

Builders Have Wide Choice in Types of Window Construction for New Homes

Openings Deserve Considerable Study

Sash Cord Should be of Quality Material

The question of windows for the new house should be given careful study, as the development of these important features has been quite extensive in recent years. Of course, the first thing to determine is whether double-hung sash or casements are to be used. In the historic types of Colonial houses double-hung windows are the more appropriate, although in the very early types which are really more English cottage than Colonial casements are in keeping.

The box type of double-hung windows should be well made, and the frames should be carefully flashed when they are set or they may permit considerable air leakage. Weights are used with this type of window, and the quality of the sash cord should be of the best. Cheap cords will not last long, and a broken cord means a messy job to repair, particularly if the windows have metal weatherstrips.

'Packaged' Window New
There are numerous new devices to take the place of weights that have some advantages, and they should be considered before any decision is reached as to what will be used.

A recent development, stimulated by the trend toward prefabrication, is a "package window," which is completely built and assembled at the factory, including frame, sash, weatherstripping, and screens, ready to set into the wall.

In the old house, poorly fitting sash may be replaced; weatherstrips may be installed; new balances may be put in to replace inadequate weights; sash that have large single or double lights of glass may be removed and sash with 12 or 16 lights substituted. Such repair or improvement work may be financed thru the modernization credit plan of the FHA.

FHA Promotes Good Building

Standards and Inspection Service Are Guarantees

By establishing minimum standards and an inspection service at various stages during construction, the Federal Housing Administration is doing much to promote adherence to good building practice according to F. W. Marlow, district director, Southern California.

"Plans for new houses to be financed with insured mortgages are approved by the FHA in advance of the building of them. This often results in the correction of mistakes and in changes in specifications that increase durability and reduce yearly costs of maintenance and operation."

All-Around Protection
"The inspections made by the FHA experts during construction insure compliance with the mortgage insurance commitments, indirectly they tend to assure standards of workmanship and materials for all home builders and buyers."
"The borrower under the insured mortgage system has the satisfaction of knowing that his home is well designed, located in the right kind of neighborhood, constructed of good materials by competent workmen, and that he has every reasonable chance of owning it outright at the end of the period for which the loan is written," concluded Marlow.

Use Paint with CEMENT BASE For Wet Wall

If concrete walls must be painted before they have thoroughly dried, it is advisable to use a paint with a cement base. Such paint may be applied when the concrete is quite damp. Paints that do not have a cement base should not be applied until all the moisture has evaporated from the concrete, as the water, working to the surface, is apt to break the bond and cause the paint to peel.

Paint with a cement base does not have a very high abrasive value and, therefore, should not be used on floors. Special paints are made for this purpose that will give good service. The floor must be dry, however, before they are applied.

Before painting any dry concrete the surface should be thoroughly brushed to remove all dust and lime crystals.

Building for Long Life of Service



Here's how The Herald's Demonstration Home which will be opened, completely furnished for public inspection Saturday afternoon, March 6, looked about a month ago. Since then it has had several additional close inspections by FHA building experts.

The final examination was given the attractive five-room residence today and it was pronounced sound, sturdy and built to withstand the vicissitudes of the next 25 to 35 years. Visitors at the home next week will not see the strong walls, solid foundation and durable superstructure but they will observe that the demonstration project is a mighty comfortable, convenient home.

Bathroom Walls May Be Tiled, Painted, or Papered

The bathroom is the one room in every house where the question of wall finish is always one for discussion. A few years ago a bathroom whose walls were not tiled in shiny white just wasn't a real bathroom at all. Then came the colored tiles, and peach and green and orchid flourished in every new house that was built. Later came a swing in sentiment back to the old days of wallpaper or paint, and plaster walls again were used. Where "dry" construction without plaster was desired, wallboard was used.

Now tastes are mixed and all these walls are found in new houses. The appeal of the clean look of tile and the range of colors available has won many adherents; waterproof papers of appropriate designs still appeal to those who like greater variety; the simplicity and ease of applying paint make many prefer that medium. So, you may take your choice and be sure it will be in keeping with that of many others.

Waterproof Around Tub
As a matter of fact, it is not the wall covering that is the

WIRE CARE
Where electric conduits come in from the street to the house under ground, they must be of a water-proof type. If moisture is allowed to reach the wires, a short circuit will result with inconvenience to the householder and damage to the lawn.

Planting

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Extra Expense Justified In Case of Plumbing Fixtures

While the cost of plumbing fixtures should correspond to the general cost range of the house when constructed under the insured mortgage system of the FHA, it is one of the places where extras are justifiable if there are to be any at all.

A built-in tub is almost a necessity in any house, no matter how low the cost of the house. As a matter of fact, although there is a difference in price between the built-in tub and the old-fashioned type on legs, it is doubtful if the actual cost installed is much, if any, greater.

With the built-in type, the wall finish back of the tub and the floor finish under it are both omitted, and their cost may well equal or exceed the additional cost of the tub. But even if it costs more, the saving in care and trouble that a

built-in tub gives is worth a much greater difference than exists between the costs of the two fixtures.

Items of Expense
The toilet may be a wash-down type, which is the least expensive, or it may be a syphon-jet type, which is the most expensive. The difference is almost entirely a matter of quietness of operation. If this means much, the difference in expense will be justified.

As for the lavatory, there is not so much justification for selecting an expensive type, for the inexpensive one will serve as well. The main difference is that of material. The cheaper grades are made of enameled iron, and, while this is perfectly serviceable, it does not wear quite as well as the more expensive porcelain.

Congratulations

To the
Torrance Herald

On Its
Demonstration Home

To
My Many Friends and Customers,
With Whom I Have Done Business
These Past Three Years,

I THANK YOU

Ward Montgomery

OWNER AND MANAGER OF THE
FORMER MONTGOMERY LUMBER CO.

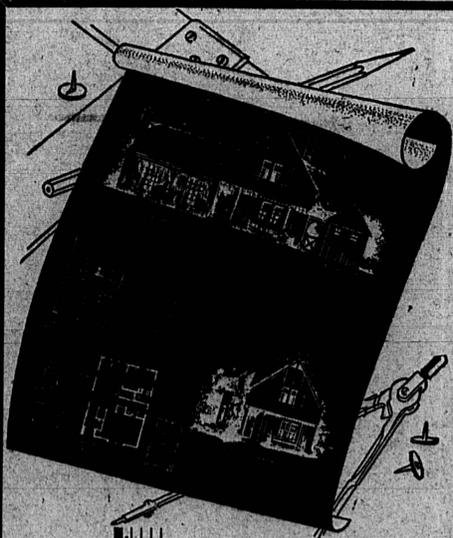
Come Often

Come any time after 1 o'clock Saturday, March 6, to The Herald's Demonstration Home at the corner of Beech and Sierra streets.

The completely-furnished new residence will be open daily and evenings thru Sunday, March 14. And come as often as you like!

MODERN FLOORS APPEAL TO TENANT

Floors are essentially a part of a modernization program as decorating, lighting, and window arrangements. Attractive modern floors represent a good investment and make a definite impression upon desirable prospective tenants.



BUILD NOW!

RENTS ARE GOING UP! Materials are going up!
Labor is going up! If you ever plan to build your own home, NOW is the time to do it!!

I will be glad to figure your plans and advise you without charge or obligation regarding the construction of a home that is YOURS. Act Now. Don't delay!

F. L. MARVIN

General Contractor on the Herald's Demonstration Home

3067 1/2 W. PICO BLVD.—LOS ANGELES

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In The Torrance Herald's

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