



# Springtime in the Islands

Annual spring supplement  
to Gulf Islands Driftwood  
Wednesday, March 12, 1986

## CONTENTS:

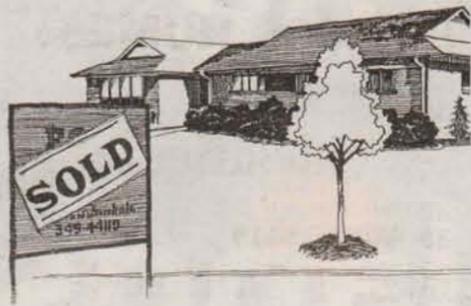
Needs can be met locally .....	3
Garden walls can be practical, decorative .....	4
Building means permits .....	6
Topography presents dilemmas .....	9
Heat pumps for efficient heating .....	10
Energy efficiency .....	11
Home insulation .....	12
Swimming pool an asset .....	13
Lifestyle determines design .....	14
The merits of windows .....	15
Hot tubs are fun .....	16

## Springtime in the Islands

A supplement to  
**Gulf Islands Driftwood**

Wednesday, Mar. 12, 1986

Publisher: Tony Richards  
Editor: Duncan MacDonnell



## Economic conditions right for home buying

If you're in the market for a new home or plan to build one, today is probably as good a time as any to make the investment.

Low mortgage rates and declining property values are producing a favourable economic climate in real estate — so much so that Jack Davidson, manager of Island Savings Credit Union in Ganges, says property values are probably as low as they are going to be.

"Now is a good time to buy," he says. "Although property prices have dropped in recent years, it appears that we are on the other side now — property values will increase."

Declining mortgage rates are also making the real estate market more attractive. Canadian Imperial Bank of Commerce manager Bert Beitel says the declining Canadian dollar has allowed banks to provide better rates for lending.

"The declining dollar has attracted investments in Canada, not out of Canada," he says. "The federal government, as a

means of stabilizing the economy has raised interest rates." And as increases in interest rates affect all rates, he says, interest on mortgages has risen slightly since January—11½ per cent from 9¼ per cent. But he expects this trend to reverse in the next few months.

"Ottawa is saying that the rates will go down," he says. "If the rates come down we could see a big movement in property on Salt Spring Island."

He adds that fluctuating mortgage rates breeds uncertainty in the real estate market. "Everytime the rates go up a point, a buyer is disqualified," he says.

Mel Topping, manager of Salt Spring Lands Ltd., says if a potential buyer finds the bank mortgage rates to be too high, there is good vendor financing — where the owner of the house carries the mortgage — available. Vendor financing, he says, has contributed to lower real estate prices and a better, more varied market.

# Early-Bird Gardeners Sale

<b>FRUIT TREES</b> GOOD SELECTION Reg. 11.95 <b>SALE 9<sup>95</sup></b>	<b>PERENNIALS</b> 4" pots Reg. 1.59 <b>SALE 1<sup>19</sup></b>	<b>PRIMULAS</b> IN BLOOM Reg. 1.29 ea. <b>SALE 99¢</b>
--	---	---



**MEN'S LEATHER-FACED WORK GLOVES** Reg. 3.99 pr. **SALE 1<sup>99</sup>** pr.

**LADIES' COTTON GARDEN GLOVES** ..... **99¢** pr.

4½ CU. FT.  
**WHEELBARROW**  
Seamless steel tray, tubular steel frame.  
Pneumatic tire.  
Assembled.  
**69<sup>95</sup>**

**20-20-20 "HI-SOL"**  
**20% OFF**  
ANY SIZE

## SAVE, SAVE, SAVE on the following specials:

<b>6-8-6 All Purpose</b> 20 kg bag. Reg. 10.95	<b>2/16.99</b>
<b>Peat Moss</b> 4 cu. ft. bale. Reg. 9.95	<b>2/15.99</b>
<b>Potting Soil</b> 40 lb. bag. Reg. 4.25	<b>2/6.45</b>
<b>Garden Lime</b> 20 kg bag. Reg. 2.95	<b>2/4.65</b>
<b>Steer Manure</b> 10 kg bag. Reg. 3.25	<b>2/5.25</b>
<b>Moss Killer</b> 20 kg bag. Reg. 11.95	<b>SALE 8.95</b>
<b>Weed &amp; Feed</b> 9 kg bag. Reg. 13.95	<b>SALE 11.95</b>
<b>12-4-8 Lawn</b> 20 kg bag. Reg. 10.95	<b>SALE 8.95</b>

# FOXGLOVE FARM & GARDEN SUPPLY

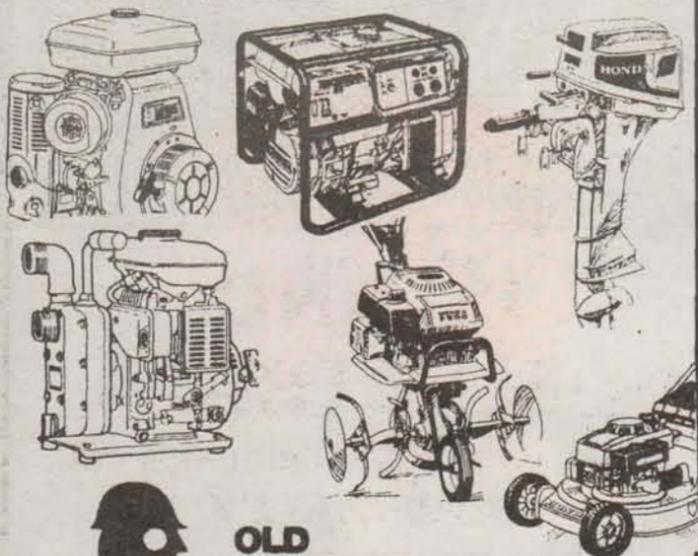
Now open Mon.-Sat., 9:30-5:30

537-5531

**1986 MODELS**

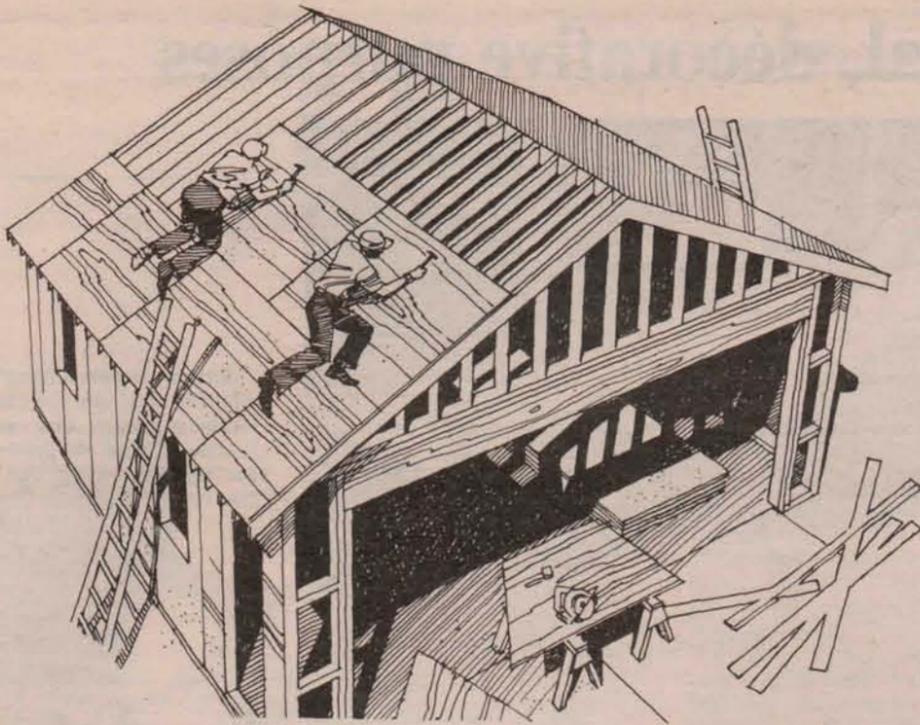
**HONDA Power Equipment**

**NOW HERE!**



**OLD COUNTRY rentals LTD.**

9773 5th St., Sidney, B.C., Phone 656-5541



## House-building needs can be met by island professionals, tradesmen

Anyone pondering construction of a home on Salt Spring Island can forget worries about bringing the necessary supplies or services to these shores. As far as meeting the needs of the home-building market is concerned, Salt Spring is truly self-contained.

As evidence, prospective builders need look no further than the 1986 Salt Spring Island Directory, published by the Lions Club. A walk through its business and professional listings shows the island boasts enough local firms to handle any home-building task.

Let's start from the beginning. The first step in building your own home is, of course, owning the property on which it will sit. No problem — the guide lists six real estate firms ready to help you find that dream lot.

Related professional expertise available on Salt Spring comes your way in the form of two land surveying offices, two banks, a credit union, legal firms, insurance companies and two notary publics.

With the land in hand, it's time to consider the form of your future home. For professional help, the island boasts architectural firms, house designers and interior designers who can take your home from dream to reality, inside and out.

For the do-it-yourself builder, local book stores and the library can offer volumes of research material. It's also worth your while to stop by the Ganges office of B.C. Hydro, where numerous pamphlets give information on home heating guidelines.

Once the plans for your new house are laid, the next step is to clear the property. Salt Spring is home to three companies specializing in tree removal but, if you prefer doing the work yourself, there are retail outlets on the island offering to sell you power saws and all the necessary related equipment.

When the site is prepared, you can turn the full building job over to any one of 15 general contractors operating on Salt Spring. Or, if you prefer to do some of the construction yourself, you can turn specialized tasks over to companies concentrating on excavations, foundations, chimney installation, roofing, eavestroughing and any one of a hundred related tasks.

The supplies you'll need to build your home — everything from two-by-fours to roof trusses — can also be found on Salt Spring, as can all the handyman

tools you might need to handle the jobs yourself.

With the shell of your house now in place, it's time to turn your attention to the interior. Again, there's no need to look beyond the shores of Salt Spring to find a company qualified to handle the jobs — the directory lists local services which cover the range from electrical contracting and heating system installations

*'Everything needed to build your home can be found on Salt Spring Island.'*

to plumbers, carpet installers and drywall firms. There are also seven cabinet-makers who can provide you with specialized items like staircases and window frames.

Turning your attention back to the land your house sits on, you can call in Salt Spring companies to install your septic field, drill your well, pave a driveway to your door, supply fill and sell you the

plants and shrubs needed to beautify the surroundings. If need be, there are two landscapers willing and able to give the property that professional look.

Now it's time for those finishing touches. You can consult a local interior designer for tips on arranging the look and feel of your new house, and island merchants can provide the paint, wallpaper and tile you need to meet decorating objectives.

You can also turn to local artisans and craftspeople to supply distinctive touches like stained glass windows, carved doors and wall-hangings. Also available are works of art ranging from paintings to woodwork.

We're not finished yet. Salt Spring firms can also provide you with plants and interior furnishings, picture-framing services and ornamental ironwork.

When all the work is done and you're ready to heave a big sigh of relief, consult the directory and find a local pub to lift your spirits. Remember where it is — you'll probably want to come back for a mortgage-burning ceremony in front of the fireplace.

### ISLANDER HOMES CUSTOM BUILT ON YOUR LOT

	To Lockup	Complete
<b>ISLANDER 1</b> 576 sq. ft., 1 BR	<b>11,700</b>	<b>27,500</b>
<b>ISLANDER 2</b> 768 sq. ft., 2 BR	<b>13,500</b>	<b>32,000</b>
<b>ISLANDER 3</b> 912 sq. ft., 2 BR	<b>14,300</b>	<b>35,300</b>
<b>ISLANDER 4</b> 1040 sq. ft., 3 BR	<b>15,500</b>	<b>37,500</b>

**INCLUDED:** (\* denotes lockup)

- |                       |                          |                            |
|-----------------------|--------------------------|----------------------------|
| Plans *               | Duroid Roof *            | All Plumbing & Fixtures    |
| Permit                | Aluminum Windows *       | All Wiring & Fixtures      |
| Septic Tank & Field   | Entry * & Interior Doors | Kitchen & Bath Cabinets    |
| Concrete Floor Slab * | Cedar Siding             | Painted Drywall Throughout |
| Perimeter Drain *     | R-20 walls/R-28 ceiling  | Cement Walks               |

**NOT INCLUDED:** Utility Hookups, Floor Coverings

**We're also happy to quote on your plans or magazine sketches.**

### Trelawney Contracting

C. 11, RR 3, Crofton Rd., Ganges, B.C. V0S 1E0  
**ED ARMSTRONG - 537-5229**  
Serving Salt Spring since 1974

## Marianne Venetian Blind Sale 35% off!

- Custom made draperies
- Fabrics, Decorator Rods & Tracks

Free in-home estimate and service

**537-9592**



### YOUR AD IN 800,000 HOMES!

Call our classified department to place your ad in more than 70 newspapers of the B.C. & Yukon Community Newspapers Association.

