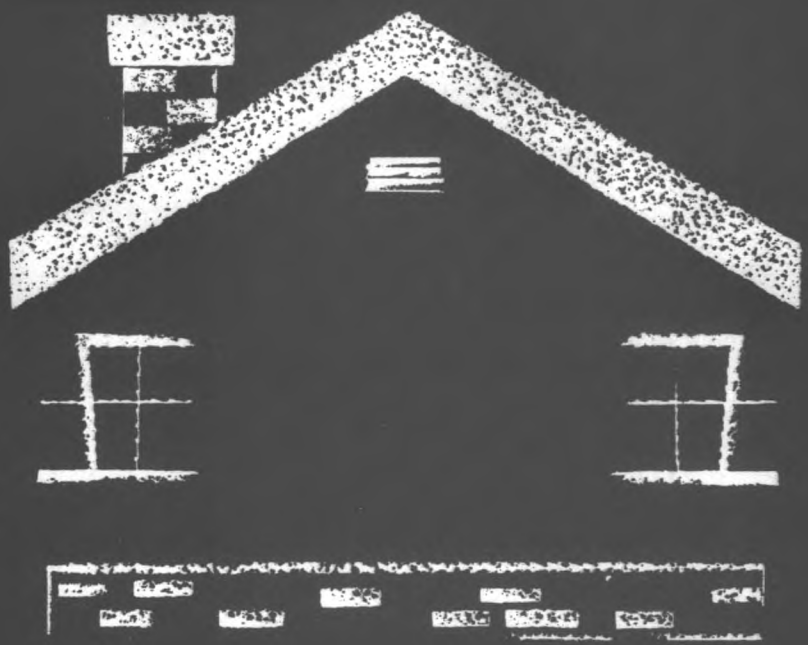
NEW HOUSING

AND ITS MATERIALS

1940-56



Bulletin No. 1231

UNITED STATES DEPARTMENT OF LABOR

James P. Mitchell, Secretary

BUREAU OF LABOR STATISTICS

Ewan Clague, Commissioner

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Preface

In a modern industrial society, the importance of housing extends far beyond its primary function of providing shelter. The character of its housing mirrors the level of living and economic achievements, as well as the social values, of a family, a community, and a nation. The opportunity to live in sound, attractive housing, in well maintained neighborhoods, affords a far-reaching sense of well being and of worth. Being well housed is a strong defense against physical and social ills associated with overcrowded, dilapidated quarters in blighted neighborhoods, and contributes substantially to the productivity of labor and industry.

In terms of its impact on the national income, residential building occupies a key position. It is a major source of employment, both directly and as the consumer of a wide range of materials and services; a user of extensive land areas; a large contributor to capital formation; and a source of substantial tax revenues.

Because of the ramifications of residential building into all phases of the economic and social life of the Nation, comprehensive information on the amount and kind of housing being built serves a variety of needs. For example, it is essential to legislators and others responsible for shaping, administering, and evaluating national housing policy; to labor organizations interested not only in assessing the adequacy of the housing supply available to workers but also in anticipating the employment prospects for various crafts and projecting the scope of apprenticeship and other training programs in the building trades; to homebuilders and investors in residential property; to large groups in the business community who initiate research and plan for the production, sales, and distribution of building materials and equipment; to utilities mapping extension of services; and to local and regional governments in formulating zoning and taxation policies and gaging needs for additional schools, street, water, sewer, and other public facilities.

The Bureau of Labor Statistics pioneered in quantitative studies of the characteristics of new housing, its earliest surveys describing housing constructed in the 1929-38 period. Thereafter, the Bureau conducted a number of field studies of the characteristics of new housing which varied widely both in geographic coverage and in the range of information obtained.

The results of its latest series of surveys, conducted by the Bureau's Division of Construction Statistics in 1954, 1955, and 1956, form the core of the present bulletin which contains the most comprehensive and penetrating analysis made by the Bureau to date in this particular field.

This bulletin was prepared by Kathryn R. Murphy. Edward M. Gordon planned and directed the field surveys and the processing of the results.

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New Housing and Its Materials, 1940-56

INTRODUCTION

Buying a house is a basic goal of increasing numbers of families in the United States. In contrast with other major items in the family budget which are "used up" and replaced in comparatively short periods, a house is "consumed" over a long span of years. Its fixed location, which usually involves resale if the owner has to move, also distinguishes housing from most other consumer purchases. In selecting a home, therefore, the buyer ordinarily seeks lasting value in a substantially built house in a well-situated neighborhood, and his caution is reinforced by the requirements of mortgage-lending institutions. Under these circumstances, the advantages of time-tested materials and architecture are balanced against the anticipated continuing acceptance of more advanced design and the durability of new materials and equipment.

