

# HOUSING The Portland Observer

## Aluminum Windows - Invest In The Best

Selecting replacement residential windows is a lot like selecting the best financial investment. When you invest your money, you look for long term benefits, a consistent return, and a no-worry, no-hassle choice.

In short, you want to invest your money and then sit back and enjoy the problem-free rewards. Taking the same approach to new windows for your home can pay you similar dividends.

In financial investing, you want long-term economic security, the best product you can find, with minimal risk and maximum potential. You want the same from windows. You want a product that will outlast wood or vinyl, withstand the natural elements, and enhance the appearance of your home with virtually no maintenance.

Aluminum does it all. Window-wise, it is an investor's dream.

Here are the most important reasons why:

### Durability

Aluminum windows are superior because they last the longest, making them a better long-term investment than either wood or vinyl products. And, they continue to perform, year after year. That's why they are the window of choice for today's energy-conscious home owner.



Aluminum windows, available in a variety of shapes and colors, are becoming the "window of choice" for more and more fine homes. Modern, thermally-improved windows can meet the demands of any climate.

### Stability And Minimum Maintenance

Aluminum's strength assures peace of mind. It won't swell, shrink, warp, twist, split, crack or peel. It can't rust. Quick wiping with a damp cloth to remove surface dirt is all you have to do.

### Thermal Efficiency

The techniques for thermally separating the inner and outer frames, and today's core insulating material, have been significantly improved. Over time, modern thermally-improved aluminum windows will more effi-

ciently keep the heat outside in the summer, and inside during the winter. New technology and design features have helped aluminum windows become the "top of the line" option in those "upper-bracket" homes you admire.

### Smoother Operation

Aluminum windows aren't affected by temperature and humidity changes, so you don't have to worry about the inevitable expansion and contraction that can plague wood and vinyl windows.

### Condensation Resistant

Thermally improved aluminum windows are far less likely to cause condensation, especially if you maintain the proper indoor humidity during winter months.

### Attractiveness

Aluminum windows match their functionality and efficiency with high designer appeal. They're attractive, and are available in a wide variety of styles and colors.

Extremely durable, long-lasting, strong, stable, corrosion-resistant, maintenance-free, attractive - install them, enjoy them, and stop worrying about them. That's an excellent investment by any standard.

One more thing: aluminum is the material of the 90's.

In addition to its excellent energy-efficient properties, aluminum is environmentally friendly, and widely recognized for recyclability.

Aluminum windows - your best investment for your home or business.

For more information on aluminum replacement windows, write to the Aluminum Fenestration Products Association, 1000 North Rand Road, Suite 214, Wauconda, Illinois 60084.

## Gas Dryer Advantages

Natural gas clothes dryers outperform electric dryers by more than a 3-to-1 cost ratio, according to the American Gas Association.

New high-efficiency gas dryers feature pilotless ignition, automatic shutoff, sensor controls, de-wrinkling cycles and automatic cooling-down cycles - all designed to save consumers money. These features, combined with the fact that natural gas costs much less than electricity, make a new gas dryer the customers' best buy, A.G.A. says.

Gas dryers require very little upkeep and can be maintained in a matter of seconds. It is important to keep the lint screen clean, because it helps keep the air circulating properly in the dryer.

Also, always vent the dryer exhaust to the outside. This will carry moisture-laden air out of the home, preventing it from being recirculated through the dryer. It will also decrease drying time, use less gas and save money.

Consumers purchasing natural gas appliances should look for the Blue Star Design Certification Seal from the American Gas Association Laboratories, or a similar safety certification from another nationally recognized testing agency, A.G.A. says.

## New Residential Units Per 100 Households Up . . . Again

Homebuying increased nationwide for the second year in a row in 1993, boosting the number of new residential units per 100 existing households to 1.32 in 1993 from 1992's 1.25, according to the Chicago Title and Trust Family of Title Insurers.

"Last year's increase signaled a continuing recovery in the residential real estate market from 1991, during which fewer residential units were constructed than at any time since recession-riddled 1982," said John Pfister, CT&T vice president and marketing research manager.

Among the 81 major metropolitan areas surveyed, Las Vegas and Naples, Fla., vied for the top ranking for the third successive year. Las Vegas was No. 1 in 1993 with 5.55 units built per 100 households, and Naples was second at 5.43 (though, ironically, it was one of only two markets in the top 20 that saw a decreased ratio in 1993.) Boise, Idaho, skyrocketed to 5.20 new units per 100 households from 3.33 in 1992, the largest increase among the cities. "Boise and Las Vegas were two of six Mountain state cities that ranked among the top 15 cities nationwide in new units per 100 households last year," Pfister added. "The other four cities were Phoenix, Salt Lake City, Tucson, Arizona, and Colorado Springs, Colorado."

