

French's Fine Homes

MUSKOKA'S MOST ENERGY EFFICIENT BUILDER



Newsletter

Bert French & Son Limited

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www.frenchsfinehomes.ca



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Welcome



photo taken by Joan Ricard
Listing Sales Person

to Green View

"GREENVIEW"

1045-1 Kemp Road, Acton Island

Ready for
immediate
Occupancy



Must See!

From dreams to reality

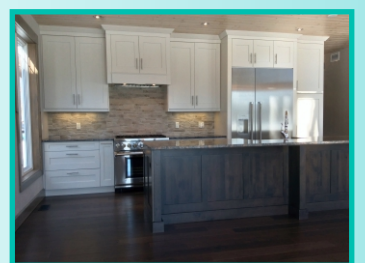
The Bunkie Inside & Out



Mechanical Room



The icing on the cake!



Boathouse



Amazing Views



Pinewoods

200 Pine Street, Bracebridge

Ready for
immediate
Occupancy



Six new construction condo townhouses, located steps from SmartCentres on Taylor Road.

Features:

- 936 sq.ft.
- natural gas high efficiency furnace with HRV
- aluminum/vinyl exterior finishes
- paved driveway
- 8'x10' deck off the dining room
- optional stainless steel appliances
- optional granite counter tops
- modern designer kitchen
- high quality laminated wood floors and carpentry

Priced at \$199,000 HST included

Constructed by French's Fine Homes

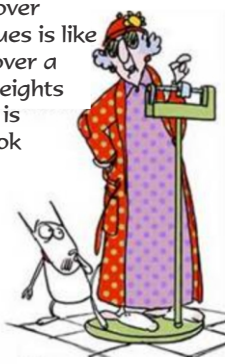
TRANSITION TIMES

Friday March 11, Larry met with all his employees to announce that, due to health issues, he is downsizing the company. Everyone was given a personal letter from Larry and offered a severance package. The employees will slowly be leaving as jobs are completed and we achieve the reduced scope of work that Larry has planned to maintain. We will of course complete all the contracts that we currently have and will continue to meet all of our warranty obligations. Larry is interested in continuing to build on company owned property and to do some selected projects.

It has been our pleasure serving home buyers and businesses in Muskoka for the past 46 years and we are looking forward to seeing you in the future.

HUMOUR CORNER

Getting over
body issues is like
getting over a
fear of heights
the trick is
to not look
down



Sump Pump Checklist

We recommend home owners self-test all your sump pump equipment 3-4 times a year to help ensure proper function and use. The best time to do this in Muskoka is February or March before the runoff, so you can see how well the pump is working.

Periodically pour a bucket of water into the pit (or hook your hose up to the pressure tank or water in the house) to make sure the pump starts automatically. If the pump doesn't start, have it serviced.

Manufacturer instructions should be used as the primary guide for pump installation and maintenance, but here are some general guidelines.

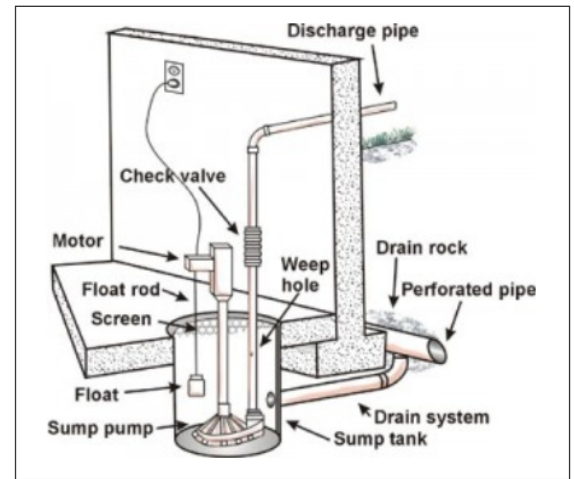
With the pump cord disconnected:

- Inspect the sump pit for any silt or debris that might obstruct the float or clog the pump impeller or discharge tube. If red sludge is present put and 'Iron Out' puck in the bottom of the pit.
- Ensure the pump itself is standing upright. Vibrations during operation can cause it to fall or tilt onto one side. This can jam the float arm so it can't activate the pump.
- If the pump uses an adjustable float switch, the pump should turn on at the set-on level and off when the water level drops.
- Check the drain line from the pump to the termination point on the exterior for any signs of corrosion, holes, damage, blockage or leaks.
- Go outside and check the drain line discharge point. It should be positioned to discharge the water at least 5 to 10 feet from the foundation at a point where the runoff doesn't cause ponding backflow to the foundation or erosion.
- In areas subject to freezing temperatures, precautions must be taken to make sure the drain line does not freeze up or get blocked by ice or snow.
- Sump pumps should not be connected to sanitary sewer systems or private sewage (septic) systems.
- To make certain the sump pumps check valve is working, a simple step would be to hold the outside of the check valve itself as the pump is operating and when the sump pump stops running, you should feel a thump inside the valve as the water has settled inside. This confirms that the flapper valve inside the check valve itself is present and ok.

