

Plan Ahead Before You Install Piping

In building a new home, families like to provide as many conveniences as possible for comfortable, pleasant living. Not every prospective home owner, though, can afford to have every convenience at the time his new home is built.

But by planning ahead, certain things can be added later at a greatly reduced cost. For example, it is possible to save a good deal of money later by having the plumbing contractor "stub-in" piping when the house is built — to provide for future water needs as the family and finances increase.

Stubbing in is easily accomplished by the plumbing contractor. In a family room, for instance, the home owner can anticipate the need for hot and cold water outlets, but be unable to afford installing a sink or drinking fountain.

In such a case, the contractor will install the proper piping at the location of future fixtures, and cap it.

When the house is finished, these capped pipes will be concealed by the walls of the room, and the home owner provided with plans indicating their exact location.

In the years that follow, when

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Begin Now To Line Up Projects

Need a new family room or kitchen? And, shelving and storage cabinets ... have you enough of these?

How about that second bath the family needs. Where's the workshop you want?

Let's assume that your number one project is a family room. You have the space for it (basement, attic or garage) and also you know how you want it to look, and how much it will probably cost.

The first step is, line up your financing. There are several ways to do it by savings, or bank companies or commercial banks.

Also available are two types of FHA loans: Title I, which allows you up to \$3,500 and five years to pay; and Title II (203), which allows up to \$10,000 and ten years to pay.

Where to go for advice? Your local building materials dealer is a good starter. He can suggest available financing plans that will fit your needs and provide you with helpful literature and decorating schemes. He can also give you estimates.

He can also handle the contracting — or get in touch with a reliable firm for you.

Another starting point is your local remodeling contractor or home improvement specialist. Check your Yellow Pages and local newspapers for other leads.

Get at least two or three bids on your job before you sign any contract. Like anything else these days, before you buy, shop around.

Lowest bids are not always best bets.

That low bidder may be basing his price on cheaper and inferior materials and hurried-up-and-get-done workmanship, both of which you can do without.

Then happy home improvements!

Women Like "Glorified" Utility Room
What do women want in a house?

One thing is a "glorified utility room," according to a teacher of advanced classes in a California adult education program, who directed her students in a research in home improvement.

Called a family workshop, it's located near the kitchen and garage, so it can be completely closed off when necessary.

In the "glorified utility room" would be suitable space for sewing, drip-drying, laundering, folding, ironing, wrapping packages, arranging flowers, craft work, and women children's projects.

The women preferred such a room to be adjacent to the children's rooms, for it then could serve as a play space, as well.

The teacher explained that all the disarray could be kept out of sight of the front of the house; work projects needn't be put away before completion. She described the room as a "must have," in the group's opinion.

Any family can plan such a useful room in a house to be built or incorporate it in an existing house by division or addition, says John Concord, housing consultant to Masonite Corporation.

A prerequisite is a well-designed floor plan. Other requirements are walls and working surfaces that look well and can take a drubbing from the various work and play projects going on. Concord suggests wood-grained Royalco panels for good appearance, endurance and easy maintenance.

For working surfaces, he suggests splinter-free Tempered Plywood, which takes a varnish, paint or enamel finish. Built-ins, too, can be built with durable hardboards, and Peg-Board is an indispensable helper wherever wall storage is required.

Low Expense Highest Wish For Retirees
There are lots of theories about what retired persons want in homes, but as might be expected, low expenses is what they want the most.

At least, that's what the Retirement Foundation found in a survey of elderly persons.

It was found that the average family income of retirees is \$3,000 a year. After low expenses, those questioned said they wanted to live in a warm climate.

Actually, this was an extension of wish number one, since mild weather cuts fuel bills, the cost of winter clothing and, generally, medical expenses.

The retirees also said they wanted to be within walking distance of stores and services, considered recreational facilities important, believed a medical clinic a necessity, and liked a house that had non-stoop comforts, such as electric out-lets high above the floor.

Attached Pails Are Handy Cleaning Aid
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Men never get so rich that they can afford to lose a friend.