**blanket classifieds**

one call does it all  
**25 WORDS \$119**

**Gulf Islands Driftwood**



## Tyler Sheet Metal Ltd.

**537-5621**

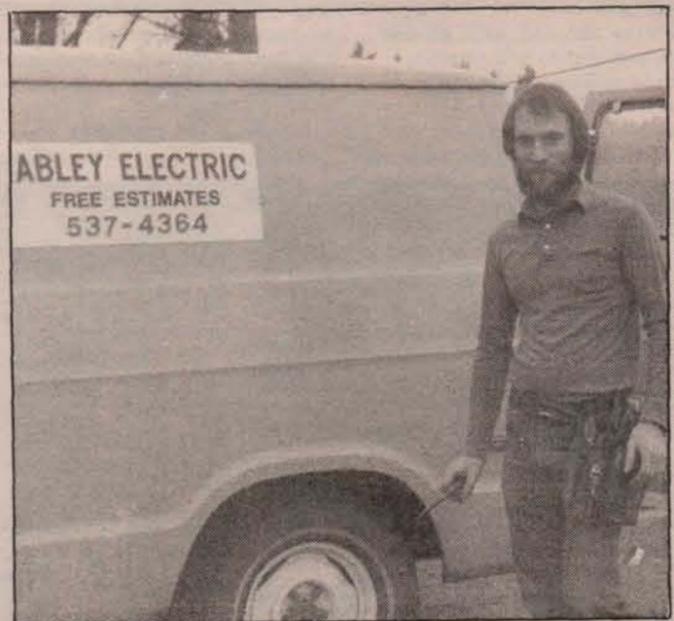
**General Sheet Metal**

**Electric • Wood • Oil • Furnaces  
Heat pumps  
Tar & Gravel Roof Repairs**

McPhillips Avenue

Box 1282, Ganges

## OUR PRICES WON'T SHOCK YOU!



## ISLAND ELECTRIC

For all your electrical needs call

**DAVE ABLEY**

Fast efficient 24 hour service  
Residential, Commercial

**537-4364**

# Garden walls serve practical, decorative purposes

By CHRIS SCHMAH

The arrival of spring turns everyone's thoughts and energies to the great out-of-doors; spring cleaning around the yard, raking out the beds and lawns, turning the soil in an early garden plot and just plain enjoying the warmer weather and longer days.

Invariably, as we look at our little piece of paradise and reflect on the changes from past years and contemplate future additions, renovations and projects to be done. Somehow, spring just seems to be able to invigorate and renew our ambitions.

Most house sites and properties on the Gulf Islands have slopes, grades or even steep banks that have to be dealt with when landscaping or developing a homesite. Dealing properly with the challenge of these problem areas can produce an artistic, beautiful display of plants and soil-retaining materials or devices.

The strong lines and bold textures of the materials used to retain the soil — such as railway ties, large rocks, sandstone for dry stone walls, or even concrete — provide a framework or infrastructure for the plants to grow within or amongst. Regardless of the materials you choose to employ for terraces, retaining walls, slope stabilization, stairs or even raised beds, they all have some basic common elements and considerations.

First and foremost, if you're building on or near a property line or boundary, be certain of your locations, because it is an arduous and unnecessary job if you end up having to relocate your project to get it over onto your lot. Use a string-line or series of stakes to ensure that you do your work within the property lines.

The next thing to think about is slope and soil texture. You can't expect an unstabilized soil bank to hold a steep slope for very long before you get a mudslide or a downhill creeping of material. The heavier clay soils shouldn't be expected to slope more than eight feet (vertical) and 12 feet (horizontal).

Planting the soil with ground covers and shrubs will stabilize it. A sandy soil can slope up to 45 degrees, but it will wash down or fall away if it isn't stabilized. One way of stabilizing a slope without



Railway ties are among the most effective materials you can use for retaining walls that are both functional and decorative. They are especially useful for building stairs and raised beds or boxes.

terraces is to place boulders and rock into excavated pockets or shelves that have been cut into the bank. The rocks serve as randomly placed, miniature retaining walls.

If you use larger rocks, you'll need fewer to accomplish the same job, and the appearance will be stronger, bolder and more impressive. Alternatively, river rock or small rocks up to one foot in diameter can be laid as a solid

drain rock should be added to cover the tile and go up the back of the wall to within 12 inches of the top, so water gets down and out fast. Be certain to put the wall on a solid, compacted or preferably undisturbed soil base, and be sure that the bottom course is laid level and firmly supported. A skewed or cockeyed wall is an embarrassment and only detracts from a job otherwise well done.

Dry stone walls can be a thing of beauty and grace, that give any garden an air of permanence and distinction, that is if they have been well thought out and properly constructed. It really is a form of art, and good stonemasons can do major pieces, but for the amateur or home gardener, I would caution you about building any walls higher than three feet. Beyond this height, wall stability becomes a very real problem and risk. It is a laborious and time-consuming matter, choosing the right rock sizes, relative positions, and wall slope, and to aid you, several books have been written on the topic in an attempt to demystify it. If in doubt, consult one.

Turn to Page 5

*'Try to keep the walls below three to three and a half feet in total height, because it will look less formidable.'*

paving, or set out in braids, bands, sections or clumps, to serve to hold down the soil.

The next project is the wall, be it dry stone, ties or concrete, and for all of them you should give consideration to drainage. Water will flow, either on the surface or in the subsoil, to the back of the wall. If the water isn't conducted away from the wall, as in heavy textured clay soils, the soil will become saturated, pressures will increase, and some creep or flow may occur that may push your wall out or cause it to buckle.

Drainage tile should be placed behind the base of the wall and

## D. A. Smith GENERAL CONTRACTING LTD.

- NEW HOMES ● ADDITIONS
- RENOVATIONS ● FRAMING

Large or small jobs — contract or hourly

Phone **653-4695** after 5:30 pm  
P.O. Box 1026, Ganges

**SPRING IDEAS!** Give yourself a break! And get the ISLAND connection. Great ferry service! Breathtaking scenery! This is a spot for you. A LOT? WATERFRONT? FARM?

**PEMBERTON,  
HOLMES**

Sidney (Ltd.)  
656-0911 (24 hrs)

Joan Callaghan  
539-5796

# Yes, you can swim...

in the privacy of your own beautiful yard...  
increase your property value by as much as \$20,000!

**SPRING  
SPECIAL:**

**\$9999<sup>00</sup>**

MAR.-APR.-MAY  
**ACT NOW!!**

READY FOR YOU TO SWIM  
REG. COST \$12,000

- 16' x 32' "in-ground" pool
- 3' apron around perimeter
- 30 mil vinyl liner
- jacuzzi equipment
- vacuum & hose
- 3 step ladder
- all materials and labour "installed", average installation

CALL

**Gulf Island Pools**

**537-2913**

Your local pool people —  
serving the Gulf Islands for three years.

**RON SMITH, prop.**

Call any time after 6 pm.

**HOT TUBS  
FROM  
\$2495**

**Valley  
FLOORS LTD.**

BURLINGTON  
CARPETS HAS  
AUTHORIZED US  
TO GIVE YOU  
SPECIAL VALUE  
PRICING ON THEIR  
MOST POPULAR  
CARPETS.

**DuPont  
ANTRON**

**Burlington  
AUTHORIZED  
SALE**

**UP TO 50% OFF!**  
Suggested retail

**Valley  
FLOORS LTD.**

FLOOR COVERING SPECIALISTS

6961 Island Highway, Duncan (Across from Municipal Hall)

Call collect: 748-2581

# Garden walls help retain soils, provide distinctive outdoor look

From Page 4

Concrete walls, and poured walls with tile, stone or exposed aggregate facings are best left to the skilled amateur home builder with some concrete experience, or to the professional. The footings, formwork, placement of reinforcing steel walls.

The last and most effective materials for the home builder to use are railway ties or treated timbers. Railway ties are readily available, moderately priced, dimensionally uniform and creosote-impregnated to ensure a long service life.

Treated timbers are usually impregnated with fixed, stable, insoluble salts such as CCA, Boliden or Wolman salts, and these provide resistance to fungi and insects when in contact service.

These timbers are usually stained a natural wood tone and are available in a wide range of sizes and lengths. They don't leave a stain on your pants like creosote, but on the other hand they cost twice as much as railway ties. Usually 6 inch by 8 inch or 6 inch by 10 inch sizes are used in building retaining walls or terraces.

Once again, ensure that the soil surface is level, stable and well compacted to provide support. Most often, half-inch or five-eighths inch diameter steel pins are driven through the bottom course of timbers to firmly set it and give resistance against slippage. A pin every four feet is sufficient.

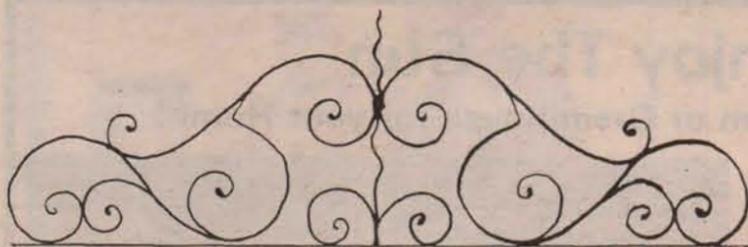
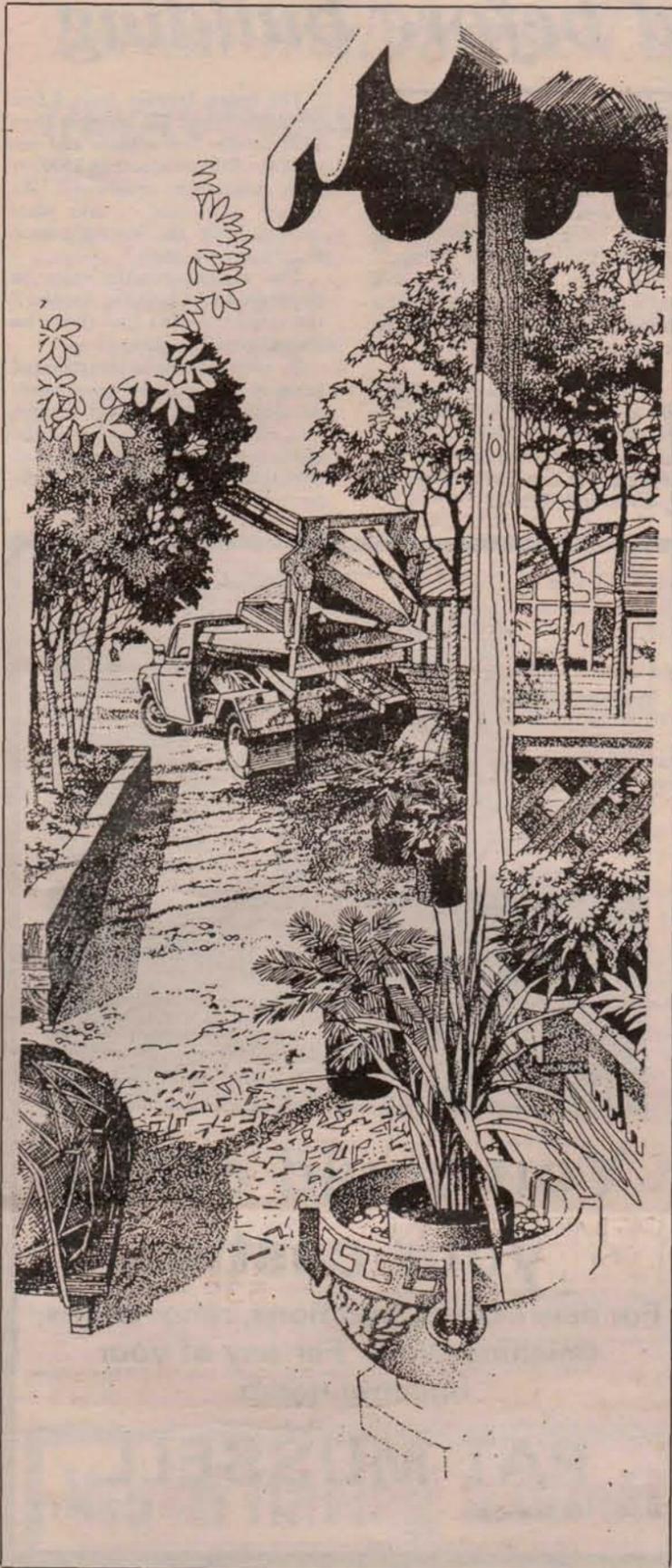
Each successive course should be checked for level and plumb and then fastened with pins or nails that are two times as long as the timber is deep. If the driving of pins is too tough or the wood is splitting, then pre-drill the holes one eighth of an inch smaller than the pin diameter.

When the wall is higher than the three feet, or if the soil is very unstable, then you should use

anchors or imbedded braces. These are merely ties or timbers that are fastened to the wall, where needed, set perpendicular to the wall and run out into the soil bank. A crosspiece is fastened onto the buried end to offer resistance to soil pressures that might cause the wall to move or collapse.

Ties or treated timbers are great for building stairs and raised beds or boxes. When designing them or planning your layout, try to keep the walls below three to three and a half feet in total height, because it will look less formidable. Also,

don't let the line of the wall continue for more than 20 to 24 feet without changing the angle or visual line. A long, straight line draws too much attention to the starkness of the material and the length of your problem. Construct the wall with indentations or steps, or an inset to break up the long lines and give you planting and use options. If properly designed, a wall or terrace can become the canvas for your landscaping artwork, while serving to stabilize and secure problem slopes and banks.



## Enhance the beauty of your home and property with ornamental iron.

- Gates • Railings • Spiral Staircases
- Fireplace Accessories
- Architectural and Landscape Decoration

Designed, manufactured and installed to suit your individual needs and tastes.

For lasting quality do it in iron

Information and estimates: **STEPHEN WILLERTON 537-5631**



## R-2000 A home for all seasons

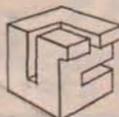


Energy performance for any new home design

- No drafts
- Warmer in winter
- Less dust
- Cooler in summer

Reduce space heating costs by up to 70%

A program of: Energy, Mines and Resources Canada



## Gaylyn Construction

Geoff Gay

537-5030

# Volumes of paperwork needed before building

Building a home in the Gulf Islands involves almost as much paper as building materials when all the required permits have been obtained.

Let's look, for example, at the paperwork involved in building a three-bedroom home with 1,200 square feet on the main floor and another 800 square feet on the second floor.

The home will have a carport and a sundeck as well as a bathroom on the main floor and another on the second floor.

Construction of the home requires up to 10 permits from various sources and those slips of paper could cost as much as \$870.

## Permit costs add up — but so does price for violations

Permits are needed for the driveway across the street to the building site, for the building itself, for the facilities to bring electricity to throw light on the matter, for the plumbing inside the building, for the sewage disposal, for the fireplace to heat the home and the chimney to get rid of the smoke.

And once everything is in place and the workers have departed, a permit for occupancy is the final requirement.

At each step along the way from a vacant lot to a home, inspectors

come to inspect the work which must match criteria set out in laws, bylaws, regulations and rules which come from the federal government, the provincial government, the Capital Region and the Islands Trust.