Backup pumps and alarms.

- If you do not have a backup, consider adding one, especially if your pump runs regularly or there is a high flood potential.
- If your sump system is equipped with battery backup, check the manufacturer maintenance instructions. It may be necessary to check the battery water level to make sure it covers the cells.
- Inspect the backup pump setup in the pit for obstructions etc., as was done for the primary pump.
- The float should be set or pump positioned so it only activates if the primary pump does not.
- Unplug the primary pump and add water to the pit, if possible, so that the backup runs. Plug the primary cord back after the backup test is complete.
- It is highly recommended that you have a high water alarm, it should activate when the float is raised, or if sensor type, when water hits the sensor.
- Depending on the set up, an alarm may sound when the primary is unplugged or when the backup activates.
- If you are on town water it is highly recommended if there is a high flood potential to have a water driven backup sump pump installed by a licenced plumber. When properly installed these pumps will run when there is a power outage. The water driven pump is only useful on a municipally supplied water service because during a power outage a privately owned water service (well) depends on hydro. This pump also needs to be inspected regularly.

Taking these steps will help to ensure your sump pump equipment will operate when needed. Also, you become familiar with how it operates, and if something is defective or wrong, this will let you know well in advance - prior to needing it and having the equipment fail, resulting in flood damage!





First step the hardest? We can relate.

We know that buying a new home - especially your first - is a major life event. Whether you're motivated by a growing family or a newly empty nest, we can help you start moving with confidence by working with you every step of the way.

It's our hope that you'll let us walk you through our unique process. At *French's Fine Homes* we will lend you the hand you need to arrive at the home of your dreams.

For more information: Call Al or Larry at 705-385-2311 or visit www.homesmuskoka.com.

French's Fine Homes

Maintenance Checklist

April

Check & clean eavestrough & downspouts
Clean furnace & HRV filters**
Clean humidifier
Check driveways for waterflow
Check walks for unevenness
Clean range hood filter
Landscaping (soil settlement)
Turn on exterior water supply



May

Inspect fences
Check ground slope
Check caulking
Check exterior finishes - staining, painting
Check windows and screens
Check septic system; pump tank every 3 years
Clean range hood filter
Lawn preparation
Clean HRV filters**
Test GFI's
Add water to any unused P-traps



June

Inspect air conditioning
Check roof
Check sheds and garages
Check sealing around windows and doors
Fertilize lawn
Check water heater
Check and reset ground fault circuit interrupter (GFI)
Test smoke alarms and carbon monoxide detectors



**** 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, please send them to the office or e-mail them to us. We'd love to hear from you.

MODEL HOME HOURS

135 Keith Rd., Bracebridge 705-645-6717
Open Fridays and Saturdays until April 1, 2016.

SALES OFFICE IN INVERARAY GLEN

15 Gainsborough Rd., BRACEBRIDGE 705-637-0811
Open Saturdays and Sundays until March 27, 2016

Or

Call Main Office at 705-385-2311 for an appointment.



\$799,000 PLUS HST

River Front Property
Bracebridge Model
135 Keith Road

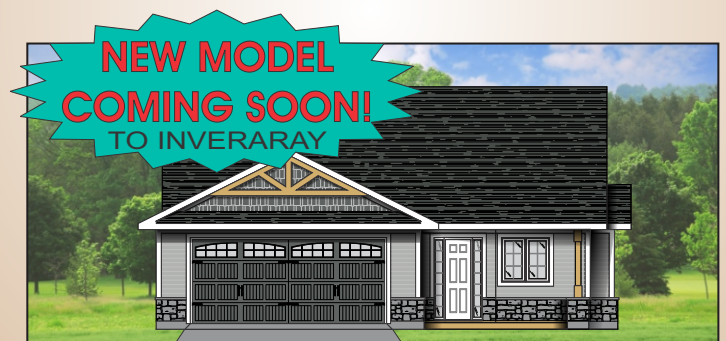
To reach our model from Hwy 11, exit at District Rd 118 W (Ecclestone Drive). Turn right onto Keith Road. Watch for signs.

Call 705-645-6717





Our temporary Inverary Glen Sales Centre is at 15 Gainsborough Road, Bracebridge.
We look forward to seeing you there!



Bracebridge Model

24 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.



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