3141

\$906,900
PLUS HST
REBATES ASSIGNED TO
French's Fine Homes



River Front Property
Bracebridge Model
135 Keith Road



To reach our model from Hwy 11, exit at District Rd 118 W (Ecclestone Drive). Turn right onto Keith Road. Watch for signs.

Call 705-645-6717

\$389,234
HST INCLUDED
REBATES ASSIGNED TO
French's Fine Homes



Bracebridge Model
18 Gainsborough Road



To reach our model from Hwy 11, exit Hwy. 11 at District Road 118 W which becomes Wellington Street. Turn left onto Santa's Village Road. Turn right on Gainsborough Road.

Call 705-637-0811



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