If the work deviates from acceptable standards, it must be redone. As the mistakes are corrected, the inspector returns, at added cost, to have another look.

The authority governing the building of a home is contained in

the CRD bylaw 1042 or "Building Regulations in Areas of the Capital Regional District not Within a City, Town or Village."

The bylaw, at one point, notes that if work is commenced before a permit is obtained, the cost of the permit is doubled.

Costs of the various permits may add up quickly but not having the required permit could prove to be more costly. The bylaw sets out penalties for conviction when the bylaw is contravened.

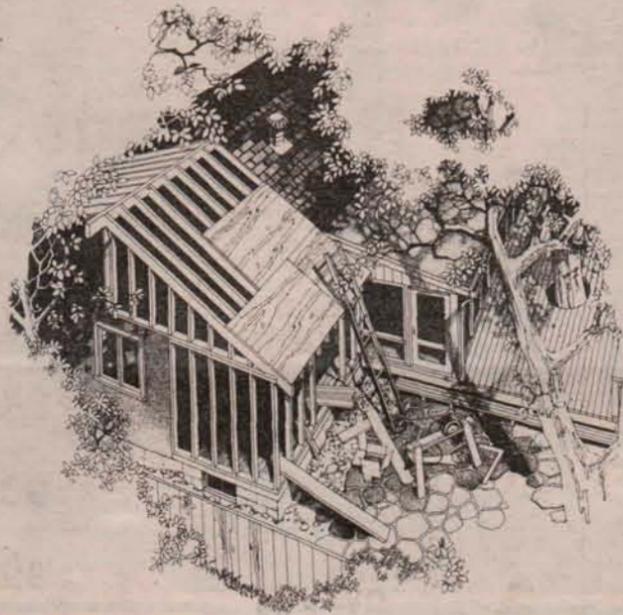
The bylaw-breaker faces a fine of not less than \$25 or more than \$500 for the first offence and not less than \$50 or more than \$500 for each subsequent conviction. An offence is deemed to take place each day that the "contravention occurs or continues."

The various permits must be displayed at the building site and if the inspector can't find them, no inspection takes place.

If, after obtaining the required permits the would-be homeowner decided it would be easier to pitch a tent instead of building, a refund of the costs can be acquired. But all that returns is 60 per cent of the permits.

## Building permits

### Various agencies involved in process



A building permit from the building inspection branch of the Capital Region is needed in order to "erect, construct, alter, repair, demolish, add to or move a building or structure."

Along with the application form for a building permit, the inspector wants to see proof that you have applied for the various other permits required.

The form requires information about the zoning of the lot, the legal description, who owns it, who is designing the building and who is going to construct it.

The address of the new home, including the street number, must be included. The house number can be obtained from the fire department.

In addition to proof of other permit applications, the inspector requires five copies of the site plan drawn to scale. The plan should show the dimensions of the property, ground elevations and site draining.

It should show the location of the septic tank, the septic field, and where the proposed building will be. If other buildings are on the property, the inspector wants to know where they are and their size and height.

But that's not all the information needed.

The application should include,

Turn to Page 7



You could call it your castle.

For new homes, additions, renovations, finishing work. For any of your building needs.

**PAT MUSSELL**

Box 718, Ganges

537-9617

**FINALLY!**

**A deck coating that's tops!**

Put an end to cracking, peeling, slippery sundecks with durable and attractive exposed aggregate concrete.

Our price of \$2<sup>50</sup> per sq. ft.\* is less than most popular coatings and you will need a sledge hammer to damage it!

\* Based on a minimum 200 sq. ft. Some existing deck frames may require reinforcement

**Trelawney Contracting**

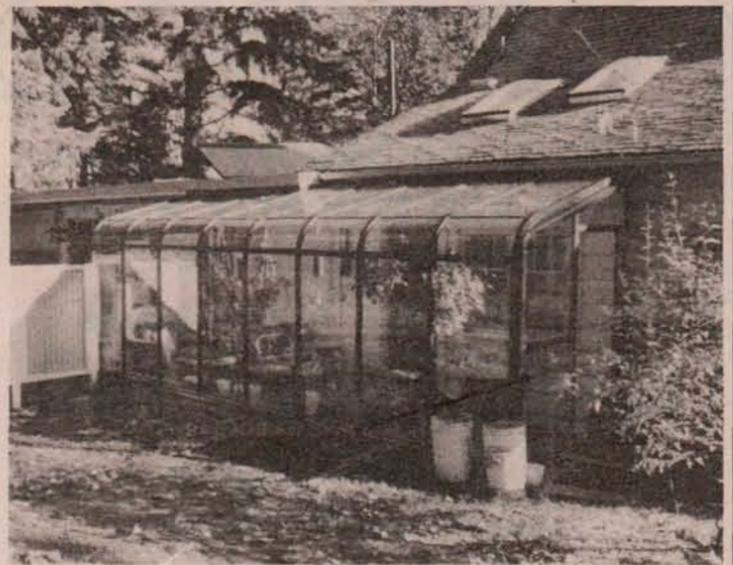
Ed Armstrong  
537-5229

Harry Williamson  
537-2322

**Enjoy The Sun**

Buy a Sunroom or Greenhouse for your Home.

Kits are available — or let us custom design and build one for you.



We will not knowingly be undersold for a sunroom of comparable quality.

**ISLAND SUNROOMS**

101-6761 Kirkpatrick Cres., RR 3, Victoria V8X 3X1 652-5144

# Permit trail marked by inspections, approvals

From Page 6

in duplicate, specifications and scale drawings of the building. The applicant is warned: "Reverse printed plans are not acceptable."

The drawings should show the foundation plan with overall dimensions and the floor plan of each level, also with the dimensions. In addition, the proposed use of each room shown on the floor plan must be stated.

A cross-section must show all structural details and finishes. The preferred scales are quarter-inch to a foot in imperial measure, or 1:50 in metric.

The application must also include "any other information required pertaining to the application."

As the application is processed by the building inspection branch, the costs involved are worked out.

Let's suppose we are looking at a home with 1,200 square feet on the main floor, 800 square feet on the second floor, plus a 200 square-foot sundeck and a carport.

The branch calculates the values at \$45 per square foot for the main floor, \$30 per square foot for the finished second floor, \$12 per square foot for the carport, and \$4 per square foot for the sundeck.

In total, our proposed home has a calculated value of \$80,600.

Permit fees begin accruing at work valued at more than \$100. Up to \$500, the permit costs \$12. If the work is valued at more than \$500 but less than \$1,000, the permit costs \$20. After that, \$9 is added to the permit value for each \$1,000 of the calculated value.

The permit for our proposed home would be \$740.

The building branch also collects the permit fees for the septic tank hook-up to the house as well as the water connection fee.

They will also take on the costs of the plumbing permit and the fireplace-chimney permit.

Once the permit is issued, work can commence. The various permits must be kept at the building site, in case the inspector asks to see them.

If work is started before the permit is issued, the cost of the permit doubles.

The proposed building must meet criteria of the national building code of Canada, the highways act, the health act and the zoning restrictions as laid down by the Islands Trust.

When the forms for the foundation have been put in place, the building inspector comes for a look. He wants to see the forms before the concrete is poured.

He visits again after the forms have been removed from the concrete foundation but before the backfill is in place.

Another visit is required when the framing and sheathing is completed. At that point, the electrical wiring, the plumbing and the chimney should be ready for inspection as well.

The final inspection takes place when all the work has been completed.

But before the home can be occupied, one final permit is required—an occupancy permit.

By this time, the new home has taken the time of officials from seven different agencies of government, from the Islands Trust through the CRD to the provincial government.

The occupancy permit is a document which tells you and the world that the health inspector, the plumbing inspector, the fire inspector and the building inspector have looked at and approved the building of your new home.

"This building is now completed and ready for occupancy," the permit states.

## Fuel bills can be slashed

### Landscaping aids cost-cutting

Effective landscaping can help lower your winter heating bill. By planting wisely, you can also keep your home cooler in the summer.

Studies of windbreaks show they can reduce winter fuel consumption by 10 to 30 per cent. Evergreens should be planted on

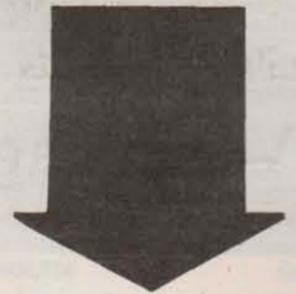
the west and north, close to the house to create a 'dead-air' space that slows heat loss.

Deciduous trees are best on the south side because they lose their leaves in the winter and let the sun's rays through when you need them, but still allows a breeze

to penetrate into your home.

Earth 'berms,' or embankments, against exposed foundation walls can be decorative and save energy. As well as providing an insulating layer, the grade will help surface water run away from your house, not into it.

# FEED PRICES ARE DOWN AT FOXGLOVE!



and to celebrate we are offering  
further reductions for 1 week — Mar. 12-19

## Farm Feeds



16% LAY PELLETS	6 <sup>40</sup>
HEN SCRATCH	6 <sup>70</sup>
HOG GROWER	6 <sup>15</sup>
PURE PRIDE 100	8 <sup>95</sup>
PURE PRIDE 200	9 <sup>45</sup>
HORSE CHOW 200	9 <sup>45</sup>
OMOLENE 100	9 <sup>20</sup>
16% RABBIT GROWER	6 <sup>55</sup>
15% SHEEP RATION	6 <sup>10</sup>
WHOLE WHEAT	5 <sup>95</sup>
CRUSHED OATS/BARLEY	5 <sup>50</sup>
WHOLE OATS/BARLEY	5 <sup>40</sup>
COMPLETE HORSE PELLETS	6 <sup>25</sup>

C  
H  
E  
C  
K  
  
A  
N  
D  
  
C  
O  
M  
P  
A  
R  
E

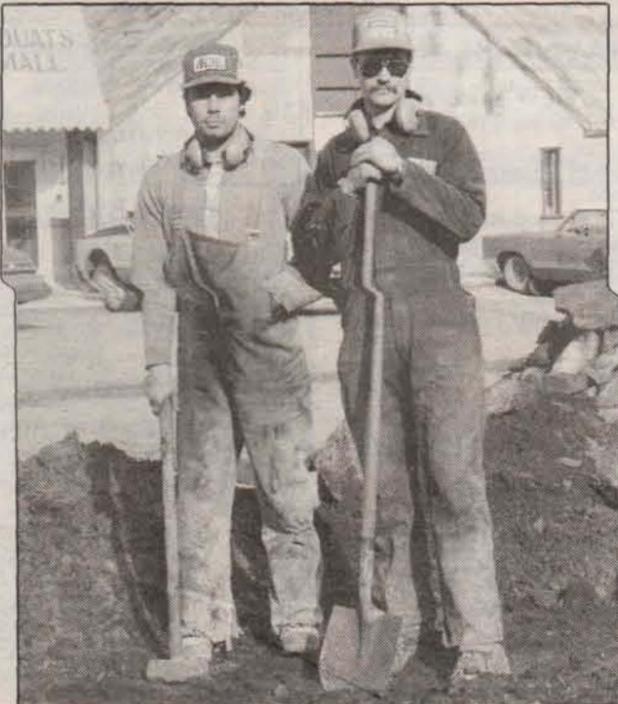
## Pet Foods

20 KG BUCKERFIELDS COMPLETE DOG FOOD	13 <sup>95</sup>
BARKERS 20 KG DOG FOOD	14 <sup>95</sup>
FIELD & FARM 20 KG	17 <sup>95</sup>
BARKERS DOG FOOD 8 KG	6 <sup>99</sup>
PUPPY CHOW 8 KG	13 <sup>99</sup>
PURINA CAT CHOW 4 KG	8 <sup>19</sup>
PURINA CAT CHOW 10 KG	16 <sup>95</sup>

## Case Lots

9-LIVES CAT 24 x 170 g	10 <sup>99</sup>
MISS NEW 24 x 170 g	10 <sup>59</sup>
KAL KAN CAT 24 x 369 g	19 <sup>99</sup>
MT. SEYMOUR DOG 24 x 794 g	19 <sup>95</sup>
TRI-V DOG 24 x 425 g	12 <sup>95</sup>
TOP DOG 24 x 710 g	16 <sup>99</sup>

## We're having a blast!



OVER 2,000 SATISFIED CUSTOMERS

- rock & stump blasting
- breaker hammer work
- building stone

# DAVE'S BLASTING

## 537-2618

A Division of Blue Spruce Resources

# FOXGLOVE

## FARM & GARDEN SUPPLY

Now open Mon.-Sat., 9:30-5:30

537-5531

# Pacific Shore Realty Ltd.

C.25 Wood Dale Dr., Mayne Island, B.C.

539-2317



## PENDER ISLAND

- \* Build your own getaway. Serviced. \$7,500
- \* Trincomali. Level, arable. Beach near. \$12,500
- \* Across from Magic Lake. Ideal area. \$14,000
- \* 1.71 Ac. on cul de sac. Fully serviced. \$14,500
- \* Walk to store. Close to lake. Serviced. \$20,000
- \* Several building sites. Close to it all. \$23,500

## MAYNE ISLAND

- \* Level lot close to everything. Paved road. \$11,500
- \* Building site cleared. Well treed. \$14,900
- \* Well located, treed. Maximum privacy. \$16,900
- \* Well located, treed. Excellent privacy. \$18,900
- \* Good building sites. Serviced. Ferry near. \$20,000
- \* 1+ Ac. Five minutes to store. Private. \$20,000
- \* Excellent bldg. site. Close to store. \$20,500
- \* Safe for kiddies. Not far from beach. \$23,000
- \* 3.16 Ac. Level, serviced. \$35,000

## SATURNA ISLAND

- \* Wooded lot. Walk to ferry. Trailer. \$21,000
- \* Beautiful cedars & firs. Road in. \$25,000
- \* Level. Easy walk. Natural spring. \$25,000

## GALIANO ISLAND

- \* 1.68 Ac. Access from 2 roads. Offers to: \$25,000
- \* 2 Ac. Private, minutes to ferry. \$35,000



## PONIES & PARSNIPS

A truly tremendous opportunity to own your own hobby farm or retirement dream. 20 Acres of level arable agricultural bottom land, mostly cleared. Offers privacy and distant ocean views. Several farm buildings consisting of barn, wood shed, storage shed, chicken coop with fenced area. Established garden area with rich black soil and some fruit trees. Small cottage suitable for year round living. Farm presently produces a fine crop of MAYNE Island lamb and has a good business in farm fresh eggs. Asking \$175,000. Taxes only \$38.00.



