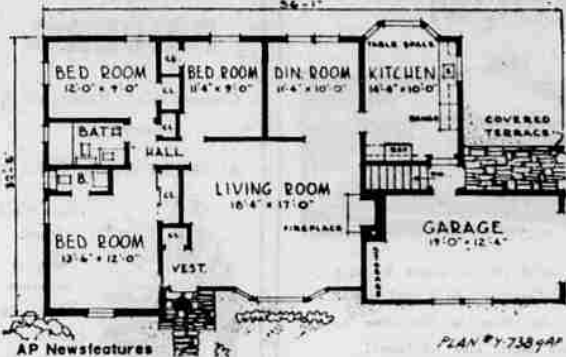


HOMES FOR AMERICANS

Home Plans Should Be Studied Now



A HOUSE PLANNED for economy in building and luxury in living, this design features many attractive details. Adaptable to basement, slab or crawl space construction, it has three ample bedrooms and one and a half bathrooms. Service entrance connects garage, kitchen, garden terrace and cellar stairs. Stairway space can accommodate a modern heating plant when basement is omitted. This is plan Y-7389AP by Herman H. York, architect, 90-04 161st St., Jamaica 32, N.Y. The house covers 1,237 square feet without garage.

If you're hoping your dream home will reach the hammer and saw stage by next spring, now is the time to start laying the ground work — on paper.

The Small Homes Council recommends major points to consider before the surveyor even cocks an eye through his transit.

Site and plan—You must consider size, shape and special features of the house you plan to build before buying a lot. If you have chosen one of the lovely, comfortable modern homes of natural wood, surroundings of the growing things of nature are highly complementary. You must consider location of schools, church, work and shopping. There are also city regulations and future requirements to keep in mind.

Financing—It's a good rule to limit monthly mortgage, tax and insurance payments to not more than 20 per cent of your monthly income. Maintenance costs are also

a factor.

Building Contract—Before signing any contracts for building of your new home, discuss the work and make sure all details are mutually understood. This should also include arrangements for additional charges or "extras."

Construction—Sound, good construction is economical, for there are fewer repairs, lower maintenance costs, money saved. Wood homes in America are time tested—at any rate, eight out of every ten houses are built of wood, for it is beautiful, easy to maintain and adaptable. Your home can be beautiful and distinctive if you use one

of the popular siding or board-and-batten patterns in Douglas fir, west coast hemlock or western red cedar.

Plumbing and Heating—As these facilities are roughed in the house, it's a good idea to recheck location of everything, and to make certain all units are adequate for the size of the house and the family. Keep in mind future possible installations.

Electricity—Know what you want and allow a generous supply of outlets. Changes are costly, and it is wise to wire for any type of modern electrical equipment that you plan to install "some day."

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