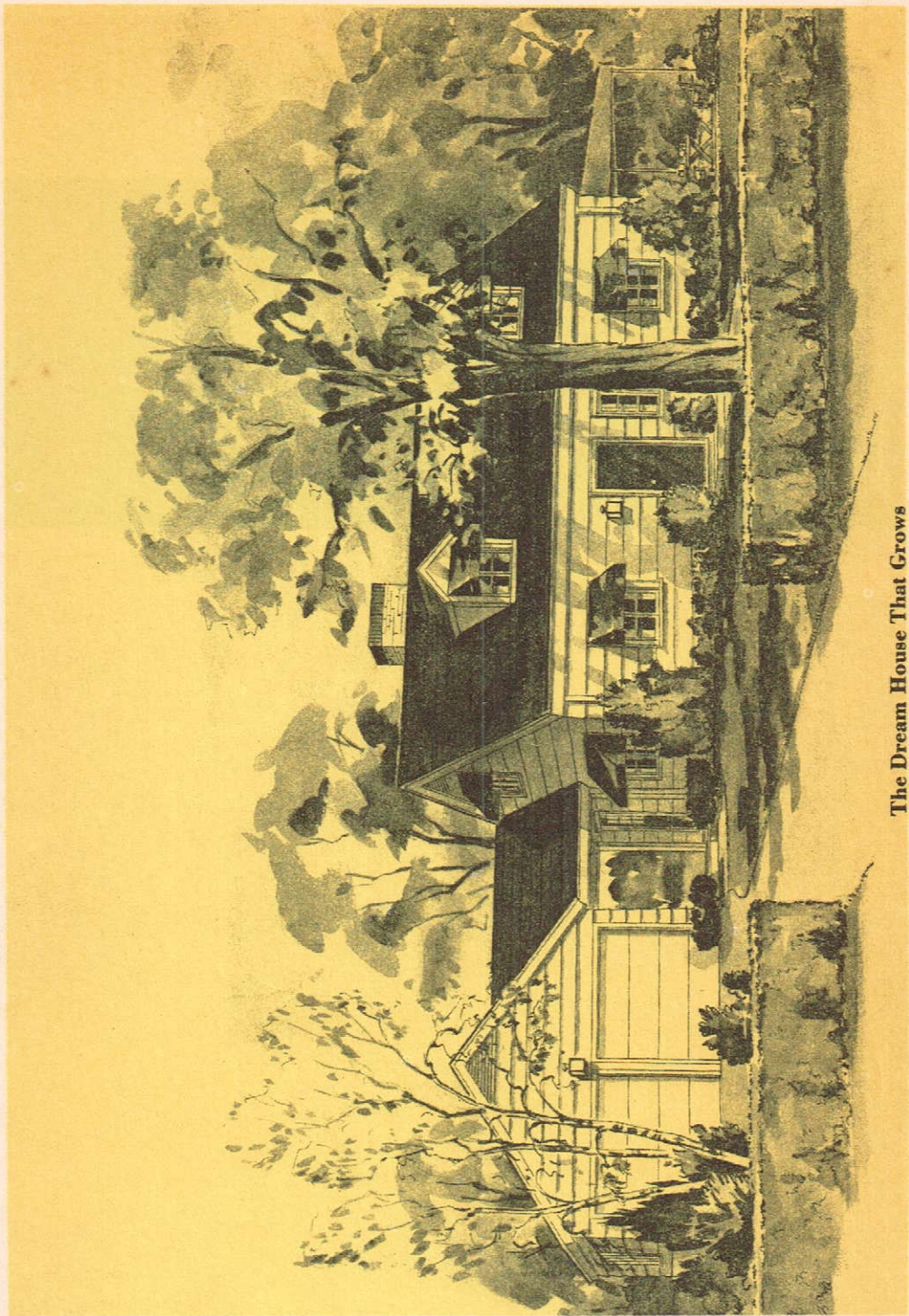


[CLICK TO RETURN TO INSPECTAPEDIA.COM](https://www.inspectapedia.com)