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But Follow Proper Plan Improve Your Home With Good Landscaping

Go ahead and landscape your property—but be logical. A good plan should be functional as well as beautiful.

Before you begin this year's landscape improvements, Joseph Cox, extension specialist in landscape architecture at Michigan State University, suggests that you focus your attention on making better use of existing natural resources. For example, plant your landscape around trees that are already on the property.

And base your plans on logic. Cox suggests you consider human use, practicality, lasting quality, cost-quality factors, future values and appearance.

These points are especially important for the family who buys a home where landscape decisions have already been made by others and which may leave something to be desired. The new family must plan carefully to derive the most satisfaction from their changes.

Once a new and better plan is formulated it should be put into effect. Cox says many people are skeptical of change, but once they make changes they forget their attachment to the former landscape layout.

But don't make changes so quickly that you'll regret them later. Account for the total ground layout and then plan the construction of permanent

Desk in Auto A Convenience; Get Free Plan
A car console for the home-maker, salesman or businessman enables any of them to have a convenient work and storage space.

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Designed for Masonite Corporation, the console is portable for easy placement or removal. Its exterior surfaces are a rich woodgrained hardboard.

For a free, full-sized plan which makes construction simple, send a postcard to Masonite, Box 3, Chicago, Ill. 60609, requesting AEO-61.

Landscape items like walks and patios and the planting of trees, shrubs and flowers.

Either call on professional people to help you plan or carefully investigate all your landscape needs before beginning on the project. Always insist on quality construction: It may cost more initially, but it will be less expensive in the long run.

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THOUSAND DOLLAR BOOST for the Community Opportunity Center proposed for Livonia was given by the Metropolitan Club of Livonia last week. From left: Robert Dickson, representing the Detroit Area Associated Motorcycle Clubs, and Battalion Chief Charles Schaffer, representing the Metropolitan Club of Livonia, present a \$1,000 check to Robert Clogg, treasurer of the Center, which will help fund work for mentally retarded young adults. The money is derived from the Motorcycle races scheduled June 20 at Detroit Race Course.

Here Are Four Ways To Redo Your Attic

Solve your home's population explosion. If you have an attic, consider its potential as: an apartment to be rented; a study room for the kids; a home office; or a family recreation room.

By using prefabricated hardboard panels, available in a variety of woodgrains and colors, you can convert an attic into an attractive living or office area with minimum fuss or expense.

Since woodgrained panels are ready for use when installed, decorating chores are eliminated.

The handsome panels are easily maintained by dusting with a vacuum cleaner attachment or an occasional wiping with a damp cloth.

For room dividers or folding screens, an effective medium is see-through flingee hardboard in attractive cloverleaf pattern.

These modern home improvement panels, obtained at low cost from lumber and building supply dealers, may be installed over existing walls or directly to framing lumber.

Matching metal or wood moldings and nails make installation simple for either the professional or amateur craftsman.

If you plan a floor of linoleum or other composition, you'd be wise to put down a hardboard underlayment first, as this reduces wear on the floor and assures a long life.

Built-ins may be constructed by covering simple wood frame-work with decorative or utility hardboards. Concord points out that ease of working hardboards and their durability and easy maintenance make them top choices for families wanting "to do something" with empty attic space.

Homeowners Investigate Finance Plans
Wise homeowners always investigate home improvement loans before they start. There are a number of ways to finance a home improvement project.

The right way depends on the cost of the job, the monthly payment desired, and the amount of money still owed on the existing house.

Most home improvement plans require nothing down as an initial payment, but plans vary considerably in other terms.

It is as intelligent to shop around for the best financing arrangement available as it is to devote time and thought to the structural changes you plan for your home.

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BENTLEY
The TWO-MAN TEAM representing Bentley High School in Livonia won first place in the Industrial Arts division of the Plymouth Southeastern Michigan Trade Show contest. The winners will compete in the National Trade Show contest at the State Fairgrounds in Detroit June 22, against the outstanding schoolboy mechanics from all parts of the country for college scholarships worth \$16,700. From left: Glenn Primrose, 18, 15601 Ford, Instructor J. Thomas Hardy, and Tom Zander, 18, 14942 Arden.

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