



BUILDING AND REMODELING

It takes early planning to produce a more livable home by summer! Call on the local dealers whose names appear on this page—for advice and low cost estimates that will make you realize you can do the building... repairing... or remodeling job you want to without delay! They'll save you money.

Waxed Floors
It is not a very wise policy to use an oiled mop on waxed floors, as the oil softens wax. Waxed floors should be swept with a mop or soft brush entirely free from oil.

Give Heating Plant A Good Cleaning At End of Season

The heating plant should be included in the Spring house-cleaning program.
The moisture in basements which results from April showers may cause damage to soot-lined heating surfaces. Soot, especially where most, has a corrosive tendency.

The annual Spring cleaning of the plant, coming at the end of the heating season, should include a thorough cleaning of the firebox and flue, cleaning and removal of the smokepipe, greasing the edges of all joints, checking and oiling of all-weather cocks, and cleaning and flushing out of the oil tank.

Inexpensive Improvements



Contrary to the beliefs of many, modernization does not always entail a large amount of money. This rambling old home on a country road in Maryland had almost reached the "haunted" stage when it was taken over and reclaimed at relatively small cost. A new roof of composition shingles was provided, in addition to several coats of paint for the sun-baked exterior. Other replacements included new steps, porch ceiling, cellar doors, gutters, and downspouts. Interior repairs included repapering of several rooms and modernization of the heating system. Total modernization cost was \$910, but the valuation of the home increased over \$1,000. All of this work was eligible for financing under the Modernization Credit Plan of the Federal Housing Administration.

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Home Financing Record Broken

WASHINGTON, D. C.—All previous records for home financing under the FHA program were surpassed during the week ended April 13. Federal Housing Administrator Stewart McDonald announced today.

New high levels were attained during that week in the number of new homes started under FHA inspection, in applications for FHA mortgage insurance involving new homes, and in the volume of all mortgage insurance applications selected for appraisal by the FHA. Mr. McDonald disclosed.

The new peaks reached under the FHA home ownership program, which carry forward the succession of new records established by the FHA during recent residential building in 1934 will set a 12-year high, the Administrator pointed out.

Construction was started under FHA inspection last week on 3,700 new homes being financed under Title II of the National Housing Act as compared with 3,107 a year ago, Mr. McDonald said.

Accompanying this record level

Drop of Kerosene Kills Wood Eaters

When wooden columns on porches are infested by powderpost beetles they should be replaced, either completely or in part, depending on the extent of damage. Other woodwork in the neighborhood should be examined. If only a few holes are found, kerosene should be dropped into them with a medicine dropper. If new columns are necessary, they may be installed with funds obtained from qualified lending institutions under the Modernization Credit Plan of the Federal Housing Administration.

Here's What Irks Home Owners

Builders might benefit if they had an opportunity to hear home owners voice their growing aversion to defects in dwellings. As suggestions for builders and contractors, a magazine recently conducted a poll of those features of a home or lack of them which irked home owners most. Lack of closet space was the complaint voiced most often, with an inadequate supply of electric outlets next in the voting.

Poor Heat Scored
Third in the unpopularity contest was uneven distribution of heat, while other complaints included poor kitchen arrangements, drafts, rooms that provide no wall space for furniture, and rooms that lack sunlight.

Families with children complained about lack of space for keeping toys, and a universal protest against inefficient hot-water heaters was sounded. Garage doors that don't work were among unpopular items, while a large number of feminine votes went to the houses that are inconveniently arranged for care and upkeep.

Other Grievances
Other items on the list of grievances against builders included re-

Huston Hardware Plans Open House

Featuring the value and variety of merchandise found only in a hardware store, the Huston Hardware Co. will hold a ten-day Open House as its participation in National Hardware Open House, April 25 to May 4.

Hundreds of manufacturers are furnishing real values for the national event, many of which will be on display. This merchandise includes gift items, kitchen wares and home appliances, as well as other hardware items of outstanding quality.

The purpose of Open House is to keep the public informed of the new and improved products featured by independent hardware retailers, and to give the public a better understanding of the broad scope of the hardware retailer's service to his community. More than 10,000 hardware dealers throughout the country will participate in the ten-day event this year.

"Open House is more than a sale, although many manufacturers have provided special values of their latest merchandise to be featured during this event," said Horace F. Atkins, president of the National Retail Hardware Association, which is sponsoring Open House throughout the country.

"Hardware merchants have conducted their merchandising plans strictly in terms of regular quality and price reductions or special merchandise will be of outstanding quality and not 'sale' merchandise."

Decorative things that are not large enough to store the family food supply, drain pipes that clog, light fixtures that glare, basements that flood with excessive rain, garages too small for ease of movement, pipes that rust, hallways and drafts, rooms that provide no wall space for furniture, and rooms that lack sunlight.

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Make Porches Private With Trellis or Vine

At this time of year much thought is given to methods of screening porches and terraces from public view.
The planting of a row of tall annual-blooming plants is one way of accomplishing this. If the screen effect is to be permanent, the planting may be shrubbery forming a hedge.
For a more decorative method, a trellis of lattice work with blooming vines growing over it may be used.

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