## EXCEPTIONAL OCEANFRONT ESTATE

Classic Tudor home. Master bedroom with walk-in closet and ensuite. Two levels plus basement. Two and one-half baths. Kitchen, family room, game room. Double car garage. 10.21 SOUTH facing OCEAN—FRONT acres. Fenced garden area. Private cove and walk-on beach. Circular driveway, sidewalks. A discerning value for those who appreciate luxury. Asking price has been reduced to \$395,000 and some terms may be considered.



Common land, resident dock, mooring sites, tennis court, parking and pasture for horses are some of the amenities of this

## SATURNA ISLAND



Comfortable Island home. Summer sunsets. 960 square foot home. Moorage out front. Excellent for the fisherman! One of four parcels available: 2 seafronts & 2 building lots. Asking \$120,000.



Island oceanfront retreat. 1.03 acre seafront getaway. Well maintained. 3 bedrooms. Fully serviced. Views to the West. Offers to \$106,000.



Unique. Waterfront chalet. 2 Bedrooms, 1 bath. Gulf Island's finest. Southern exposure with sweeping vistas of Boundary Pass and the San Juans. Shed and outbuildings. Good water. Asking \$85,000.

## VIEWS

### Mayne Island

- \* Pastoral valley view. Close to boat launch. \$13,500
- \* .39 Ac. Well treed. Serviced. OFFERS TO: \$16,000
- \* Corner lot. South facing. Serviced. \$17,000
- \* View to West, nice sunsets. .67 Ac. Serviced. \$21,500
- \* Large lot. Wooded. Gently sloping. 48 Ac. \$20,500
- \* Private. Treed. Garden potential. Serviced. \$25,000
- \* Lovely corner lot. Cleared and serviced. \$29,500

### Pender Island

- \* SOUTH PENDER. Small cabin. Near beach. \$25,000
- \* .58 Ac. Road in, good building site. Well in. \$25,000
- \* 3.10 Ac. Road and well in, superb views. \$49,000
- \* 10 Ac. Well in. Well treed. PRIVATE! \$75,000

carefully controlled quality Strata Corporation. Each forested oceanfront acres provides for a permanent dwelling and guest cottage. Serviced by drilled wells, hydro, private road and telephone. There are only 5 CHOICE seafronts left and they start at only \$58,000. Vendor will carry terms.



## SEA TO APPRECIATE

Simply delightful Panabode home. Lovely view facing sea. Glorious sunsets. Boat moorage steps away. Private with plenty of beautiful trees. Fully serviced property. 1,662 square foot home with lovely big windows and lots of decks. This is a must see. Offer to \$129,000.

## OCEANFRONTS & LAKEFRONTS

### Mayne Island

- \* Medium bank. Partial clearing, reduced: \$55,000
- \* Medium bank. Quiet. Serviced. \$60,000
- \* Spectacular oceanfront acreage. \$65,000
- \* Complete with trailer. 3/4 acre. \$74,500
- \* David's Cove. Moorage, fishing. OFFERS: \$85,000

### Pender Island

- \* Quiet area. Paved road, close to store. \$22,000
- \* 1.66 ACRES. Close to everything. \$35,000
- \* S.W. views. Evergreens & arbutus. \$55,000
- \* Spacious Shingle Bay seafront. Treed. \$58,000
- \* WALK ON SAND BEACH! Sheltered Cove. \$79,000



Dazzling Island contemporary by renowned Vancouver architect Ed Ratsoy. Over 1/2 acre of enchanting Gulf Island scenery. 126 feet of SOUTH facing seafront. Privacy, spaciousness, tranquility. Ideal for the discerning at below replacement value. Vistas over Sansum Straits of Gulf Islands such as Moresby, Saltspring, Portland and Stewart Islands on into the San Juans. Fully serviced, 15 minute drive to ferry. Finest quality construction and ultimate attention to detail make this a most attractive abode for the discriminating. Designed for low maintenance; just lock and travel with no worry. Watch the sunrise, sunset. Asking \$159,000.

## NEW TO YOU

1.5 Acres on Mayne Island with 1,897 square foot contemporary home. Guest cottage. Sunrises and sunsets. Great potential for bed and breakfast or a cottage industry. Fenced in garden area and apple trees. Asking \$99,500.



## Surf and Sea Sounds

Contemporary Mayne Island seafront home. Warm, sunny lot. Faces South. All services to property. A rare one! Come sea for yourself! Listed for sale at \$139,000.

## MAYNE ISLAND

### VIEW HOMES

- \* South facing. Private location. Serviced. \$37,500
- \* Small trailer. Cul-de-sac. Private. \$38,900
- \* ATCO modular home. Steps to the beach. Garden. \$58,000
- \* Corner lot. Large sundeck. Raised garden. \$69,000
- \* Rustic family cottage. View. Treed. \$85,000
- \* 1,460 sq. ft. delightfully decorated home. \$95,000

## HIDEAWAY HOMES

### Mayne Island

- \* Small cottage. Excellent investment potential. \$45,900
- \* Immaculate. Garage & woodshed. Gardens. \$59,500
- \* Chalet. Close to beaches & boat ramp. \$69,900
- \* Level lot, 1,080 sq. ft. home. Beach ear. \$69,500
- \* Contractor built. Superb. See to believe. \$97,500

## Saturna Oceanfronts

Sunny South facing oceanfront located on Lyall Harbour. Beautifully treed. Loads of clams. WALK ON beach. Asking \$39,000.

Fantastic views to Mainland. Excellent fishing right at your door. Close to crab and clams. Walk on sandstone shoal. Low bank. Easy access. \$65,000.

Bluff oceanfront. Perfect level building site lightly sprinkled with trees. Well needed. \$39,900.

Lovely Cliffside seafront. Small cabin. Ready for immediate use. High bank. Asking \$40,000.

## ACREAGES

Need room? Want Privacy? Need to Relax? If you answered yes to any of these questions then these superlative 10 acre parcels are just for you! There are a few to choose from. 180° views. Literally see forever! Some have wells in, building sites cleared and driveways in. What more could you ask for? Come on over, relax, hike, look, look and look at those views.

- Lot 3 \$47,500
- Lot 11 \$65,000
- Lot 12 \$110,000
- Lot 14 \$125,000
- Lot 16 \$69,000
- Lot 2 ~~\$85,000~~ SOLD

Some Vendor financing is available.

## In Quest of the Best?

Panoramic view acreage with South/Southwest exposure. Large architect designed contemporary island home with 2 bedrooms, den, office, gourmet kitchen, pantry, 4 fireplaces. Ideal for entertaining and family living. Natural landscaping with many arbutus, firs and cedars. Private road. Priced to sell at \$169,500 and open to reasonable offers.

## Parklike Setting

Sunny private location. Loads of decks to enjoy. Lindal home. 1 1/2 levels. Fisher fireplace. 1.02 Acres. Cozy setting. Fine finishing. Appliances included in reduced prices of \$69,000.

## Eagle Ridge

There's ONLY 7 left! One 1/2 acre seafront with views up Navy Channel & Plumper Sound. Good building site. Well in, close to Hope Bay Dock. The acreages are from 1.5 to 13 acres. All with superlative views, wells in, beautifully treed and natural landscaping. Come build your best dreams on EAGLE RIDGE!

- Lot 1 Oceanfront \$65,000
- Lot 3 View \$25,000
- Lot 10 View Acreage \$49,000
- Lot 11 View Acreage \$45,000
- Lot 12 View Acreage \$79,000
- Lot 13 View Acreage \$60,000
- Lot 16 View Acreage \$75,000

Vendor financing, too! What are you waiting for?

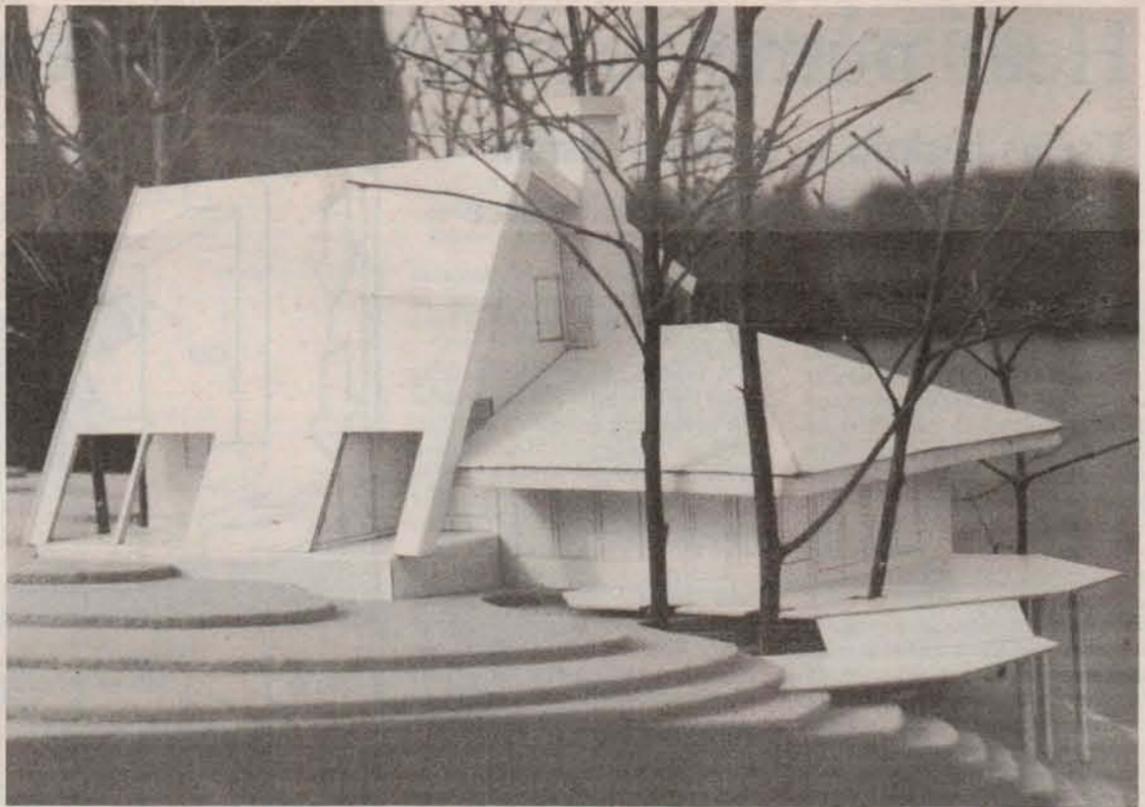
Your Islands Representatives Are:

Bob Almond 539-2271

Bill & Donna Messer 539-2745

Ann Dusseault 539-2745

Arnie Farrell 537-9834



*Salt Spring landscape poses 'interesting design problems'*

## Local topography, geology present building dilemmas

Architectural design does not begin and end with the blueprint. Ganges architect Jonathan Yardley says the architect should see the project through from the development stage to the key-in-the-door christening.

Gulf Islands' topography and geology present special dilemmas for builders, he says, and architectural consultation is often the first step in solving these problems.

"Home builders, because they tend to look at the property in the middle of the summer, don't take into consideration certain features — the north-south lie of the house, the steepness, wind or weather conditions," Yardley says.

He says his clients will often come to him with ideas for their homes and, after visiting the building site, Yardley has to tell them that their building plan will have to be adjusted to fit the land's connate features.

Site analysis is the first step, he says. The north-south ridges prevalent on Salt Spring Island present "interesting design problems" — views may be to the north yet sun exposure may be from the south, he says. These aspects must be taken into consideration when deciding house placement, he says.

He also suggests getting a topographical survey of the property by a land surveyor. On flat land, house placement is usually not a big concern, but as most sites on Salt Spring are not level, great care must be taken in designing and building a home.

Yardley says architectural design is a "very personal thing" and therefore defining trends in architecture is difficult. But if anything, new houses tend to be smaller, he says. Size is an important consideration, especially with retirees.

"Most people who are building their retirement home are looking at their *dream house* and this house is usually big. Maybe they don't need that. What they need is a modest, easily-maintained house," he says.

Yardley sees the architect as being the "facilitator" in building a house. The architect will take

the information and convert it into a physical form which reflects what the client wants. "In doing this," he says, "I might put my own ideas or suggestions in, but I don't try to force my ideas."

An architect will also act as a "chairperson" to co-ordinate the building process and the people involved with this process — contractors, health officer, landscapers.

He says that, as an architect, he likes to have control of construction. "If the job isn't supervised, the implementation of the plan is not always done — the intent is not being carried out," he says.

And the architect's work does not always end when the building is completed. Homeowners often forget that houses, like cars, require maintenance.

"A lot of people think you build the building, you move in and that's it," he says. The architect, in his expertise, can provide

inspection reports and maintenance plans for the home.

"Architecture is more than meets the eye," he says. "It's not just drawing pictures."

