

Owners Insulate Homes For Summer Comfort and Winter Fuel Savings

Solve Problem For Apartments

NEW YORK — Oak floors are helping apartment owners to whip the ocre of high maintenance costs, a leading building trade publication indicates.

The magazine's editors interviewed scores of apartment builders, architects, mortgage bankers, investors and management firms from coast to coast in an effort to learn how operating costs could be spared.

Among the major suggestions was an emphatic one concerning the floors. Practically all the apartment owners and maintenance engineers recommended use of high grade oak flooring for living rooms, bedrooms and halls.

One large apartment building operator, the magazine reported, is up-grading old apartments by replacing composition floors with genuine oak.

Floors of oak are noted for resistance to wear and exceptionally low upkeep cost. They can be expected to last the life of a building with little or no repair.

Economies Cover Cost Of The Job

In an era when the high cost of living gets higher every day, it's good news to hear of a luxury that costs less.

This "luxury" is home comfort. It's a fact that today it actually costs less to be comfortable in the home, throughout the year.

The secret to this phenomenon is insulation. Properly installed in thick enough quantities, insulating materials block the escape of heat so efficiently in the winter months that it not only makes a house more comfortable but can reduce heating fuel costs by as much as 40 per cent per year.

In summer, insulation works the other way around, helping to keep heat outside and resulting in greater comfort inside. When a house is to be air conditioned, a marked savings results from the use of insulation. Tests have shown that adequately thick insulation in walls, ceilings, and floors where needed cuts down the size of cooling equipment required, often reducing the initial investment in air conditioning. In addition, this smaller equipment operates at a lower cost.

Insulation Materials

Insulation materials are made of mineral wool, rock wool, glass, slag, paper pulp, gypsum, asbestos, cork, aluminum foils, vermiculite, cotton and other mineral and vegetable matter. Most commonly, insulation comes in batts (4 and 8-ft. lengths), blankets (usually in 50-ft. rolls) and loose in bags (fill type).

It is a simple matter for the home handyman to insulate a new home before walls and ceilings are completed by installing thick batts or blankets of insulating material.

Older homes can also be insulated by the do-it-yourselfer in areas that are accessible. These include attic floors, the area between living quarters and an attached garage and such other areas as floors in sleeping quarters above the garage in split-level homes.

Here are some basic rules for doing a good job:

1. Be sure to use thick insulation in all exposed walls, ceilings, and floors over unheated areas.
2. Cut the insulation slightly larger than the space it is to fill, leaving a flange of vapor barrier at each end. Use a very sharp knife and cut along a piece of board or other straight edge.
3. Wedge the insulation tight between joists, studs, or rafters, permitting the vapor barrier flange to overlap the wood framing member at the end of the space. The vapor barrier should be toward the side of the house that is heated in winter.

Staple Gun Useful

4. Staple or nail the flange to the wood at the end of the space, and along the facing side of the joist, rafter, or stud. A staple gun is faster and leaves one hand free to hold the insulation in place.
5. Butt the next batt or blanket tight against the end of the first one.

6. Don't skip small spaces, as they can reduce the efficiency of the insulation significantly.
7. If in doubt about the proper thickness, get the thicker mineral wool or other insulating material, as the slight extra cost will pay for itself in comfort and fuel savings.

A home that is already finished can be fully insulated without damage to walls or ceilings by having mineral wool blown into inaccessible areas.

This is not a do-it-yourself project, but is done by an insulation contractor. Loose mineral wool is

blown through flexible hose attached to a truck. Air pressure forces the insulation into all cracks and corners. Siding removed to insert the hose nozzle is replaced carefully after the walls are tightly filled. Ceilings are done by bringing the home through an attic window.

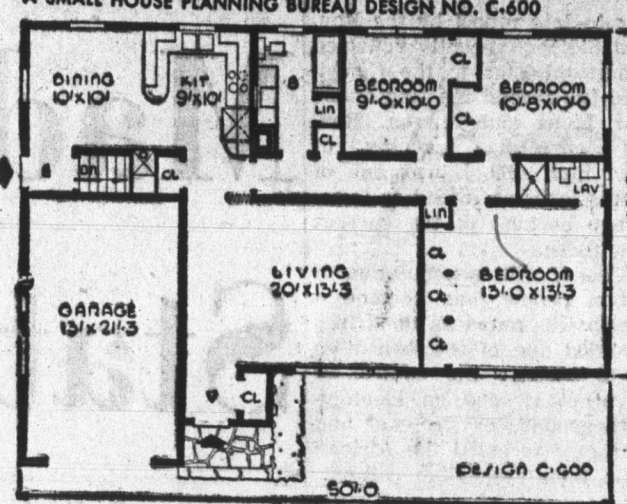
Whether your home is old or new, it will be more comfortable and will pay cash dividends in fuel savings if it is thickly insulated.