# **YOUR DREAM HOME**

*How To Build It For  
Less Than \$3500*



The Dream House That Grows

# YOUR DREAM HOME

*How To Build It For  
Less Than \$3500*

*by*

**Hubbard Cobb**

**Sigman - Ward**

Illustrators and  
Architectural Consultants

*Featuring 4 Houses with Material Costs Under \$3500  
Also 4 Houses Even More Spacious, Requiring More Materials*

Material Costs Based on Estimates Secured in First Half  
of 1950, in the Midwest and on the East and West Coasts

New York

**WM. H. WISE & CO., INC.**

1950

Copyright 1950

Wm. H. Wise & Co., Inc.

45010—13

*WISE* books are trademarked



Look for the *WISE* old bird!

Printed in the United States of America

## *ACKNOWLEDGEMENTS*

WE WISH to acknowledge our appreciation for the assistance and information received from the following: Chase Brass and Copper Co., New York, N. Y.; James F. Coley, Westport, Conn.; Double-Kaye Plumbing Supply Co., New York, N. Y.; General Electric Co., Cleveland, Ohio; Holland Furnace Co., Holland, Mich.; National Electric Manufacturers Association, New York, N. Y.; National Gypsum Co., Buffalo, N. Y.; National Lumber Manufacturers Association, Washington, D. C.; Owens-Illinois Glass Corp., Chicago, Ill.; Portland Cement Association, Chicago, Ill.; United States Plywood Corp., New York, N. Y.; Westport Bank & Trust Co., Westport, Conn.; Westport Lumber Co., Westport, Conn.; Federal Housing Administration, Washington, D. C.; Housing and Home Finance Agency, Washington, D. C.; National Housing Agency, Washington, D. C.; Office of the Housing Expediter, Washington, D. C.; U. S. Department of Agriculture, Washington, D. C.; U. S. Department of Commerce, Washington, D. C.; U. S. Office of Education, Washington, D. C.; Veterans' Administration, Washington, D. C.; Victor Civkin, A.I.A.

We wish also to express our thanks to the illustrators of this book: Carl T. Sigman; William J. Ward, Jr.; William A. Patrick; Fergus Retrum; Carl R. Kinscherf; Jane Vincil; Walter J. Karl; Walter Freundel.

—FARMER LIBRARY—

It is a list of addresses for application for the loan and information  
to be obtained from the following: Chase Bank and Trust Co., New York, N. Y.  
James F. Child, Westport, Conn.; Double-Day Publishing Co., New  
York, N. Y.; General Electric Co., Cleveland, Ohio; Heald, Evans &  
Co., New York, N. Y.; National Electric Illumination Association, New York,  
N. Y.; National Optical Co., Buffalo, N. Y.; National Paper Manufacturers  
Association, Washington, D. C.; Quaker Oats Co., Chicago, Ill.;  
Portland Cement Association, Chicago, Ill.; United States Fidelity &  
Guaranty Co., New York, N. Y.; Westport Bank & Trust Co., Westport, Conn.;  
Westport Co., Westport, Conn.; Federal Housing Administration, Washington,  
D. C.; Housing and Loan Program Agency, Washington, D. C.; National  
Housing Agency, Washington, D. C.; Office of the Housing Executive, Wash-  
ington, D. C.; U. S. Department of Agriculture, Washington, D. C.; U. S.  
Department of Commerce, Washington, D. C.; U. S. Office of Education,  
Washington, D. C.; Veterans Administration, Washington, D. C.; Women  
Division, U. S. A.

This list is prepared for the use of the borrower of the book. It is  
not intended to be used as a directory. It is prepared by the  
National Farm Library, Washington, D. C.