**TOP QUALITY**  
**Cement Finishing**  
 FULL SERVICE FINISHING & FORMWORK  
**Trelawney Contracting**  
 Harry Williamson 537-2322 Ed Armstrong 537-5229  
**100's of satisfied local customers!**

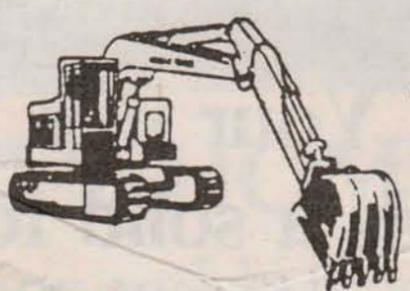
**Lancer Contracting Ltd.**

- COMMERCIAL CONSTRUCTION
- CUSTOM HOMES
- CERTIFIED PLUMBERS

Gerry or Jay: **653-4437** Perry: **653-4678**

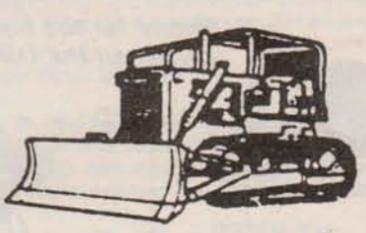
**Hedgehog Bulldozing & Excavating Ltd.**

**ALL PHASES OF LAND DEVELOPMENT**



- Backhoes
- Excavators
- Topsoil
- Gravel

- Loaders
- Gravel Trucks
- Fill
- Crushed Rock



**Laurie A. Hedger 537-9311 Patrick Byron**

Box 156, Ganges, B.C. V0S 1E0

# Heat pump represents efficient use of electricity

## Use as backup to existing system or set unit up as main heat source

When people say they have electric heat in their house, most of us picture baseboard heaters. But there are other options. Central forced air electric furnaces similar to oil or gas units are common and heat pumps, which offer a more sophisticated approach, will provide very efficient home heating.

Baseboard heaters are controlled by individual thermostats and allow you to adjust the temperature in each room. They are inexpensive, compact, noiseless and basically maintenance free. Baseboard heaters rely on the natural convection of heated air to circulate heat within the room.

In winter, the air filters of a forced air system should be cleaned once a month and fans and motors should be oiled and adjusted at the beginning of the heating season. Wall grills and

the outside temperature becomes too low for the heat pump to supply enough heat to the building.

A heat pump can lower heating costs significantly, but the price of the equipment is high. Weigh fuel savings costs against installed cost. Heat pumps make sense generally where conventional fuel costs are high and the system is going to be used for air conditioning as well.

The cost to install an add-on heat pump, using an existing heating system as a backup, can range from \$2,500 to \$3,500. An all-electric heat pump can totally replace existing equipment at an installed cost of \$3,500 to \$6,000.

Heat pumps have a life expectancy of about 12 to 15 years, compared with electric baseboard heaters, which have a life expectancy of about 30 years. A number of studies have shown that average servicing costs for heat pumps are \$150 to \$180 per year.

If you are buying a heat pump, there are a few things you should watch for:

- an indoor compressor (vs. outdoor) because it will be easier to maintain and service;
- high COP (coefficient of performance) -- heat output of unit divided by the energy input at a specific temperature;
- low noise levels -- evaluate an installation yourself;
- a demand frost system, which will come on only when needed, as opposed to a timer, which is scheduled to run a specific number of minutes per hour; and
- correct size of the heat pump -- an oversized heat pump will not dehumidify the house well in the summer.

When you are installing the outdoor coil, choose the location carefully. Try to:

- avoid prevailing winds -- accumulation of leaves and snow can affect performance;
- place it as close to the indoor coil as possible -- this keeps refrigerant lines short;
- avoid installation between two buildings that are close to each other, as noise will be amplified as it bounces back and forth between the two buildings;
- keeps it in view so visual checks will be done often; and
- locate it on the south side of the house to benefit from solar heat.

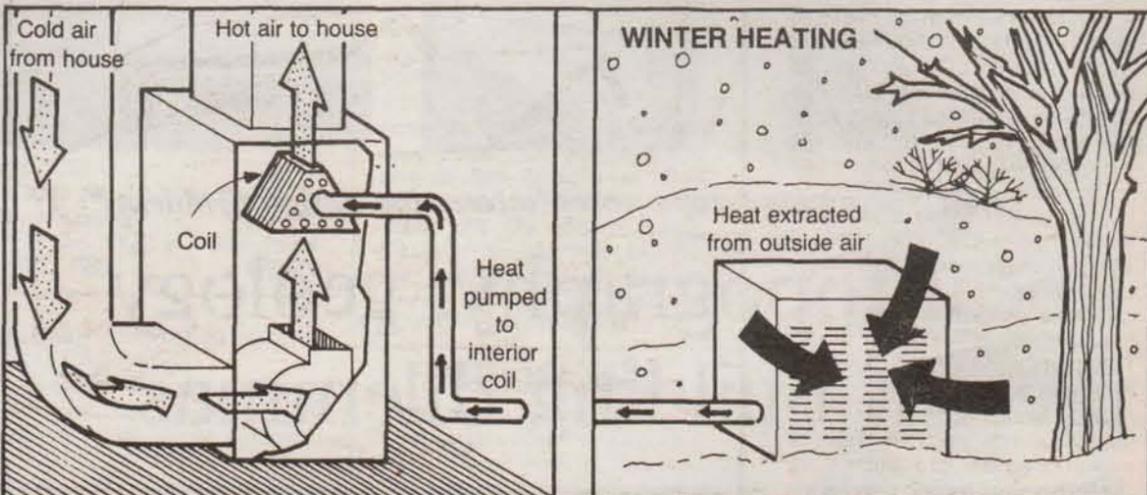
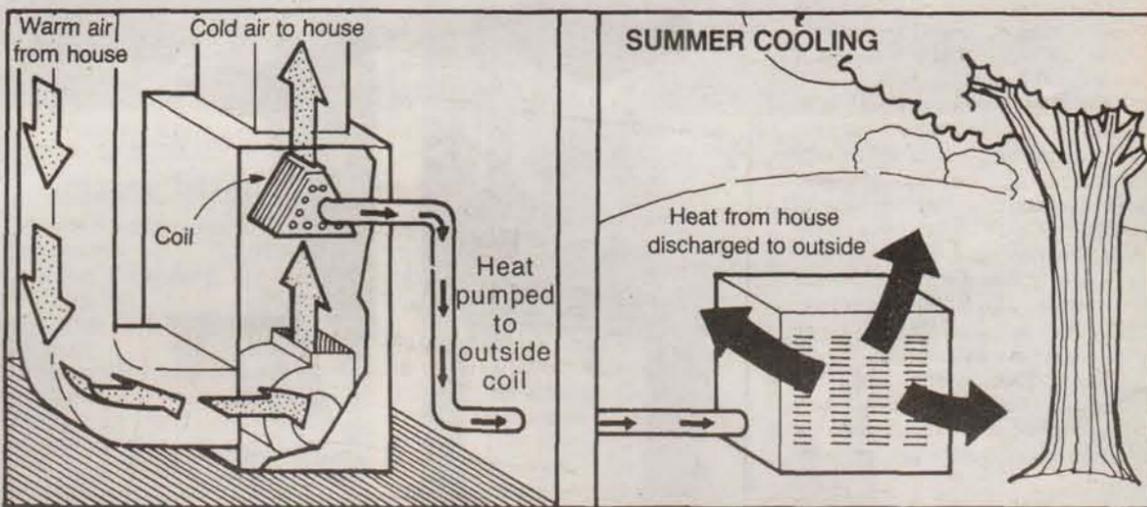
But whatever type of electric

*'Heat pumps make sense generally where conventional fuel costs are high and the system is going to be used for air conditioning as well.'*

registers need periodic vacuuming since dust and small objects will collect there. Always disconnect the power to the system before doing any maintenance work.

The electric heat pump represents the most efficient use of electricity as a home heating alternative. Heat pumps transfer heat rather than produce it, so that in winter they draw heat from outdoor air and in the summer they extract indoor heat and transfer it outside.

Even cold air contains available heat. At -20 Celcius, dry air contains 80 per cent of the heat available at 35 Celcius. But when outside temperatures dip below 0 Celcius, a backup system to produce additional heat is required. Automatic controls switch the heat pump off and switch the backup system on when



Heat pumps transfer heat rather than produce, so in winter they draw heat from outdoor air and in the summer they extract indoor heat and transfer it outside. Even cool winter air provides some measure of heat.

heat you decide on, make sure you choose an installation contractor carefully. Ask for references, and call a couple of their previous customers.

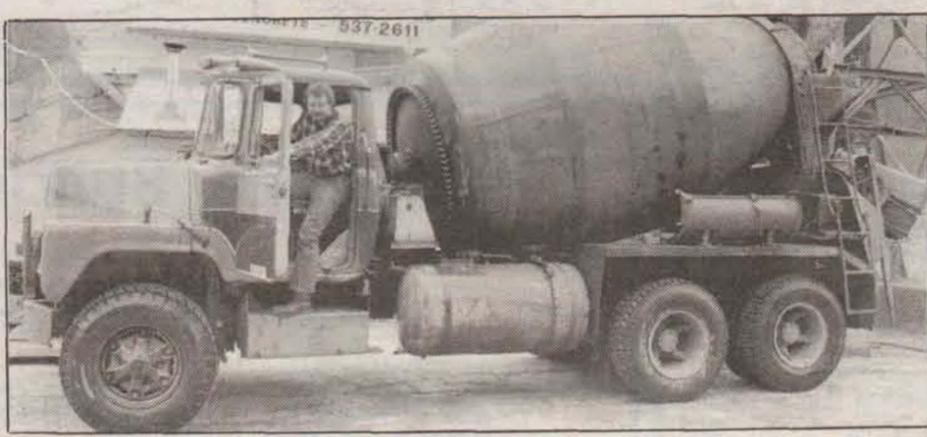
**Tile Setting**  
FREE ESTIMATES  
J. Stack - 537-2169

*Eckstein's Designs Ltd.*  
226 Fullord-Ganges Rd.

TRADITIONAL CRAFTSMANSHIP IN GLASS & METAL

Windows & Patio Doors	Fire-Proof Glass
Residential & Commercial	Stained Glass Windows
Mirror Walls & Room Dividers	Etching in Glass
Skylights & Solariums	Light Fixtures
Shower Enclosures	Design Service

HAND FORGED CUSTOM IRON WORK  
Adolf and Karen Eckstein  
537-4545  
Box 312, Ganges, B.C. V0S 1E0



## Your new home needs a solid foundation. GULF COAST MATERIALS

- Ready Mixed Concrete
- Reinforcing Steel
- Concrete Products
- Pit Run Fill
- Bagged Cement
- Scaffold Rental
- Washed Gravel
- Parking Curbs

Address: RR#3, Rainbow Rd. Ph. 537-2611

FULL LINE OF  
**HONDA**  
POWER EQUIPMENT

Phone for the lowest prices on the Island!

HT-R3009

FR500A

**Ajac's Equipment**  
(1982) Ltd.  
SPECIAL TRADE-IN PRICES  
ON ANY GARDEN EQUIPMENT!  
160 Cliff St., Nanaimo 754-1931

# Energy-efficient homes gaining in popularity

Fresh air, reduced drafts, a quiet interior and low energy costs are some of the features of an R-2000 home.

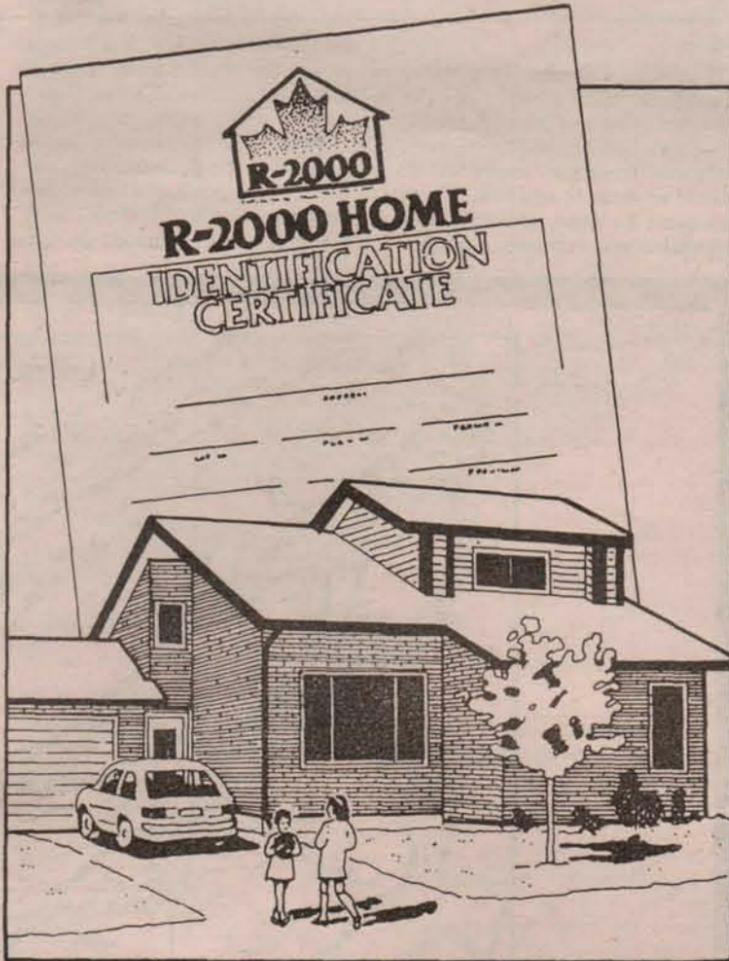
The R stands for resistance to heat loss and the 2000 for the year 2000 and beyond. Use of the standards has steadily increased over the past few years, says local builder Geoff Gay of Gaylyn Construction, and there are now at least 3,000 Canadian homes certified as R2000 energy-efficient units. Two of those homes are on Salt Spring.

The R-2000 system does not provide an "over-insulated house," Gay says—it creates "a comfortable, fresh air environment."

The heat recovery ventilator installed in the house exhausts warm, moist air from the house—as well as the pollutants—and transfers around 70 per cent of the indoor heat to the incoming air. Air is exhausted from polluting areas, such as the kitchen, bathroom and utility room, while fresh air is "dropped" into bedrooms and living areas. The air in the house is completely changed every two hours through this system.

"If the ventilation system isn't balanced, it just doesn't work. Pollutants will stay in the house," he says.