DESIGN C-600. This type plan, putting the garage in front of the house is proving to be very popular. It creates an interesting break in exterior appearance and conceals the fact that the house is otherwise economically rectangular.

With the main bathroom located so conveniently, the usual extra lavatory becomes a feature of the master bedroom. Extra large floor to ceiling wardrobes with built-in dresser trays and high side windows (creating additional wall space) are other bedroom features. Storage space is abundant.

Sharing space with closet over stairway a waist high oven becomes part of the U-shape kitchen containing wonderful work and storage cabinet space. The adjoining dining area has a table completely out of the traffic lane. Outside asphalt shingles are combined with wide horizontal siding. With full basement but not including garage the plan covers 1348 square feet. Contains 25,612 cubic feet.

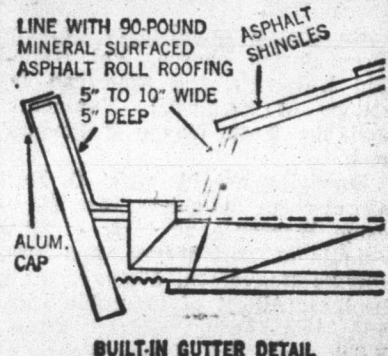
For further information about DESIGN C-600 write the Small House Planning Bureau, St. Cloud, Minn. In Canada, the Small House Planning Bureau of Canada, St. John, New Brunswick.



New Gutter Idea Uses Roll Roofing To Reduce Costs

The ruggedness of asphalt roll roofing, the same material used to make asphalt shingles, has led a prominent East Coast architect to design a unique, low-cost gutter for new homes.

As the drawing shows, 90-pound asphalt roll roofing is used to line a gutter that is constructed on the job with strips of lumber.



The asphalt roll roofing, like asphalt shingles, is impervious to water, as well as to the wearing effects of ice and snow. The architect, Stanley Shaftel, of Jamaica, N. Y., says the gutter lining will last for years, eliminates costly and tedious painting, and can save considerably on the overall cost of a house.

Reroofing in Winter Is Practical Today

If a home owner needs a new roof in the middle of winter, chances are he has less of a problem than he thinks. In most parts of the country, re-roofing during the winter is practical. A new roof of asphalt shingles usually can be applied directly over the previous roof. This feature of asphalt shingles avoids exposing the bare roof deck to winter weather. Roofing contractors have lighter work schedules during the cold months, and as a result home owners usually can get prompt service.

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Good Builders Concentrate On Year-Around Comfort

Home builders throughout the country today are giving all-weather comfort a more important role in their plans for better houses.

This is evidenced in a recent announcement by the Air Conditioning and Refrigeration Institute that the number of homes with central air conditioning has doubled in the last three years.

By the end of 1960, says the Institute, more than 1,000,000 of the nation's 60,000,000 homes will have complete air conditioning. In 1957, only about 500,000 houses had central cooling.

A leading factor in this increase is insulation. Research has shown that sufficient mineral wool in the walls, ceilings, and floors of a house make it possible to install smaller, less expensive cooling equipment that operates efficiently at lower cost.

Conscientious builders follow

the All-Weather Comfort Standard for insulation when they build an air-conditioned house. Batts or blankets of mineral wool that conform to this standard are now available from building material dealers.

For ceilings, batts or blankets labeled "R-19" are recommended. Insulation for walls is labeled "R-11," and for floors, "R-13."

White or pastel roofing also has made a significant contribution to more efficient, economical air conditioning. A roof of white or light pastel asphalt shingles reflects the sun's heat, helping to reduce the amount of heat the air conditioning system must remove.

A roof of asphalt shingles in white or one of many pastel colors available provides this heat reflection without harsh gleam or glare. They have a rich textured look designed for beauty as well as durability.