Fifty-eight of the surveyed markets followed 1992 increases by improving again last year. Thirteen of the remaining cities were in California and six were in Florida. Florida's market was active: Naples dropped more than any other city (down 1.17 new units per 100 household) while Orlando had the third best improvement from 1992 to 1993 (up 0.75), behind only Boise and Las Vegas.

Fifty of the metropolitan areas met or exceeded the national average in 1993, though just four of the dozen major metropolitan areas with more than 1 million households exceeded that mark: Atlanta (3.02), Minneapolis-St. Paul (1.93), Washington (1.91) and Dallas-Ft. Worth (1.66). Of the remaining cities with more than 1 million households, Chicago, Boston, Philadelphia and New York experienced increases in new units per 100 households in 1993, while Houston (down from 0.40 to 0.25) saw the steepest declines.

In the West, Texas saw improvement and decline. Though Houston fell from 1.38 in 1992 to 1.15 in 1993, Dallas-Ft. Worth added 26,600 units and saw its ratio of new units to 100 households rise from 1.47 to 1.66; San Antonio added 6,000 units (2,200 more than the year before) and increased its ratio to 1.24 from 0.82 in 1992 and 0.44 in 1991; and Austin saw its ratio increase from 1.84 to 2.42. "Weakened economic

conditions led to Houston's fall-off in 1993," Pfister commented. "Even so, expect Texas' second largest city to fare much better as 1994 plays out."

Areas experiencing continued growth last year included the Midwest, where six cities exceeded the national average (Cincinnati, Columbus, Ohio, Minneapolis-St. Paul, Indianapolis, Kansas City and Milwaukee), and North Carolina's Raleigh-Durham, Charlotte, and Greensboro metropolitan areas, which keep adding households and housing units at a healthy rate. CT&T market research indicates that growth in these areas is expected to continue.

In the Pacific Northwest, Seattle and Portland, Ore., moved in opposite directions last year. Portland added 13,900 units in 1993, increasing its ratio to 2.23 from 2.01. Seattle, meanwhile had 0.76 fewer new units per 100 households last year than the year before, mainly because new residential construction fell by 5,800 units.



## Natural Gas Costs Less Energy Department Says

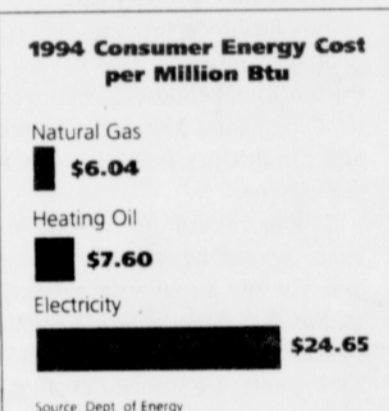
Natural gas can save consumers money on utility bills according to energy price projections released by the U.S. Department of Energy (DOE).

DOE statistics show that residential natural gas prices in 1994 will be lower than electricity and heating oil on a national average basis.

DOE estimates that the 1994 residential price of natural gas will be \$6.04 per million Btu (MMBtu), compared with \$24.65 per MMBtu for electricity and \$7.60 per MMBtu for heating oil.

"This means it will cost consumers less to heat their homes, heat water, cook and dry clothes - if they use natural gas appliances," American Gas Association President Michael Baly says.

"Consumer prices for natural gas have been very stable for the last 10 years, because the nation has an ample



supply of natural gas and because of the development of new technologies in the search for gas," Baly says.

"In addition, natural gas is an American energy with about 99 percent of the natural gas the nation uses coming from North America," Baly says.

## Appliances Should Be Certified To National Safety Standards

Natural gas appliances and equipment should be certified to national operating and design standards, according to the American Gas Association.

Consumers should look for the Blue Star Design Certification Seal from the A.G.A. Laboratories or a similar seal from another nationally recognized testing agency, A.G.A. says.

The A.G.A. Blue Star is an assurance from the manufacturer that the design of the national gas appliance complies with safety standards adopted by the American National Standards Institute, A.G.A. says.

Many local government building codes and standards require A.G.A. certification on natural gas appliances and equipment.



The A.G.A. laboratories have tested nearly 60,000 pieces of equipment submitted by more than 500 manufacturers since 1925.

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