The application of an air/vapour barrier stops the flow of uncontrolled air into and out of the home, thus reducing warm air leakages. Following R-2000 construction, an air-tightness test is carried out as a quality control measure. All windows, vents and other openings in the house are closed and the front door is replaced with a computerized door with a mounted exhaust fan. All the air is sucked out of the house and the amount of air leakage is measured. If the measured rate exceeds the R-2000 program requirements, a smoke pencil is used to pinpoint air leaks so that they can be sealed.



What results is air-tight construction and a super energy-efficient house. A 1230 square-foot Salt Spring Island house on Howard Road has an R-2000 system which incorporates energy-saving features that can reduce energy consumption costs by 50 to 80 per cent.

The R-2000 house design has enabled the owners of the Howard Road home to carve off \$800 a year in heating costs, from \$900

to \$100, he says.

The cost of R-2000 construction for a 1200-square-foot building is about \$5500. But energy-efficiency, not cost efficiency, is the selling point, says Gay.

He adds that most homeowners incorporating the R-2000 system into their houses can get a better mortgage rate (up to five per cent better) because the home is energy-efficient and has a higher resale value. But Gay doesn't

know of a R-2000 home that has been resold.

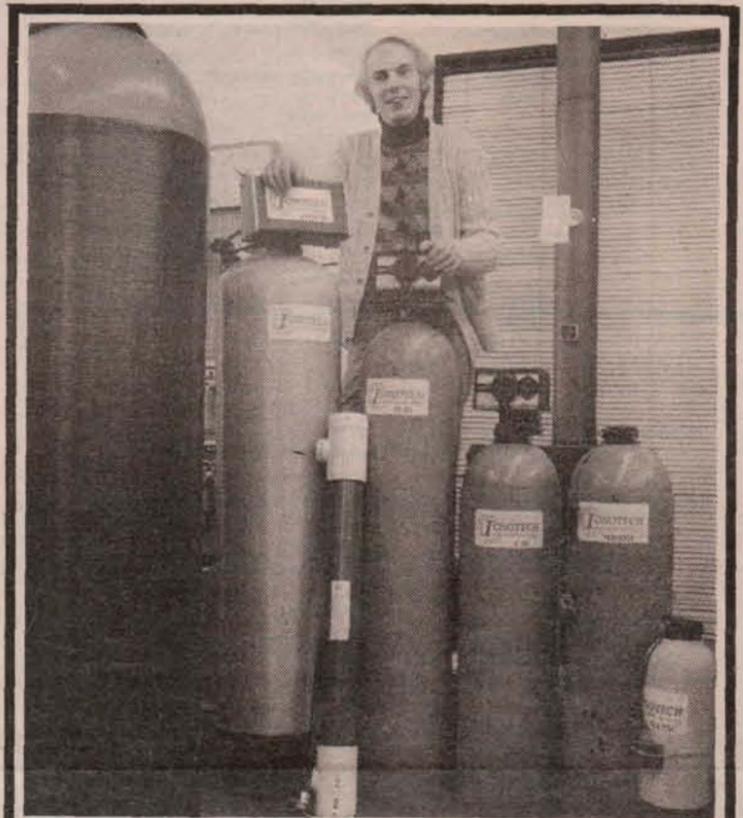
"After having the system installed, they (owners) just don't want to sell," he says.

Gay warns that R-2000 builders must be certified. Each R-2000 home is backed by a comprehensive identification program operated by the federal government in co-operation with the home building industry. R-2000 home buyers receive a numbered certificate that indicates their home has been built to R-2000 standards.

As well, the R-2000 investment

can be protected under the New Home Warranty Program. The program is the only one of its kind in B.C. that protects the owner from faulty construction. In order to participate in the program, certified builders—and R-2000 builders must be certified—are under contract to provide a five-year warranty of the house.

Fresh air, reduced drafts, low energy costs and investment protection—the R-2000 system may represent a major step in setting the standard for houses of the future.



From homes...to hospitals...



brings you clean, clear and beautifully soft water.

**The Calendar Clock**

- featuring fully automatic 8-cycle control

The Calendar Clock model can be easily programmed to meet your family's needs. Simply set the timer and your machine will regenerate automatically on the days of your choosing. And if your soft water requirements should change, a simple re-setting of the programme will ensure that all your soft water needs are looked after!

**The Econominder**

- featuring meter-initiated regeneration control that saves money!

The Econominder measures the amount of water your family uses, and regenerates only when it is absolutely necessary. What does this mean for you? Simply this: you save water, you wave up to 50% in salt—and you save money! The Econominder guarantees you'll always have soft water because it monitors your changing needs.

**Automatic**

- Iron and Sulphur Filter that really gets iron and sulphur out automatically

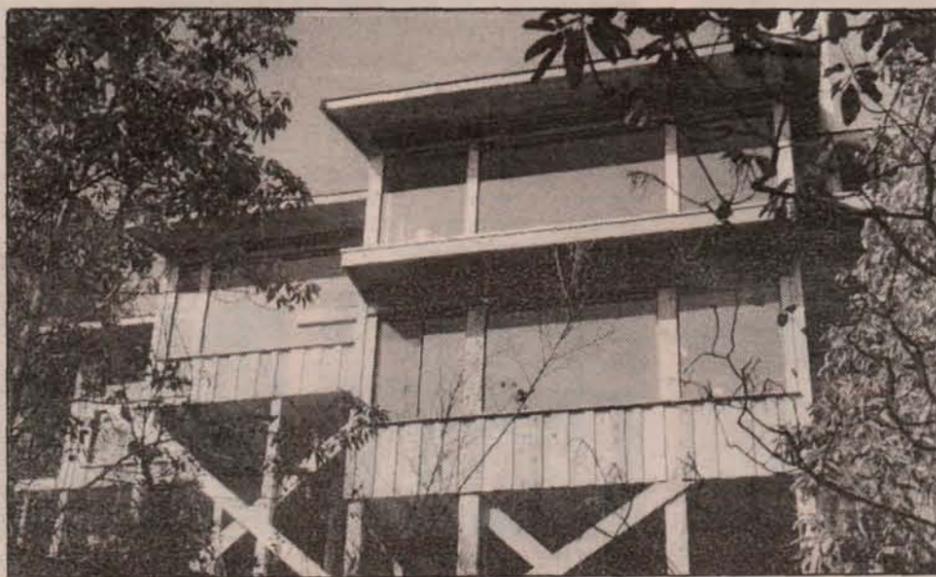
● Proven automatic 8-cycle control valve ● Simplified programming using our 12-day calendar clock timer or econominder ● No chemical to add ● Feeder cartridge automatically meters exact amount of potassium permanganate for regeneration of the iron filter

from 389<sup>00</sup>

**GULFSTREAM SUPPLY**

McPhillips Ave.

537-5733



**QUALITY HOMES**

by experienced builders

**Walter Huser & Sons Construction**

537-2385 or 537-5247

# Ask yourself questions about home insulation

There are many types of insulation materials available for homes, each with specific characteristics. They should be used only as directed and according to the accompanying chart.

The RSI (R) value indicates the relative resistance to heat flow of each product. The higher the value, the better the material insulates.

(RSI is metric while R is an

imperial measurement.)

A suitable air-vapour barrier, such as six mil (0.15 mm) polyethylene sheeting, must be used with most insulation. It must be applied to the warm side of the insulated surface. Air leaks should be sealed to ensure that the air-vapour barrier works prop-

## Each type has its particular qualities, applications

erly.

If you're adding insulation, upgrading the quality of the air-vapour barrier should be included as part of the job. If there isn't one in place, every effort should be made to add one. Where this can't be done without major disruption and expense, a quality

air-vapour barrier paint will increase the resistance of the walls to moisture flow.

When you're choosing insulation, ask yourself these questions:

- Does the product exhibit good heat retention?
- Has it been evaluated under a

CMHC materials evaluation report?

- Will the material resist high temperatures or fire?
- Will it withstand high moisture levels?
- Will it resist air infiltration and exfiltration?

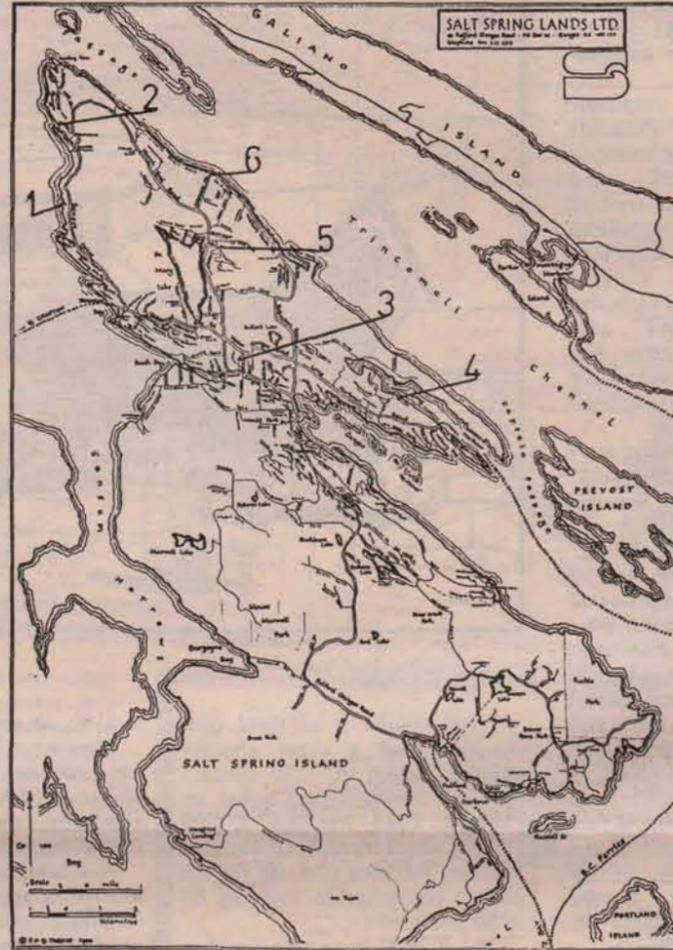
Your best source of how-to-information on insulation is *Keeping The Heat In*, available free from Energy, Mines and Resources Canada.

### INSULATION SUMMARY

Type	Material	RSI/mm (R/in.)	Application
BATT OR BLANKET	Glass Fibre	0.022 (3.2)	Accessible attic floors; uncovered frame walls above and below ground level; storage tanks, heating ducts, piping.
	Mineral Wool	0.023 (3.3)	Accessible attic floors; uncovered frame walls above and below ground level; storage tanks, heating ducts, piping.
LOOSE-FILL (BLOWN)	Cellulose Fibre	0.025 (3.6)	Attics; enclosed cavities such as roofs, walls, floors. Not acceptable for use below ground level.
	Glass Fibre	0.020 (2.9)	Attics; enclosed cavities such as roofs, walls, floors. Not acceptable for use below ground level.
	Mineral Wool	0.021 (3.0)	Attics; enclosed cavities such as roofs, walls, floors. Not acceptable for use below ground level.
LOOSE-FILL (POURED)	Cellulose Fibre	0.024 (3.4)	Attics; sloped roofs; accessible enclosed wall cavities. Not acceptable for use below ground level.
	Glass Fibre	0.021 (3.0)	Attics and accessible enclosed wall cavities. Not acceptable for use below ground level.
	Mineral Wool	0.022 (3.2)	Attics and accessible enclosed wall cavities. Not acceptable for use below ground level.
	Vermiculite	0.016 (2.3)	Attics and accessible enclosed wall cavities. Not acceptable for use below ground level.
RIGID BOARD	Glass Fibre Board	0.029 (4.2)	Roofs; ceilings; floors; interior/exterior face of wall, above and below ground level; ducts; pipes.
	Low Density Expanded Polystyrene	0.026 (3.7)	Roofs; ceilings; interior face of wall above and below ground level. Exterior face of wall, above ground level.
	Medium Density Expanded Polystyrene	0.028 (4.0)	Roofs; ceilings; interior and exterior faces of walls, above and below ground level. Under concrete slab foundations.
	Extruded Polystyrene	0.035 (5.0)	Roofs; ceilings, interior and exterior faces of walls, above and below ground level. Under concrete slab foundations.
	Polyurethane and Polyisocyanurate (faced and unfaced)	0.042 (6.0)	Roofs; ceilings, interior and exterior faces of walls, above and below ground level.
FOAMED IN PLACE	Phenolic Foam	0.029 (4.2)	Exterior face of walls, above ground level.
	Polyurethane Foam	0.042 (6.0)	Industrial — roofs; interior and exterior faces of walls, above ground level.

#### NOTES:

- 1 in. = 25.4 mm.
- The RSI(R) values quoted here are averages for the materials listed and are representative values only. Individual products may vary; be sure to check the packaging.
- Proper installation of blown, loose-fill insulation requires an experienced, well-trained technician.
- Although it is possible to insulate enclosed walls that are open at the top with pouring insulation, it may be difficult to do a good job because of obstructions in the wall cavity, voids in insulation coverage and settling of the insulation material. The cost may not be justified.
- Cellulose fibre is regulated by Consumer and Corporate Affairs Canada. This ensures that all cellulose fibre sold meets strict guidelines for flammability, corrosiveness, smoulder resistance and chemical separation.
- A vapour barrier must be used with all insulation. It must be applied to the warm side of the insulated surface. All air leaks must be sealed to ensure vapour barrier continuity.
- All thermal insulation materials will lose thermal resistance when wet. Most will dry with little effect on the RSI(R) value.



#### PRIVATE WATERFRONT ESTATE

Superb low-bank waterfront, approx. 1500 ft., located on Sunset Dr.; 3.54 acres (2 titles); SW exposure & good moorage; exciting architecturally designed residence for both outdoor & indoor living.



#### FABULOUS OCEANSIDE LIVING

Waterfront acreage; good moorage at your doorstep; large family home with individual balconies from all 5 bedrooms; concrete swimming pool & garage/wkshop; situated in a secluded island setting.



#### LUXURY RETIREMENT ON THE GOLF COURSE

Over 2600 sq. ft., one level living, 3 BR, living rm., dining rm., kitchen & eating area, family rm. & much much more; all on a completely landscaped lot.