The local character, the complexity, and related conditions of homebuilding also influence the rate at which innovations are adopted. Among the related conditions are zoning and building-code requirements, the large numbers of entrepreneurs who build only a few houses a year and purchase materials in small lots from local building supply dealers, and the variety and highly skilled character of operations presently utilized in homebuilding. For a complex commodity produced, marketed, and consumed under these conditions, general acceptance of new materials and methods is slower than for nationally marketed manufactured goods with smaller unit costs.

However, a number of events within the past 2 decades affected the patterns and pace of homebuilding. The acute shortages of housing, building materials, and labor in the World War II period forced the abandonment of many customary homebuilding practices and encouraged the application of large-scale production methods and experimentation with new designs, layouts, and materials in constructing housing for military personnel and civilian war workers. In this period, the risk was largely underwritten by the Federal Government. The emphasis on economy housing in the immediate postwar years, when the housing shortage was regarded as a national emergency, stimulated builders to adapt many of these production and timesaving techniques to private residential developments after the war.

Because of the importance of residential building in the national economy, both directly and in its role as a major market for numerous other industries, statistics describing new housing rank high among economic indicators. Largely because of the localized and "custom" character of housing, a composite and representative picture of national and regional trends is difficult to obtain. In its third nationwide survey of housing characteristics, conducted in 1956, the Department of Labor's Bureau of Labor Statistics collected information on materials used in residential construction in greater detail than had been possible in surveys made in 1954 and 1955.[1] Some of the more significant changes in the size and appointments of single-family houses and the type of materials and equipment used, which distinguish the 1956 house from its prewar counterpart, stand out clearly in the comparison of results of the 1956 survey with studies made by the Federal Housing Administration (FHA) and the Housing and Home Finance Agency (HHFA)[2] of the characteristics of new houses with mortgages insured by FHA in 1950 and 1940 (the last prewar year which was not greatly influenced by war conditions).

Unmistakably, the average house built in 1956 afforded greater space for

[1] Prior to undertaking these nationwide surveys (see appendix A, p. 18), the Bureau of Labor Statistics had collected information on some of the basic characteristics of new housing in connection with other surveys, including the Building Permit Survey, 1929 to 1938 (made in cooperation with the Work Projects Administration) and the Area Housing Surveys, which were conducted from April 1946 through October 1947 and from July 1949 through June 1951.

[2] For a description of the surveys and the reliability of the estimates, see appendix A, pp. 18 and 19.

Throughout this bulletin, references to the Bureau of Labor Statistics Surveys for 1954, 1955, and 1956 are to first-quarter data for the respective years. The 1940 and 1950 surveys were based on Federal Housing Administration records for selected months as indicated in appendix A.

family living than those built in the early postwar period of concentration on the small, two-bedroom house. Builders emphasized comfort and easy maintenance in the 1956 houses, with automatic labor-saving devices, and more bathrooms and other plumbing and electrical conveniences than were customary several years previously. Construction featured the use of aluminum, plastics, and various types of composition materials in many components of the 1956 house for which lumber and wood products had been used almost exclusively in houses built a few years earlier.

The increasing use of the automobile for transportation encouraged spreading circles of suburbanism, dominated by single-family owner-occupied houses. Rental-type housing--in duplexes and other multifamily structures--represented only a minor part of recent residential building, accounting for no more than an eighth of the privately owned units started in the 1950-56 period in contrast with nearly two-fifths in the 1920's. Usually, this type of housing provides less living space than a detached house. Although information on trends in construction is less complete for multifamily than for single-family housing, the Bureau of Labor Statistics surveys showed that some materials which had become increasingly popular in single-family houses were also used extensively in new rental-type buildings.

The customary cautions observed in the detailed analysis of data obtained by sampling techniques apply to evaluations of small percent changes in the FHA, HHFA, and BLS data presented in this bulletin. (See appendix A, p. 18.) Regrettably, such cautions tend to delay pinpointing new trends in residential construction until the innovations have been adopted by builders on a substantial scale. Also, it should be remembered that the data relate only to materials which the builders indicated they planned to install at the time of construction. Furthermore, it was not possible to determine the types or quantities of materials and equipment purchased and installed by the homeowner before or shortly after he took possession. This was particularly significant for items such as ranges, refrigerators, garbage-disposal units, automatic clothes washers and dryers, air-conditioners, screens, storm sash, and finishing materials for basements or attics.

