

Careful Plan Insures Home Investment

A poorly planned house is not a good investment.

A house that is not properly constructed may easily become a liability in a few years requiring repairs and costly maintenance. A poorly built or too cheaply built house can be uncomfortable and expensive to heat in the winter, while a home for year-round use must resist warm-weather conditions and continuous usage.

In a well-planned house the various elements are balanced in quantity, quality, and cost and are so combined to result in a satisfactory shelter. Federal Housing Administration officials say the necessity of well-balanced design is especially important in the small house of low cost where a maximum amount of usable space with as much comfort, convenience, and privacy as possible must be obtained for a minimum amount of money.

In a soundly constructed house the foundations, floors, roof walls and ceilings will meet the test of time and wear.

As a rule, however, the average home buyer does not have the technical knowledge necessary to check on structural details. For example, methods used in constructing the frame of a house usually are not understood by the layman, or if they are the framing is soon covered and only by peeling around joints and sills in the basement and under eaves and floors can the attention of the home buyer be attracted to a part of the house which has been done.

A home building is home under the FHA insured mortgage plan has better assurance that its home will be well constructed for during the course of construction several compliance inspections are made by FHA representatives to ascertain whether or not the methods and materials used conform to the original plans and specifications and to the standards set by the FHA.

Door and Window Spacing Helps Vary Home's Design

Through proper spacing and grouping of doors and windows a simple rectangular house can be given character and pleasing variations from its neighbors, according to a Federal Housing Administration technical circular.

Whenever we help to lift another man's burden, we gain strength to carry our own.

Shade Trees Add Character, Beauty To New Residential Subdivisions



New homes benefit when care is taken to preserve old shade trees, according to the Federal Housing Administration. This attractive entrance street can be credited for a share of the success of any new residential subdivision.

Home Building Is Hindered By Inadequate Zoning Codes

The best efforts of private home construction enterprises to meet new markets are often rendered ineffective by such local difficulties as lack of adequate zoning laws and antiquated building codes, according to spokesmen of the building industry.

Building codes that are badly adapted to present-day requirements are cited as handicaps to the building industry. Frequently devised with the view of protecting the public from irresponsible builders, they often prevent the public from obtaining economies which might be gained by good builders. It is pointed out that codes sometimes restrict the use of certain materials which emanate to the advantage of favored materials or even legalize wasteful trade practices.

It is pointed out that such things as excessive minimum wall and ceiling heights, and requirements for excessive plumbing, add to the cost of home construction and that many codes have little or no place for the modern style.

Codes which require more streets than are needed and more expensive street improvements than people can afford are pointed out as being frequently enacted. It is also noted by many builders that zoning ordinances

can be found which have been passed for the sake of real estate speculation. Many zoning ordinances have been written solely on the basis of dividing up individual lots, it is said.

Many elements of the building industry have expressed their disapproval of the Federal Housing Administration and of the Federal Housing Administration's recommendation of improved building codes and zoning ordinances.

Questions and Answers

Q. Should a combination of different materials such as brick and wood or stone be used for the exterior walls of a small house?

A. The combination of different materials is possible on the exterior of a small house, but requires considerable skill on the part of the designer. Since scrupulous attention tends to increase the apparent size of a house, avoiding too many different materials which contrast in color and texture and break up the exterior into small units. By the use of a single color different materials can be used to provide variety, maintaining the appearance of size.

Q. Will a circulating space heater be satisfactory in a five-room house?

A. Space heaters may be used for heating a house of this size provided the plan of the house is compact and the rooms arranged for free circulation of air to all rooms. It should be recognized, however, that an even distribution of heat is not always certain when this type of system is used.

Bathroom Aid

A good strip three or four inches wide set about four feet from the floor and running around all four sides of the bathroom makes a convenient base on which to attach towel bars, and linens, and soap holders.

Pipe Grouping Is Economical

One method of achieving economy in small home construction is in the planning of plumbing installations according to the Federal Housing Administration.

By concentration of plumbing lines the installation can be made with a minimum amount of labor and materials. In a one-story house this can often be accomplished by an arrangement of fixtures to permit wastes, vents and water supply lines to be placed in a partition between the kitchen and the bathroom. This requires the use of a minimum amount of pipe and but one soil stack.

Some small houses now have utility rooms on the first floor and, where this is the case, concentration of the plumbing lines can be obtained with resulting economies by proper grouping of rooms containing plumbing fixtures.

In two-story houses plumbing can be concentrated vertically by placing the second-story bathroom over the kitchen and basement plumbing under the kitchen.

In all cases, FHA officials declare, installation and operating economies will result by placing the hot-water storage tank and heater as near as possible to the plumbing fixtures which require hot water. It is also suggested that plumbing fixtures, for economy, should be selected on the basis of utility as to size, quality and design.

Another delicious main dish with a touch of style easy to prepare even for a beginning cook is broiled ham slice with bananas. This may be panbroiled.

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