#### A WATERFRONT OUTPOST FOR THE SAILING SET

Beautiful Westcoast residence, designed for easy living & entertaining; foreshore lease with walkway to excellent year-round moorage (float required).



#### QUALITY CONSTRUCTION

Near new 4 BR, fully finished 2 level residence; a quality package with stunning fireplaces in both living and family rooms.



#### BUSINESS BY THE SEASIDE

An ideal family oriented business, rural lifestyle, public contact and the opportunity for independence in the Gulf Islands.

Please telephone to arrange a viewing — or write now for additional information on these truly superb and lovely Salt Spring Island properties.

**Gil Mouat**

Tel: (bus.) (604)537-5515  
(res.) (604)537-9272 (24 hrs.)

**SALT SPRING LANDS LTD.**

P.O. Box 69, Ganges, B.C. V0S 1E0

P.S.— Market evaluations in the form of a "letter of opinion" available upon request.



### SERVING ALL THE GULF ISLANDS



### 5" CONTINUOUS GUTTERS

- Down Spouts • Fascia Cover • Soffitt • Flashing
  - Cleaning & Repairing Gutters
- ALSO: Vinyl Soffits & Siding

**GORDON SWAN**

R.R. 2 Ganges, B.C. res. 537-5763 mess. 537-2786

Repairs or new construction — free estimates  
SATISFACTION GUARANTEED

# Pool pleasures must be balanced against chores

**Before you build, give some thought to your needs**

Fond of swimming? If you are the hardy type of island swimmer who dives into the ocean all year round, on the slightest provocation, you don't need a swimming pool: you should have a medal!

For the keen swimmer who wants something better than the ocean, a backyard swimming pool is the answer.

If the idea sounds expensive, make an analysis. How many months in the year do you want to use it? How warm do you want it? Do you want to boil dry or just get some enjoyable exercise?

If the skies are clear and you get lots of sun on the pool, you may settle for an unheated pool. You'll get lots of use out of it during the summer months, particularly during the school holidays in the summer. You can work it up from there.

A pool above the ground, consisting of supporting walls and a plastic liner, is the cheapest way to get a pool. You won't dive and if you have children waiting to get in, you may have to keep the water shallow. The range only starts there.

An above ground pool goes up to 40 feet by 16 feet or more and it may be as well-equipped as the more permanent, built-in system.

**'A swimming pool is an asset when you can keep warm enough to use it without adding to the national debt.'**

The same range of costs and service is to be found in the in-ground fixture. They come in every size and shape and there are as many ways of making them as there are of using them.

The traditional system of a concrete-lined hole in the ground with glazed tile lining is attractive, useful and in the higher cost bracket.

You can compromise with a concrete lining and a plastic liner to ensure waterproofing. Or you settle for metal walls and concrete or sand base all covered with a vinyl liner.

The only deciding factor in the choice of pool is cost. The three-foot-high walls around a small circular kiddies' pool affords them the same pleasure as the Italianate marble marvel with its matching walls and roof.

The very small pool is not usually heated. All pools require some means of keeping the water clean. It has to be treated chemically or changed at frequent intervals.

The larger pool, whether up top or buried, requires some form of heating to justify the installation.

If the area is open to the sun, a solar blanket like the plastic bubble packaging material, will go a long way towards keeping it



Owning a backyard pool means year round swimming on the Gulf Islands, provided it is built for that purpose. Depending on your needs and the amount of money you're willing to invest, a pool can be anything from the simple to the near-grandiose.

warm. The little bubbles act like magnifying glasses and concentrate the sunlight into heating the water.

If you want better than that, the sun is always around. A solar heating system on the roof of a convenient building or on the ground near the pool will provide a valuable heat source. Many owners go two ways. They utilize the heat of the sun and provide an additional source of heat by means of a boiler in the system. By this means the water is heated partly by the sun blanket, partly by a solar heating system and partly by gas or oil.

The only question left open to the owner is the decision as to how long in the year he will keep the pool running. The colder the weather, the cooler the water: the colder the water, the more fuel will be needed to keep the temperature up. It's as simple as that. Just as simple as heating the house. The warmer you want it, the more it costs.

Once the installation is complete, whether you spent \$500 or \$50,000, you balance the cost against the pleasure and you decide whether to swim for two or three months a year or for most of the year.

The swimmer who braves the elements and dives into Vesuvius Bay on New Year's Day is a hardy athlete. The swimmer who gets up steam in his backyard swimming hole for a comfortable New Year's Day swim is a man of means. He has to be.

But no question about it, a swimming pool in the yard is an asset for that time in the year when you can keep warm enough to use it without adding to the national deficit.

Balanced against these pleasures and the costs are the chores that go with the pool. It has to be kept clean. The walls have to be cleaned down regularly and the pool bottom must be vacuumed out.

The water must be checked for chemical levels and an eye has to be cast over the system from time to

time.

There are servicemen on the islands and the pool owner does not have to do all these things himself if he wants to job out the chores.

The only other concern is the responsibility for the pool.

A large body of water is dangerous. A fellow can drown in water. The pool and the area around it must be safeguarded. Fencing it off helps, but it is not the complete answer. There must be rules about conduct near the pool, as well as in it. And the rules must be enforced.

If your friends don't like the rules, you're better off to change your friends than lose them in the water.

How long? How wide? How deep? How much? Have fun!

**Call in, or call us at 537-5577 for our 'Gulf Islands Getaway' catalogue & free map.**

**GULF ISLANDS REALTY LTD.**

Box 750, Ganges, B.C. V0S 1E0  
537-5577

**G. CRAIG MARSHALL**  
AERIAL PHOTOGRAPHER

Private or Commercial

Member Canadian Owners & Pilots Assn.

P.O. Box 948, Ganges, B.C. V0S 1E0 537-5109

\* Special rates for realtors

**TAYLOR'S**  
**NORTH END PLUMBING**

Serving Salt Spring Island — Commercial & Residential

**VACUUM SYSTEMS INSTALLED**

Ben Taylor 30 years North Beach Rd.  
537-9352 experience R.R. 1, Ganges

**Concrete driveways are best**

Call soon for an estimate on a strong, attractive & easy-to-clean concrete driveway—

**TRELAWNEY CONTRACTING**

HARRY WILLIAMSON - 537-2322 ED ARMSTRONG - 537-5229  
Write Comp. 11, RR 3, Crofton Rd., Ganges

# Family's lifestyle determines design

When it comes to designing a house, most people take for granted their process of living, says architect Henry Schubart.

"How a family lives really determines what kind of house — from most formal to very informal — they should build," he says.

Schubart says people should design their own space in their mind and only use a professional to help them.

"An architect doesn't know how you live or how you relate to the other family members," he says. "People (who want to build a house) should think through their life process and explore how to solve their own process through the design of the house."

*'A professional presents his client with a full range of choices so they can make intelligent decisions.'*

There could be psychological implications in the process of design. He explains that people with strong feelings of privacy might want their home designed to reflect this need for seclusion. Others have a more open lifestyle — the family cooks together, plays together — and may require more open space in their house design.

Still others may feel the family unit as being polarized — each member has a distinctive role — and thus each section of the house (kitchen, living room, bedroom) will be designed to serve a distinctive function.

Schubart says house design should also reflect the inherent

lifestyle of its geographical site.

People moving to the island from eastern Canada tend to bring their former lifestyle with them and the old lifestyle isn't always adaptable to the new, he says.

"Climate, informality, differences in social relations — all should be considered," he says.

He suggests people, when they move to an area, should rent before building a house so they can discover the subtleties (climate, lifestyles) of the area.

Cost is also a factor in designing a house. The size of the house is directly proportional to the cost, he says. Some people have an idea of what they want — the number of bedrooms and bathrooms, for example — but they don't realize extraneous expenses. He says almost a third of a house is devoted to walls, closets, storage space, etc. — and with more rooms, the cost is even higher.

"The more informal — or open — a house is, the more economical it is," he says.

He says the home builder should concentrate on building well, no matter what the size. You can always add on later, he says.

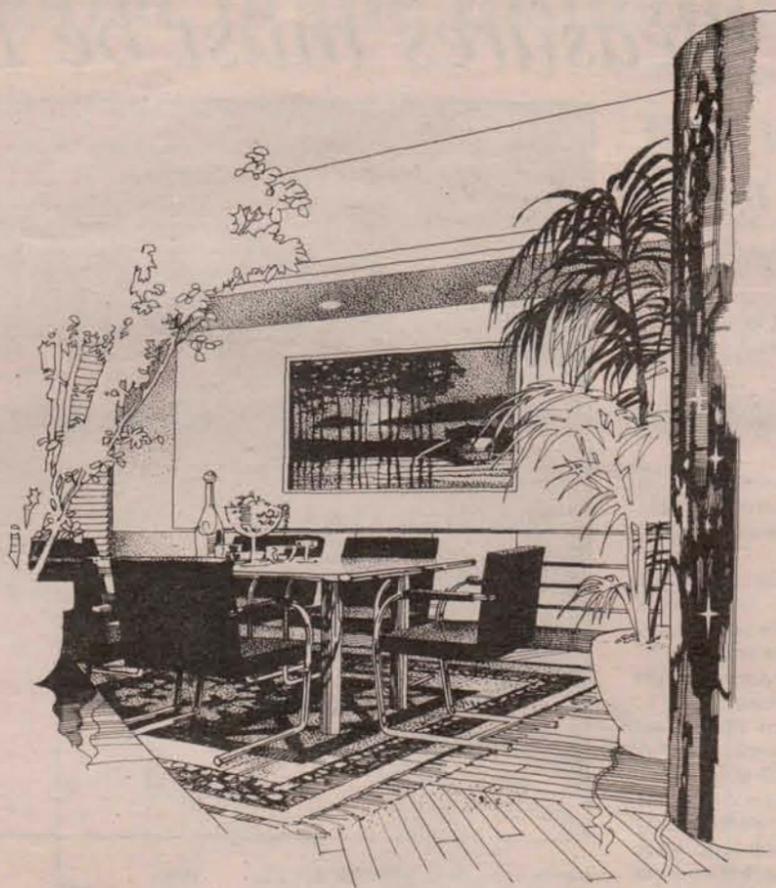
"You should build buildings to last, not to cause maintenance problems," he says.

There are other issues involved in house design — choice of materials, heating system, windows, roof design — which affect costs. He says designing a house is sometimes a series of choices.

"A professional (architect, designer) presents his client with a full range of choices so they can make intelligent decisions (on house design)," he says.

Ultimately these decisions will "present a shelter for happy life," he says.

"As architects, our greatest joy is when people come back to us a few years after the house is built and tell us our designs have improved their lives," he says.



*Interior feel can reflect psychological implications*

## We build new homes...

and we finish on time!

Complete new homes from around  
**\$34 per sq. ft.**

## Trelawney Contracting

Call Harry Williamson  
537-2322

C11 RR3 Crofton Rd.

Call Ed Armstrong  
537-5229

## Frankly, Scarlett, I could dig a dam.



- ...or a septic field
- ...or a drainage ditch
- ...or a water line
- ...or a house excavation
- ...or a driveway

Call Ken Byron Excavating  
**537-2882**

## GLIDDEN PAINTS NOW ON SALE!

We have all your paint & decorating needs:

- Glidden Paints
- Flecto Varathanes & Stains
- Ceramic Tile
- Electrical
- Oak Towel Bars, Soap Dish, Paper Towel Holders

WALLPAPER - Over 200 books to choose from  
see our *In-Stock Specials!*

- Carpets & vinyl flooring
- Venetian Blinds
- Vertical Blinds

Carpet and vinyl  
installation available

Painting and wallpaper  
service available

## MAGIC COLOUR

Decorating Centre



Located at Sidney Super Foods  
**656-2202**

# Know the merits of windows

Thinking about replacing some of the windows in your home? Whether you are doing it for aesthetic reasons or to save on your energy bills, keep the following factors in mind so that the windows you purchase will help put money back in your pocket.

During the winter, large areas of glass can alternately chill and overheat a room. In the summer, overheating is frequently a problem.

A single pane of glass has an RSI value of about 0.16, which means that it loses about 10 to 20 times as much heat as the same area of properly insulated wall. Heat transfer is affected by:

- the number of layers of glass or glazing material;
- the amount of air space between the layers; and
- the thermal resistance of the frame and sash materials.

Storm windows, or double glazing, will cut the heat loss through single-glazed windows almost in half, but in many parts of Canada triple glazing is worthwhile, particularly for north-facing windows.

Both double and triple-glazed units are available factory sealed, with dry air spaces between the panes ranging from 6 mm to 15 mm. Seals are usually guaranteed for 5 to 20 years. If the seal breaks, moisture may leak into the unit and accumulate between the panes.

Triple glazing can also be achieved by installing a sealed double-glazed unit and protecting it from the elements by attaching a storm window outside. But remember to avoid condensation problems -- it is important that the inner panes be more tightly sealed than the outer pane. In the coldest regions of the country, a system of triple glazing will usually pay for itself in decreased fuel bills within 15 years.

The material of the frame you choose will also affect the amount of heat loss. Metal frames are the most durable and require very little maintenance, but they transfer heat in summer and cold in winter. Metal frames with a thermal break (a piece of material like plastic or wood placed in the centre of the frame) are more energy efficient.

Wood frames have a much higher thermal resistance than metal frames, but they require regular maintenance. Frames are available with a vinyl coating over the wood, which reduces the upkeep. Some are completely vinyl; these have an insulating capacity somewhere between that of wood and metal.

The four most common types of windows are vertical sliders, where one or more panes move up and down; horizontal sliders, which move sideways; casements, which are hinged on the side and open in or out like a door; and awning windows, which are hinged at the top and open outwards.

Air leakage is likely to increase with the amount of movable surface area, so it is better to buy windows that have some fixed panes. Look for a window that can be locked into a compression seal when it is closed.

So think of your windows as a long term investment. Look at a component like weather-stripping for example, which won't last forever. Make sure it is strong and well attached, but also that it will be easy to replace when necessary.