# TABLE OF CONTENTS

CHAPTER	PAGE
1. BUILDING YOUR OWN HOME .....	1
What You Gain by Building Your House Yourself .....	4
The Basic House .....	5
2. SELECTING THE SITE AND BUYING THE PLOT .....	8
Building Codes .....	8
Zoning .....	9
Deed Restrictions .....	10
Country Property .....	10
Picking the Property .....	11
Public Utilities .....	14
The Individual Site .....	16
Soil Conditions .....	18
The Size of the Plot .....	20
Checklist for Choosing the Site .....	20
Buying the Plot .....	21
Checklist for Buying the Plot .....	23
3. FINANCING THE NEW HOUSE .....	24
How to Get a Mortgage .....	25
Kinds of Mortgages .....	27
FHA Loans .....	29
A GI Loan .....	31
Combination VA-FHA Loans .....	34
Construction Loans .....	34
The Long-Range View .....	36
Checklist on Financing .....	36

CHAPTER	PAGE
4. CUTTING COSTS; THE BASIC MATERIAL; NECESSARY TOOLS .....	38
What Material to Build With .....	39
Tools Required for the Job .....	41
The Framing Square and Its Use .....	42
5. WORKING WITH CONCRETE, MASONRY-BLOCKS AND BRICKS .....	45
Mixing Concrete .....	45
Building with Concrete Blocks .....	49
Building with Bricks .....	53
6. LOCATING THE HOUSE ON THE SITE .....	58
Reading Plans and Blueprints .....	60
7. THE FOUNDATION OF THE HOUSE .....	64
Excavation .....	66
Footings .....	69
Forms for Poured-Concrete Foundation Walls .....	70
Pouring the Foundation Walls .....	74
The Girder .....	75
The Chimney Footing .....	77
Masonry-Block Foundation Walls .....	79
Foundations Without Basements .....	82
Additional Footings .....	82
Concrete Floors on Ground .....	82
Stone Wall Foundations .....	86
Post and Pier Foundations .....	87
Backfilling .....	89
Installing Drain Tile .....	90
The Basement Floor .....	91
Termite Sheathing .....	92
Materials List for Foundation and Floor Slab .....	93
ELEVATION PLANS .....	94
FLOOR PLANS .....	98
FRAMING PLANS .....	100
HOUSE SECTIONS .....	106



CHAPTER	PAGE
8. FRAMING THE HOUSE .....	108
The Sill .....	108
Joists .....	110
Framing the Floor Openings .....	112
Bridging .....	112
Sub-Flooring .....	114
Framing the Walls .....	115
Framing for House with Concrete Slab Floor .....	121
The Breezeway and Garage .....	121
General Floor Plan of House, Garage and Breezeway .....	123
Foundation Plan of Garage and Breezeway .....	124
Front Elevation of Garage and Breezeway .....	125
Right Side Elevation of Garage and Breezeway .....	126
Rear Elevation of Garage and Breezeway .....	127
Left Side Elevation of Garage .....	128
Plan of Garage and Breezeway .....	129
Framing the Garage and the Breezeway .....	130
Sheathing .....	133
Making the Openings for Doors and Windows .....	135
Scaffolding .....	137
Ceiling Joists .....	139
Framing the Roof .....	139
Framing the Dormer Windows .....	141
Roof Boards .....	142
Gutters .....	144
Roofing Materials .....	145
Materials List for Framing the Basic House .....	149
9. THE CHIMNEY AND FIREPLACE .....	150
The Chimney Base .....	151
The Fireplace .....	155
The Chimney .....	158
Finishing Off the Fireplace .....	160
Chimney and Fireplace Construction for Other Types of Homes .....	164
Fireplaces on Concrete-Slab Floors .....	166
A Furnace Chimney .....	167
Testing the Work .....	167
Materials List for Furnace Chimney for Basic House .....	167

