

STUDY OF DETAILS IMPORTANT BEFORE ACTUAL BUILDING STARTS

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Inquire Before You Buy A Lot
Fit Home Site To Your Needs

Buying a lot deserves considerable consideration on the part of the home planner. You are going to live there for a long time unless you are building for speculation, and even then the selection of a lot merits a study to the value of the structure you build.

If you are planning on building for yourself, don't jump at the first location offered you. Look around. See the advantages and disadvantages of every location around the territory in which you plan to build. Weigh one against the other and then select the location that best fits your needs for a long stay.

Ask Questions About The Tract. It wouldn't be a bad idea to ask a few questions of each tract owner, and others who are familiar with the location. For your guide the following questions are suggested as the most pertinent to assure yourself a good home-site.

If you haven't your lot and are looking for one, ask about the following before committing yourself:

- (1) Is bus or car service adequate?
- (2) Will it have police protection?
- (3) Will it be subject to unusual hazards through fire or flood?
- (4) Is there an ample supply of good water available at a reasonable cost?
- (5) Are utilities in or to be installed by me at a reasonable cost?
- (6) Electric Gas? Sewer? Telephone? Are utility rates low?

What About The Streets?

- (7) Is street paving in good condition and suitable in quality for the district?
- (8) Do restrictions and zoning permit the construction of the type of building I desire to build?
- (9) Do they protect the environment against undesirable changes?
- (10) Are there any unpaid bonds or assessments?
- (11) Are tax or insurance rates unduly high?
- (12) Is any improvement work contemplated which will result in additional bonds or assessments?
- (13) Is the location such that it will be desirable or available only to a limited few or will there be a general demand for this type of property?
- (14) Is the location, judged by present conditions, apt to improve or deteriorate?

Will Your Garden Grow?

- (15) Is the soil good enough to support plant life?
- (16) If there are trees, are they in a good state of preservation?
- (17) Is there any filled ground in the lot?
- (18) Is the lot well drained or is there danger of water standing on the surface during heavy rains?
- (19) Is the lot sufficient area to permit me to build the size house I desire and still leave ample expanse for light, air, privacy, gardens and recreation grounds?
- (20) Is there any danger of nearby improvements, such as industrial plants, being the source of objectionable smoke, fumes, odors, or noise?

Planned For A Corner Lot



HERE is an ideal home for a corner lot. It will look equally well on an inside lot of 50-foot dimension. The projection of the second floor, facing the street, provides an interesting shadow line and adds space to the upper story. The second floor has two bedrooms and a bath with an additional area that may be used for a third bedroom.

The garage illustrated here is one of the least expensive styles built, as the house itself provides practically all of one wall. Note that the shutters on the house are of the solid rather than the slat type.

BUILDING:—
As A Woman Sees A Home
By DOROTHY CASTLE
Catholic Courier Home Service Editor

COLOR, LIGHT AND COMFORT INFLUENCE HEALTH

There is a logical connection between lighting and room color. Given the same amount of illumination, certain colors will make a room darker while others will make it lighter. Reflection is so much greater from colors just a trifle lighter in appearance that a seemingly light colored wall may actually reflect only 60 to 64 per cent of the light which reaches it while a cream colored wall, close to the first in tone value as the eye sees it, may raise this to nearly 80 per cent.

These days, we're all acquainted with the light-saving qualities of lamps specifically designed for the various tasks they are called upon to perform, with bulbs of illumination power matched to these same purposes. How, then, do we let us go foolish as to tempt the high cost of eye-doctoring by trying to use the ceiling lighting, designed for purely general illumination, as a reading light, how many of us are aware of the fact that wall color has upon all seeing, whether by natural or by artificial light, in any room in our homes?

Double Working Rule

Of course this rule works both ways. In a large room with relatively small glass area light tints make it easier both for sunlight and electricity to provide sufficient illumination for comfort and avoidance of eyestrain. In smaller rooms, breakfast alcoves and even bedrooms, if they are not too large, dark, full-colored walls are both permissible, and, from the standpoint of lighting, highly desirable. Wisdom will usually dictate that living rooms, libraries, studies, kitchens and other rooms where close seeing is either a usual or an occasional necessity should have light walls so toned as to make avoidance of eyestrain and avoidance with the least amount of current consumption.

Avoid Bare Bulb Fixtures

A warning against the bare bulb fixture, whatever the shade of your walls, seems unnecessary at this late date, yet I still occasionally run across them in other wise perfectly furnished homes. If people realized how completely this nullifies the carefully planned and expensively achieved comfort of their lovely furniture, rugs and draperies—well, they just wouldn't own them, would they? So, I take this opportunity to observe again that with well-designed lamps and lighting fixtures lower in price than ever before, there is no excuse for putting up with less than perfect lighting.

STANDARDS SET UP FOR OIL BURNERS

To make it possible for the home builder or buyer to select an oil burner that will give maximum efficiency, oil burner manufacturers together with dealers and other heating authorities, working in conjunction with the Bureau of Standards, have set up certain specifications to which an oil burner manufacturer must adhere before a Commercial Standards seal or label may be applied to his equipment.

This label indicates that the burner is built to comply with the commercial standard for automatic mechanical-draft oil burners designed for domestic installation. Underwriters Laboratories will make the tests that check the burner's compliance with the standards.

