

# Check Details

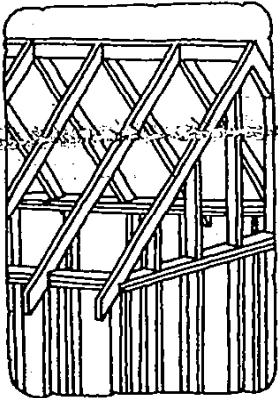
## FRAMING AND SHEATHING

Much attention is given to the exterior and interior walls of the house, but framing and sheathing inside those walls make up the basic structure. Wood framing has been basic to home construction since colonial times. Many wood frame houses are still in perfect condition after a century or more.

Due to its strength and durability wood framing and sheathing are still the predominant choice of quality builders. The flexibility and resilience of this natural material has enabled wood houses to withstand the lashings of hurricanes.

As a natural insulator, wood is six times more effective than brick, 15 times more than concrete and at least 1,000 times more than aluminum.

A recent university-conducted fuel consumption test showed that in two identical houses, one built with wood used 26.2 per cent less fuel than one built of masonry.



## EXTERIOR SIDING

Choice of exterior siding is largely a matter of personal preference -- wood, brick, stucco, metal. Buyers should select siding on the basis of appearance, maintenance and cost of the material.

Brick or stucco requires little maintenance. But many wood sidings available today blend low maintenance with natural beauty in a variety of styles -- shingles, shakes, clapboard, rough-sawn, random-width boards, panels, board and batten.

Today, many wood sidings can be installed without finishing to weather naturally. Or they can be stained to bring out the natural grain and texture. Others can be painted with acrylic or latex finishes that stay fresh for years.

## ROOFING

There are two basic types of roof covering: asphalt and wood. Choose on the basis of cost, appearance and long-range performance. Cedar shingles or shakes are usually first choice on the basis of appearance.

The slightly higher cost of wood roofing is usually outweighed by its appearance, durability and insulating value. Wood roofing is also well known for its resistance to hurricane force winds.

## FLOORS

The choice is usually between hardwood, carpeting and tile. Remember that hardwood is a permanent floor. Therefore even if you want wall-to-wall carpeting, you might want to install it over hardwood. If you are installing tile or carpeting directly over the subfloor, be sure it is a subfloor material called underlayment, hardboard or particle-board. Panels should be made specifically for underlayment and so stamped, otherwise they may not give proper strength to the floor.

## INTERIORS

As with exterior siding, roofing and floors, all materials should be selected on the basis of cost, appearance and performance. For windows, doors, ceilings, moldings, millwork and paneling -- wood is often used for its appearance. Housewives particularly appreciate new easy-care wood paneling, and wood window frames that prevent condensation on the inside of the windows even in the coldest weather.

## LAYOUT

Find a layout that works best for your family. Be sure the house has enough room -- as well as room to grow if necessary. Sleeping areas should be separated from family areas. Check storage space. Try to find a house that accommodates the interests and activities of all members of the family.

## ELECTRICAL POWER

An important question in today's age of appliances is how much electrical power is available -- or how many amperes. Many older houses were wired for 60 amps. Check this with your builder.

Having some solid ideas about what you want and what to look for can help make your dream house some true. A recent American Wood Council survey of 800 homebuying families found that those who told their builder their material preferences most often got what they wanted.

When shopping for a house, it is important to think of it as a long-time purchase. Don't sacrifice quality for short-term savings. You could spend more in the long run.

To help you get the most for your homebuying dollar, send twenty-five cents for a copy of the American Wood Council's House Hunter's Guide, American Wood Council, 1619 Massachusetts Ave., N.W., Washington, D.C. 20036.

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