



When "Open House" days roll around, prospective buyers inspect homes. Knowing what to look for helps.

probably get a lot of waste space and not enough closet space. In addition, you'll find that remodeling is very expensive. In any case, have the house checked by an architect or appraiser. And as you'll probably be dealing directly with the seller, have a lawyer there to protect your interests.

4. What size house should you get?

Square footage often is no measure of the value of a house. What you should look for is the amount of usable space. Some large houses are wasteful of space and poorly arranged.

5. What expenses should you expect in buying a house?

The initial costs include a down payment (usually from five percent up), closing costs (from two to four percent of the purchase price), moving expenses, planting and landscaping, new furnishings, equipment, and tools. You also should consider the continuing costs, such as transportation to work, utilities, maintenance, taxes, and insurance.

6. Should you build your own home?

If you can afford it, definitely yes. Remember, though, that it takes time and is more expensive. However, you'll then have the kind of home you need on the lot you want. An architect is essential if you want a convenient, well-designed house. Do-it-yourself fans should be wary of tackling home building; they'd be better off to get a house from a merchant builder or to consider a prefabricated home. Remember, nobody can build a \$15,000 house for \$5,000.

7. Should you include a second bathroom?

Yes, this is essential not only for convenience, but in relation to resale value. In the future, most houses will have a bathroom off each bedroom.

8. What about the size of bedrooms?

Be sure to measure, so your furniture will fit the rooms. The trend is toward smaller bedrooms with

built-in wardrobes, shelves, and drawers. However, remember that the children have to play indoors in bad weather, and if their bedrooms aren't large enough, you may have to use yours as a sitting room when the youngsters take over the living room.

9. Should you have a separate dining area?

Space for eating in the kitchen or in a family room adjacent to it is desirable. Even if this convenience seems unimportant to you, it will be an asset if you ever decide to sell your house.

10. What about the features you can't see?

Check with the builder to be certain he has included proper insulation and moisture-vapor barriers. For much of this information, you'll probably have to depend on the integrity of the builder. Ask others about his reputation, especially those who already have bought houses from him.

11. When should you buy a house?

As soon as you can afford it. You'll always hear that now is a poor time to buy, that prices may drop and quality may improve. If you wait until everything looks perfect, you'll wait forever.

12. How can you be sure your home will be exactly what you need and want?

You can't. No house is perfect.

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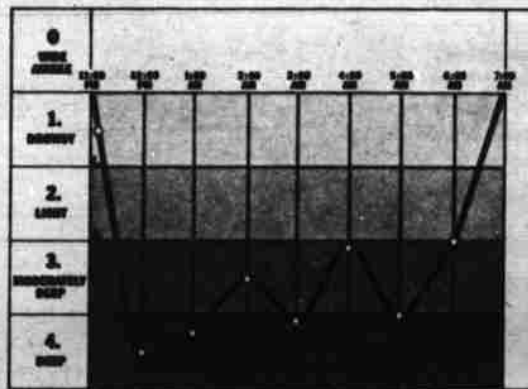
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ATTENTION DOCTORS: The methods used in this research were developed by the SLEEP RESEARCH FOUNDATION. For complete information on this 11-year project, write to Simmons Co., Dept. DD, Merchandise Mart, Chicago, Ill., for your free copy of the booklet titled, "SLEEP."



Typical chart of a Beautyrest sleeper shows rapid descent into Sleep Stages 3 and 4 and length of time spent in these beneficial sleep zones. On an 11-year average, charts of same sleeper on other makes of mattresses would show slower descent with longer periods of the night spent in Light Sleep Stage 2. Proof you sleep sounder with Beautyrest.



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