Specifications Set

The standards specify the fundamental design of oil burners for maximum operating efficiency and require that quality materials and parts must be used. The standards also describe the accuracy with which the burners must be assembled by trained labor using the most accurate of tools and instruments. In addition the standards provide for laboratory tests of factory performance. Specifications before the burners may carry the mark of certification.

Oil burners, as well as other types of heaters, may be installed in the home with funds obtained from qualified lending institutions under the Federal Housing Credit Plan of the Federal Housing Administration.

House Cooled By Attic Fan

At this time of year householders begin to look forward to hot, sultry summer days with trepidation. Memories of hot, sleepless nights disturb the thoughts of many home owners as the warm breezes of Spring appear.

The experience of reputable heating contractors during the past few years indicates that for the family of moderate means the attic fan is the cheapest and most practical way to cool a house.

Because of its large capacity, an attic fan will quickly exhaust the warm air from the rooms on the first and second floors and replace it with cool night air. A complete change of air many times an hour can be obtained at nominal cost. The attic fan has the further advantage of low installation cost.

PANEL LIGHTING

Indirect lighting through glass wall panels near the ceiling is a pleasant and effective innovation for modern homes. The lights are recessed, and the panels are flush with the walls.

Soundproofing With Closets

In planning homes the prospective home owner may achieve effective soundproofing between two bedrooms or between bedroom and bathroom by locating the closets in the connecting walls. The double walls form good barriers to sound.

PUTTY FAILURE OFTEN DUE TO POOR APPLICATION

When you see the putty cracking away from your windows in big chunks, don't be too quick about blaming it on the putty. The chances are the putty failure is due to the way the putty is put on.

Like so many other things there is a right and a wrong way to apply putty. The right way takes a little more time and material, which is the reason you do not find it on windows that are made to sell at a price.

In one sketch we show you the ordinary way that putty is applied to windows. This method is quick and cheap, but it is usually temporary because swelling of the wood from the inside causes the putty to crack off.

In the other sketch is shown the proper way to apply putty. It is known as "bedding." Notice here the layer of putty on all sides of the glass. It actually is resting in a "bed" of putty. Wood and glass do not come in contact with each other. Notice also the putty groove which anchors the putty.

Now Time To Insulate Attic
Helps To Keep House Cool

Heat passes through a wall or roof if there is a difference in temperature between the two sides. The direction of flow is from the warmer to the cooler side, and heat seeks the lowest temperature level. It is therefore apparent that, not only to heat a house economically in the winter, but to keep it cool in the summer, the heat must be kept either in or out.

The most efficient way to keep the heat out in the summer, and in during the winter, is to place some type of insulation material under the roof of your attic. Some are made in blanket form of soft, fibrous material, such as felt, wool hair, and fiber that can be stretched and tucked between the rafters, others come in loose form and can be packed into hollow spaces, and others are in stiff board form.

In the coming months, if your attic roof is not insulated, a great deal of heat coming from the rays of the sun will pass into the attic, making the temperature in the upper part of the house almost unbearable. It is therefore important that the upper story of the house be insulated.

Application of at least one-half inch, preferably more, of good insulation to the underside of the roof rafters or against the roof boards between the rafters will go far in keeping the attic temperature comfortable.

OUTDOOR LIVING GROWS IN APPEAL

Home builders of today are taking advantage of the exceptional facilities for outdoor living. Many new houses now feature patios, terraces, gardens, sun decks, and complete outdoor living rooms surrounded by lawns and shrubbery.

The present practice of building garages as integral parts of the houses has aided the trend to outdoor living. The larger unbroken spaces in the rear allow for landscaped gardens, lawns, and yards.

Outdoor living is stimulated by F.H.A. regulations which limit the portion of the lot that may be covered by the home structure. The purpose is to insure ample open areas to afford privacy, light, and air and to permit use of the plot for recreational and entertaining activities.

Floors of new outdoor living rooms are usually of brick, tile, or concrete. A portion of the open space is roofed. The roof of the home may have exterior decoration in the way of shelves, cupboards for wood storage, and built-in seats.

PAINT YOUR SCREENS FOR LONGER LIFE

Before putting your screens up this year, give them a good going over for minor repairs. If the wood has pulled apart at the corners get some of these metal corner braces from your hardware store and put them on. If the screen has rusted get new screen galvanized in recommended for long life if taken care of and comes cheaper than other screenings, except black.

If the wire cloth is in good condition or replaced with new, give it a coat of good screen paint. This can be purchased in any paint store and there you will also find an easy applicator made of a metal holder and a fabric similar to carpeting. These are highly recommended as they give an even coat without splattering, also get the paint all around the wires. Paint the frames if they need it. Neatly painted screen frames add to the appearance of a house. Don't use for the job. It holds better and preserves the metal.

The few cents paid for this screen care will be amply repaid in longer life of screens.

"Local" Lighting Needs New Outlets

Local lighting is a term used to describe lighting fixtures placed in positions where concentrated light is desirable, such as over kitchen sinks, kitchen ranges, work table, or laundry tray. The term may also be used in interior decoration, where a fixture is placed in some special position to throw light on an object of art, a shelf of books, or in some cases on wall paintings.

Trailing electric cords are not only unsightly but often hazardous, and where no outlet is available to serve "local" lighting fixture one should be installed.

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