**CABIN IN THE WOODS!** Here you go, 2 rooms, sauna, 1.8 acres, drilled well, privacy. \$45,000 MLS.



**VESUVIUS SUNSHINE SPECIAL.** A delightful one level home just perfect for the retirement couple. Spacious landscaped lot and a 2 car garage workshop. Full price, \$82,000 MLS.

**ROOM TO ROAM.** 20 acres of pasture and woods - ocean views and smaller 2 bedroom home. \$95,000 MLS.



**PRIME OCEANFRONT ESTATE ON SALT SPRING ISLAND.** This acreage retreat boasts a house, cottage, workshop and gardens, and is just minutes from Ganges. Private, secluded and SUNNY. Full price \$395,000 MLS.

**OCEAN FRONT OUT OF YOUR PRICE RANGE?** Look again! Here's a waterfront lot for only \$59,900 MLS with a sand and shell beach.

**ARVID CHALMERS**  
537-5568 or 537-2182



**BEAUTIFUL SECLUDED WATERFRONT ACREAGE.** On Walker Hook Bay. Accessible beach, moorage, attractive renovated home with new addition, separate 1 BR cottage for guests or revenue. 2 wells, super views. \$179,000 MLS.

**SEAVIEW ACREAGE.** 10 acres very attractive, arable. Improvements include 3 GPM drilled well, hydro to building site, roughed in driveway, septic tank & field. Possible subdivision into 2 parcels. Very sunny location. \$69,500 MLS.

**ATTRACTIVE RUSTIC HOME.** Located near Vesuvius - extensive use of cedar and intriguing design make this a most distinctive home. 3 sundecks create areas for outdoor living - separate sleeping cabin with woodstove. Separate double carport for wood/boat storage. \$89,900 MLS.

**ANN FOERSTER**  
537-5568 or 537-5156

**CHARMING OLDER HOME.** With extensive upgrading on seaview acreage, walking distance to Ganges. For only \$69,900 MLS.

**DOWN A LONG & WINDING TREED DRIVEWAY** to approximately 3 acres, beautifully parked out, with southern exposure to the privacy of the well located 2 or 3 bedroom home. ONLY \$65,000 MLS.

**LYNDA LIEBERHERR**  
537-5568 or 537-5273

**VIEW LOT.** Super ocean view lot close to the ocean. Easy build lot, nice area and price right at \$27,900 MLS.

**OCEAN VIEW.** Arbutus, fir. Driveway and a gravel pit. 4.97 ac. \$39,900 MLS.

**AFFORDABLE WATERFRONT LOT.** Steps to the ocean, a superb view, utilities. All we need is you. Clams, oysters and fishing. \$54,900 MLS. Let's go.

**VIEW ACREAGE.** The 3.59 acre property commands a hill top thereby guaranteeing a view of mountains, ocean and islands, truly an idyllic setting. There are two drilled wells on the property and a driveway in from the quiet cul-de-sac access road. Hydro is on the road. Just 5 minutes from the town of Ganges. \$79,900 MLS.

**HORSE LOVERS RETREAT.** This 37 1/2 acre property boasts 2 ponds, 2 riding rings, trails, stables and pasture. There is a barn, driveshed and stalls for 8 horses as well as other buildings. This property is subdividable and would suit investors or group purchasers. \$169,000 MLS.

**SALT SPRING CHALET.** Energy efficient 2 plus bedroom home on super sunny level 1.4 acres. Very private. Garage & workshop with wood heat. Fenced garden, fruit trees, ever bearing strawberries, fish pond, pastoral view. \$79,000 MLS.

**SOUTH FACING LAKEVIEW HOME.** Well maintained property. This house is just across the road from one of the finest fishing and swimming lakes on the island. An ideal retirement home. Vendor will consider a trade to the Sidney area. \$75,000 MLS.

**DAVID & CATHIE WILLIAMS**  
537-5568 or 537-9510

**DREAMING OF THE SUN & SEA?** This land has it all! Semi-waterfront. Beautiful views of Trincomali Channel. Over 1 acre totally arable. Perfect for a small hobby farm. \$47,500 MLS.

**CUTE & COSY.** Delightful newer 2 BR home. Carport, sunny patio area. All appliances and wood airtight included. Good garden area. Secluded yet convenient location. A perfect hideaway. Vendor may carry. \$55,900 MLS.

**THE LOUDEST NOISE IS THE BIRDS IN THE TREES.** This lot's ready to go - driveway in, excellent drilled well, valley view potential, lots of timber. A great spot to get away from it all. \$19,900 MLS.

**LOOKING FOR PEACE & QUIET?** How about all day sun, pastoral view, privacy, totally usable acreage, fruit trees? Don't forget a well built chalet home, insulated workshop and garage. Don't miss out. Call now. \$79,000 MLS.

**SPECTACULAR VIEW.** Gaze across Ganges Harbour to Mt. Baker and the Outer Islands. 3/4 acre in quiet cul de sac has an excellent building site and piped water. Nicely treed with good privacy available. This million dollar view can be yours for \$37,500 MLS.

**PAT JACQUEST**  
537-5568 or 537-5262

**ONLY ON SALT SPRING**



IF...you're looking for SUPERB VIEWS from a QUALITY HOME, you've just found it! Excellent finishing shows throughout this smart 2 BR & den home. Plus a lower level with rumpus room & workshop. Features ensuite MBR, eating nook in kitchen and a great covered deck for barbecues. Lovely easy care landscaping on .5 ac. Best of all is the price -- \$108,000 MLS.

**THINKING OF BUILDING?**

- .5 ac. western ocean view lot only \$23,900 MLS.
- .9 ac. lot with piped water & driveway in Trincomali Hts. \$24,900 MLS.
- .77 ac. view lot close to Ganges, piped water & roughed-in driveway \$33,000 MLS.
- 5.0 ac. - south end, driveway, well, power in, building site ready, some arable for gardening, sunny. \$39,900. MLS.

**ALEX REID**  
537-5568 or 653-4637

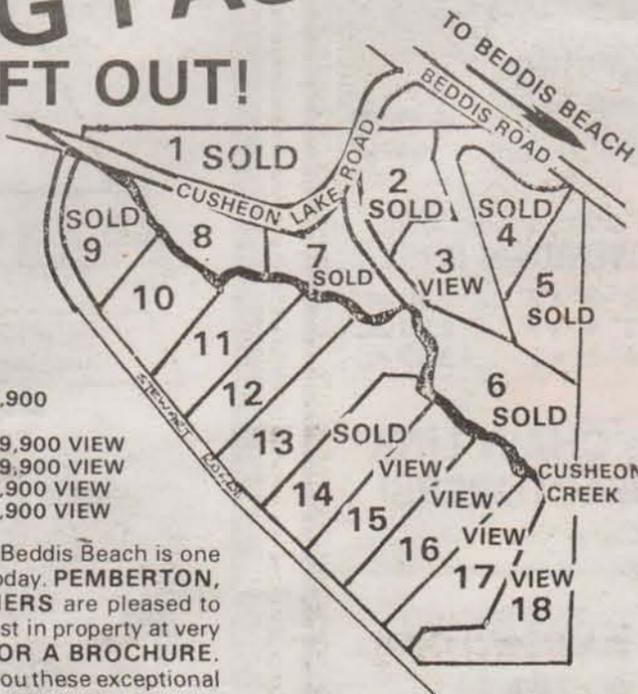
This is just a sampling from our listing file. Stop by our office at 156 Fulford-Ganges Road, Salt Spring Island, for a more complete selection!

## LOW DOWN, 10% FINANCING OCEAN VIEWS - PASTURES MOVING FAST! DON'T BE LEFT OUT!

The best land values on the island today!  
**5 & 10 ACRE LOTS:**

- |                           |                            |
|---------------------------|----------------------------|
| 1. SOLD ★                 | 13. 8.6 ac. \$39,900       |
| 2. SOLD ★                 | 14. SOLD ★                 |
| 3. 7.38 ac. \$39,900 VIEW | 15. 6.19 ac. \$39,900 VIEW |
| 4. SOLD ★                 | 16. 6.96 ac. \$39,900 VIEW |
| 5. SOLD ★                 | 17. 5.8 ac. \$39,900 VIEW  |
| 6. SOLD ★                 | 18. 7.5 ac. \$39,900 VIEW  |
| 7. SOLD ★                 |                            |
| 8. 5.05 ac. \$36,900      |                            |
| 9. SOLD ★                 |                            |
| 10. 4.96 ac. \$33,900     |                            |
| 11. 4.96 ac. \$33,900     |                            |
| 12. 5.45 ac. \$33,900     |                            |

Situated between Cusheon Lake and Beddis Beach is one of the best land values on the market today. PEMBERTON, HOLMES LTD. and ARVID CHALMERS are pleased to have this opportunity to help you invest in property at very reasonable prices. **CALL TODAY FOR A BROCHURE.** Our sales staff will be happy to show you these exceptional values.



# Hot tubs designed for fun, function

Water is fun. There is no toy in the backyard that comes up to the appeal of a hot tub or a spa. Tired after a day's work? Take a relaxing soak! Suffering from arthritis or generally slowing down? Jump in the hot tub.

From the very young to the very old, a soak in bubbling hot water is a delightful experience.

A hot tub in the yard doesn't cost much to install and demands enough time to check the chemical condition of the water at regular intervals. Many tubs are heated by electricity and call for one connection to the household circuitry and you're in business.

The hot tub started out in life as a cedar vat with constant hot water running through it. Then other styles came into use and the majority of these parts are not strictly hot tubs. They are known in the industry as a spa. Nevertheless, the term hot tub is used broadly to describe any unit that offers seats in a puddle of water with jet pumps and air bubblers to add to the effect of the water.

The hot tub can be set up indoors or out: the majority are outside. Apart from the ventilation problems that accompany an indoor tub, there is an appeal to braving the snow and ice and crossing a frozen patio to hastily plunge into the steaming water.

The common style of hot tub is not a bath. Few owners use soap in conjunction with the hot tub. It is a recreational asset or a therapeutic device to ease stiffness in the joints. If you want one to cure your aches, check it out with the doctor first.

The use of a hot tub throughout the winter is readily available in the islands, where the mercury falls into disrepute only two or three times a winter.

## Units really welcome over winter

The hot tub needs a hole in the ground and a place for the support system. The handy do-it-yourselfer can quite easily set it up himself. This is particularly so if he settles for a portable unit, which comes complete and ready to plug into the nearest convenient 110 volt outlet.

The outlet is a problem for the electrician however. It calls for a 20 amp circuit of its own.

The larger tubs are usually wired for 220 volts to allow for a higher-powered heater unit.

*'The chores attached to owning a hot tub consist of making regular checks of the water quality and chemical condition.'*

Only the purchaser knows what kind of tub he wants. A small tub will hold four or five occupants, while a larger model will accommodate eight or more people.

The rest is up to the owner and the decking to be used around the tub or landscaping to go with it is the icing on the cake.

A hot tub usually runs at a temperature between the high 90s, in Fahrenheit terms, and 104 or 106. If the temperature between is too low, the effect is lost. If it runs too high you may find you have just cooked your guests or your in-laws and the next move is certainly up to you.

An excessively high temperature

is dangerous. Incidentally, there is always a list of do's and don'ts attached to a hot tub or spa and the new owner must acquaint himself with them. Any patient undergoing medical treatment or medication should satisfy himself that a dose of hot water won't land him in hot water. In other words, check it out before you dive into the soaking business.

The chores attached to owning a hot tub consist of making regular checks of the water quality and chemical condition.

If a hot tub were used without concern for water quality, it would be offensive in very short order. The hot water quickly collects perspiration and other materials from the skin. Before very long, the users would find that they were playing around in somebody else's bath water.

To eliminate the need for chlorine the owner may acquire an ultra-violet unit which cleanses the water without chemicals.

Other factors are also threatening the water. The same checks must be made to ensure that the water is neither too acid nor too alkaline. Highly acid water will corrode metal pipes and components. Too alkaline a water will cause lime encrustation.

The check is made within minutes and the correction of any

imbalance is simple and requires little time.

Most owners take these chores for granted. Some find outside assistance and arrange with a local service to maintain the system.

If the hot tub or spa is for fun, enjoy it! If it is for therapeutic purposes, enjoy it anyway! And don't be surprised if your friends are around to enjoy it with you.





**ROOFING**  
SHAKE'N'SHINGLE

RE-ROOF - NEW - REPAIRS

Free estimate • 5-year warranty • Could save \$\$\$

**RON CALBERY - 653-4463**

Serving all the Gulf Islands since 1981 Box 1187, Ganges



R.R. #1, Mansell Road, Ganges, B.C.

**MATTHEWS**  
**bobcat**  
SERVICE

- Septic fields
- Ditching
- Landscaping
- Driveways
- Backfilling
- Etc.

Call **BLAIN - 537-5724** evs.



**TOWER**  
FENCE PRODUCTS LTD.

**You don't have to wait for OUR sales!**

**WE HAVE EVERYDAY LOW PRICES!**

**FARM (PAIGE) FENCING**

1047-6 strand (horizontal)  
48" high, 6" sq. max.  
opening. 330' roll ..... **\$110**

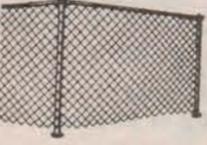


**BARBED WIRE**

12 1/2 gauge double strand  
1320 ft. rolls  
EVERYDAY PRICE ..... **\$35**



<b>T-POSTS</b>		<b>CCA - treated round</b>	
<b>EVERYDAY LOW PRICES</b>		<b>WOODEN POSTS</b>	
	Painted	Unpainted	
6'	3.35	2.65	
8'	4.52	3.54	



**We are CHAIN LINK MANUFACTURERS!**



**TOWER**  
FENCE PRODUCTS LTD.

2735 Bridge St.  
Victoria, B.C. V8T 4T1  
**382-4114**

# Quality Built



## Affordably priced

# CHRIS MARKS CONSTRUCTION

**General Contractors**  
All phases of construction

537-2453 Box 1566, Ganges