CHAPTER	PAGE
10. INSTALLING WINDOW AND DOOR FRAMES; INSIDE PARTITIONS; FLASHING .....	168
Inside Partitions .....	170
Flashing .....	171
11. EXTERIOR SIDING .....	173
Building Paper .....	173
Wood Siding .....	174
Asbestos Shingles .....	181
Asphalt Shingles .....	184
Stucco .....	184
Materials List for Siding for the Basic House .....	188
12. INSULATION .....	189
What to Look for in Insulation .....	190
Vapor Barrier .....	190
Types of Insulation .....	191
How to Install Flexible Insulation .....	191
Bat Insulation .....	193
Fill Insulation .....	194
Rigid Insulation .....	195
Reflective Insulation .....	195
Insulating the House .....	196
13. THE HOUSE PLUMBING SYSTEM .....	199
The Water Supply .....	200
Types of Water Pipe .....	203
Galvanized Steel Pipe .....	205
Brass Pipe .....	206
Copper Tubing .....	207
Pipe Size .....	213
Cast-Iron Soil Pipe .....	213
Installing the Plumbing System .....	217
Fresh Water Supply .....	224
Hot Water Heaters and Storage Tanks .....	224
Testing the Drainage System .....	227
The House Sewer Line .....	227
Sewage Disposal .....	228
Materials List for Plumbing System .....	234

# TABLE OF CONTENTS

xi

CHAPTER	PAGE
<b>14. THE ELECTRIC WIRING</b> .....	<b>235</b>
Wiring Methods .....	236
Wire Size .....	241
Number of Circuits Required .....	241
Wiring the House .....	243
Finishing the Wiring .....	259
Wiring for Kitchen Ranges .....	260
Materials List for Electric Equipment .....	261
 <b>15. THE HEATING SYSTEM</b> .....	 <b>262</b>
Types of Heating Systems .....	262
Fuels .....	265
Forced Warm-Air System in the Basement .....	266
Installing Radiant Heating .....	266
Materials List for Heating .....	275
 <b>16. INTERIOR WALLS AND CEILINGS; BUILT-IN FURNITURE</b> .....	 <b>276</b>
Plaster Bases .....	277
Plastering .....	282
Dry-Wall Construction .....	284
Installing Building Boards .....	290
Stairs .....	292
Built-In Furniture .....	295
Building a Dutch Door .....	301
Bathroom and Kitchen Walls .....	301
Materials List for Walls, Ceilings and Closets .....	307
 <b>17. BUILDING WITH GLASS</b> .....	 <b>308</b>
Glass Blocks .....	309
Setting the Blocks in Mortar .....	311
Installing the Blocks with Wood Strips and Wedges .....	312
 <b>18. INTERIOR TRIM; HANGING DOORS</b> .....	 <b>314</b>
Interior Trim .....	314
Hanging Doors .....	320
Materials List for Interior Trim, Doors and Windows .....	321

CHAPTER	PAGE
19. THE FINISH FLOORING .....	323
Hardwood Flooring .....	323
Softwood Floors .....	325
Composition Flooring .....	325
Parquet Hardwood Flooring .....	328
Finishing Hardwood Floors .....	328
Concrete Floors .....	330
20. PAINTING AND FINISHING .....	333
Exterior Painting .....	333
Interior Wall Finishes .....	335
Wallpapering .....	337
Finishing the Woodwork .....	340
Materials List for Painting the Basic House .....	344
21. FINISHING THE ATTIC AND BASEMENT .....	345
22. DITCHES AND DRY WELLS; DRIVEWAYS AND WALKS .....	349
23. LANDSCAPING THE PLOT .....	359
Planning Lawns, Gardens, Play Areas .....	359
Making a Lawn .....	361
Trees .....	362
Shrubs .....	364
Garden Walls and Fences .....	365
MATERIALS LIST FOR BASIC HOUSE AND ADDITIONS .....	367
24. A CAPE COD COTTAGE .....	372
25. A COLONIAL HOUSE .....	392
26. A RANCH HOUSE .....	413
27. A VACATION HIDEAWAY .....	433
28. A COTSWOLD COTTAGE .....	455
29. A TUDOR COTTAGE .....	477
30. A SUBURBAN HOME .....	497
GLOSSARY .....	519
INDEX .....	553