Upkeep Tip: "Winterize" Oak Floors

Easy does it in keeping your oak floors looking beautiful through the rough winter months, particularly if you winterize them in advance.

And how does one go about winterizing floors? There's nothing to it—well, almost nothing, provided they have been properly treated with a modern durable finish and are in normally good condition.

Just clean, wax and polish them so they are in tip-top shape. The wax will serve as a protective barrier for the finish against dirt and dust, which then can be taken up easily each day with a dry dust mop.

Snow and slush, which have a way of being tracked into even the best organized households, can be wiped up easily without a trace of marring. Occasional buffing adds sparkle.

It is this simplicity of upkeep, along with natural beauty and lifetime service, which has played a big part in maintaining the overwhelming popularity of oak floors, according to homemaking experts.

The ease of maintenance, in turn, can be credited in no small degree to today's vastly improved finishes. Modern penetrating seals, for example, are resistant to scratching, spotting and chipping. If desired, cleaning and waxing

can be accomplished in one operation through use of a liquid cleaning wax; or a wax base liquid cleaner can be used, followed by a coat or two of paste type wax.

Use "Lost" Space Between Cabinets; Install Peg-Board

Lost space in most kitchens is the wall area between the base and wall cabinets.

The handy husband can functionalize this wall space by installing Masonite Peg-Board over furring strips, and then painting or enameling it to harmonize with the kitchen decor.

In addition to being an attractive addition to the room, the Peg-Board can serve to hold brackets and small shelves for condiments, racks for often-used recipes, and other items needed by the homemaker for ready availability.

Equally lost, oftentimes, is the space between the wall cabinets and ceiling. Anything placed there for storage is unsightly and a dust-catcher. A simple transformation can convert this into a decorative, dust-free cache for seldom-used utensils.

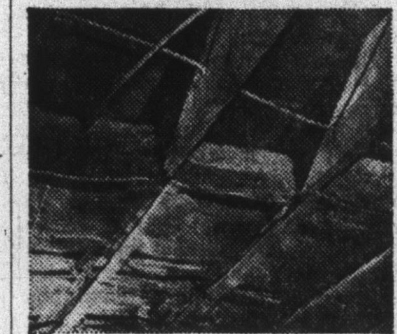
Fur out the ceiling to receive a metal track for sliding doors. Immediately underneath, fasten companion tracks in the top of the cabinet. Now fit Masonite hardboard into the tracks for handsome sliding doors. The hardboard comes in various surface treatments, any of which is easily primed and painted or enameled.

Good Insulation Top Investment In New Home

Adequate insulation installed during construction is an investment that will pay dividends throughout the life of a house. The dividends are maximum comfort and minimum bills for heating and air conditioning. They will more than compensate for the original investment in mineral wool.

Savings realized by thoroughly insulating a house during construction include the following:

1. Lower fuel bills. Mineral wool in ceilings, walls, and floors over unheated areas blocks heat flow so effectively that fuel costs can be as much as 40 per cent lower. Cash savings on fuel



Ceiling of air-conditioned house being insulated with mineral wool batts designed for economical cooling.

often repay the total cost of insulation within a few years.

2. Lower air conditioning costs. A smaller, less costly air conditioning system will cool a well-insulated house comfortably. In addition, the cost of operating the air conditioning system will always be lower in the house that is adequately insulated.

3. Lower installation cost. It will cost less to apply batts and blankets of mineral wool to unfinished ceilings, walls and floors while the house is being built.

Comfort the year 'round is the other dividend proper insulation provides. By preventing heat loss in winter and blocking the sun's heat in summer, mineral wool keeps the house more comfortable in all seasons.

MASONRY DRILL GUIDE

Here's how to prevent your carbide-tipped masonry drills from "creeping." Through a scrap block of wood, drill a hole the size of the masonry bit and place it over the spot to be drilled. The hole in the scrap block will act as a guide for the masonry bit and keep it from creeping.

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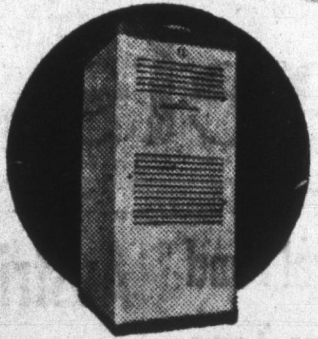
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