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Remodeling Can Improve Many Outmoded Homes

Living arrangements can be materially improved in the case of many houses already erected and occupied by simple changes easily

Home Insulation Is Sound Economy

Proper insulation should be considered as one item of the many which go into the making of a house that not only pays for itself but continues to pay dividends during the life of the structure. FHA officials point out.

It has been estimated by the National Bureau of Standards that the average frame house can be heated with 40 per cent less fuel when it has insulated walls and roof.

If storm sash and weatherstripping are added the savings can be as much as 60 per cent. For example, if the fuel bill on the uninsulated house amounts to \$100 a year, it could be cut to \$40 if the house were properly insulated.

Assuming then that the cost of insulation would be \$120 to install, it could be paid for out of savings in three years, and the owner would be receiving dividends in the form of savings on fuel bills for as long as he owned the home.

Another very important consideration is that when offered for sale, an insulated house almost invariably brings a higher price than one not insulated. Rather than being a luxury, insulation is actually an economy.

Loans to finance home insulation may be obtained from any qualified lending institution under the FHA's home-improvement plan

Wall Position Of Thermostat Is Important

In homes where the furnace is controlled by an automatic thermostat it may very often be found more comfortable if the thermostat is placed at a low position on the wall of the living room, approximately 30 inches from the floor, instead of at the usual five-foot height. Federal Housing Administration technical experts point out.

With gas or oil-fired furnaces this idea works particularly well, since the heat supply in these is cut off promptly when the room temperature goes up enough to put the thermostat to work, and the house may get more uncomfortably cool before the heat is turned on again and builds up to the comfort point.

On the other hand, even when a coal fire is shut down, the fuel bed continues to send up a certain amount of heat.

Roofing Is Good Way of Insulating

In applying a new roof to your home it is wasteful as well as unnecessary to strip off the old shingles, FHA officials point out.

The old shingles should be left in place and covered with the new ones. The result gives double insulation to that part of the house, and there is a consequent saving of fuel during cold weather. Fuel-bill savings often reach such proportions that in a few years the price of the new roof has been more than absorbed.

Another important factor is that the double roof is considerably stronger than the old single roof, and a heavy snow load can be carried.

Financing funds for reroofing and other home-repair work may be obtained from qualified local lending institutions under the Modernization Credit Plan of the Federal Housing Administration.

Wash Kitchen Walls Before Repainting

Old walls, especially in kitchens, usually have a thin layer of grease and smoke upon them. Though this may not be perceptible, it may prevent paint from adhering properly.

Before painting, such walls should be scrubbed thoroughly with soap and water to which ammonia has been added; then washed with clean water and allowed to dry thoroughly.

within the reach of practically any property owner.

Unless convenient arrangements are made, it is difficult to get the best obtainable laundering results. Yet partitioning off the end of a big kitchen, taking dinette hall space, or converting a big old-fashioned pantry will give any house up-to-date space for use of the household washer.

In other old houses where laundering still is done in the basement, if it is impossible to arrange first-floor space, investigation often will reveal that a good location for the use of the washer can be obtained by installing the right kind of partitioning.

In new construction the prospective builder analyzes carefully every dollar of cost. The trend is toward small homes, and thus utmost efficiency must be obtained from all space. In little houses a good arrangement is to include the laundry space in the greater room. Another arrangement steadily attracting more attention is to plan a first-floor laundry room which can be used at other times as a breakfast room, sewing room, sun-room, or for various other household uses. Such rooms are decorated as attractively as the remainder of the house. The laundry tubs are hidden behind a movable cabinet enclosure, and the washer itself is stored away in a nearby closet.

Arrangements of this kind may be financed with loans insured by the Federal Housing Administration and thus become available for both present and prospective home owners.

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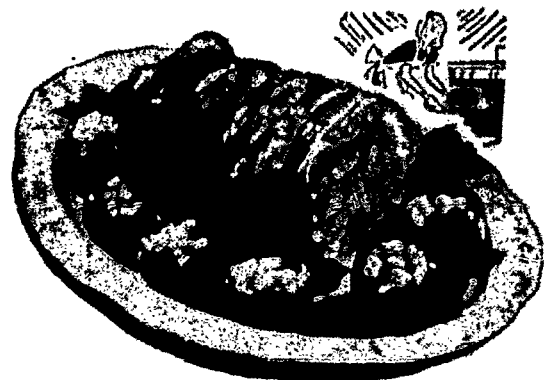
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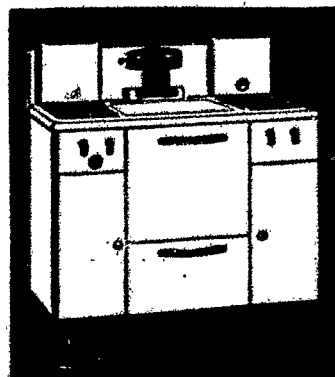
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