ONE-FAMILY HOUSES

Trends Since 1940

About 97 percent of the single-family houses started in 1956 were completely detached, surrounded by their own plots of ground (table 1). The remaining small fraction of row and semidetached houses were concentrated in a few cities in the northeastern and southern regions. Although no strictly comparable figures are available for earlier periods,[3] the 1950 Census of Housing indicates that the proportion of semidetached and row houses built in the 1940's was higher than in recent years--probably in excess of 10 percent. The wartime controls in effect--particularly in the first half of the 1940's--resulted in more compact, row-house neighborhoods to conserve materials not only in the houses themselves but also in the extension of utilities, streets, and auxiliary community facilities.[4] The diminishing importance of attached houses thereafter is part of the pattern of suburbanization of homebuilding[5] and, within cities, a reflection of zoning regulations aimed at keeping population densities low in the residential areas being developed beyond the older, more congested downtown districts.

The lower land values in suburban areas permitted generally larger building sites than were feasible within the city proper, and the pronounced trend toward one-story rambler-type houses was also a part of the suburban development.

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[3] Semidetached and row houses comprised about 14 percent of the new 1-family houses surveyed by the Bureau of Labor Statistics in 1936-38, but this survey covered only houses for which permits were issued in cities with populations of 25,000 and over. See Residential Construction and Demolition, 1936 to 1938, Monthly Labor Review Reprint No. R. 1225 (p. 6).

[4] See Housing for War Workers *(in* Monthly Labor Review, June 1942, pp. 1268-1269).

[5] See Building in Metropolitan Areas *(in* Monthly Labor Review, June 1957, pp. 689-696).

Thus, the proportion of one-story houses increased from two-thirds of the new single-family houses in 1940 to seven-eighths of the 1950 total and continued at that ratio in 1956. Houses with a story-and-a-half and 2-or-more stories accounted for the remainder of the houses built in 1950, but by 1956, the share of these more conventional multistory types was cut in half by the vogue at that time for split-level houses.

General Plan and Size. In many respects, 1950 marked a turning point in homebuilding. The 2-bedroom, 1-bathroom house, with less than a thousand square feet of floor area, which typified new houses in 1950, was the culmination of earlier efforts of the Federal Government and the building industry jointly to focus greater attention on building for the lower priced market in a period of rising construction costs and still urgent housing shortage. Greatly liberalized legislation for Government-assisted loans (under the National Housing Act of 1948), with preferential financing for lower priced homes, combined with a very easy mortgage-money market implemented the mass demand for housing. Against this background, the homebuilding industry started an alltime record of 1.4 million new houses and apartments in 1950. In serving the lower priced market, many features that were somewhat more commonplace in prewar construction were eliminated. Room sizes were reduced, and some rooms were designed for dual purposes with dining rooms frequently merged with kitchens or living rooms. Space for storage and closets was lessened, and, with the elimination of basements from many houses, space for utilities was taken from ground-level footage otherwise devoted to living purposes.

To meet the twofold threat of inflation and materials shortages following the outbreak of the Korean conflict in the summer of 1950, downpayments on homes were raised substantially and the maximum length of the mortgage term was reduced with the imposition of Regulation X[6] credit controls late in the year. To satisfy buyers who had sufficient savings and incomes to qualify for mortgages under Regulation X, builders began to construct larger numbers of more expensive houses with more floor space in 1951 than in the immediate postwar years. After these controls were relaxed in September 1952, credit remained tight in a booming economy in which the demands on financing institutions were much greater than the funds available. In addition, the market for larger homes continued strong, mainly as a result of rising family incomes[7] and the increasing numbers of families with 3 or more children.[8]

The trend toward larger, more fully equipped houses after 1950 is apparent from a variety of measures of housing characteristics assembled in table 1. In terms of average square feet of floor space, houses begun in 1955 and 1956 with an average of about 1,200 square feet, matched or bettered the prewar (1940) house. The expanded floor area was accompanied by increased numbers of bedrooms and bathrooms. Seventy percent of the new houses in 1956 had 3 bedrooms and another 8 percent had a minimum of 4 bedrooms, compared with only 34 percent having 3 or more bedrooms in 1950 (chart 1). Almost half of the 1956 houses contained more than 1 bathroom, and the majority of these had at least 2 complete bathrooms. In contrast, in 1950, fewer than 1 out of 12 new houses was built with more than 1 bathroom, and in 1940, the comparable proportion was 1 out of 5 houses with the extra facilities generally being a partial bathroom containing only a toilet and washbasin.

The shift toward basementless houses, which was part of the wartime construction pattern, showed few signs of reversal nationally as late as 1956.[9] Little more than 40 percent of the 1954-56

[6] Issued under authority provided under the Defense Production Act of 1950.

[7] Family Income in the United States, Current Population Reports, Consumer Income, Series P-60, No. 20, December 1955, p. 19; and No. 26, September 1957, p. 2; U. S. Bureau of the Census.

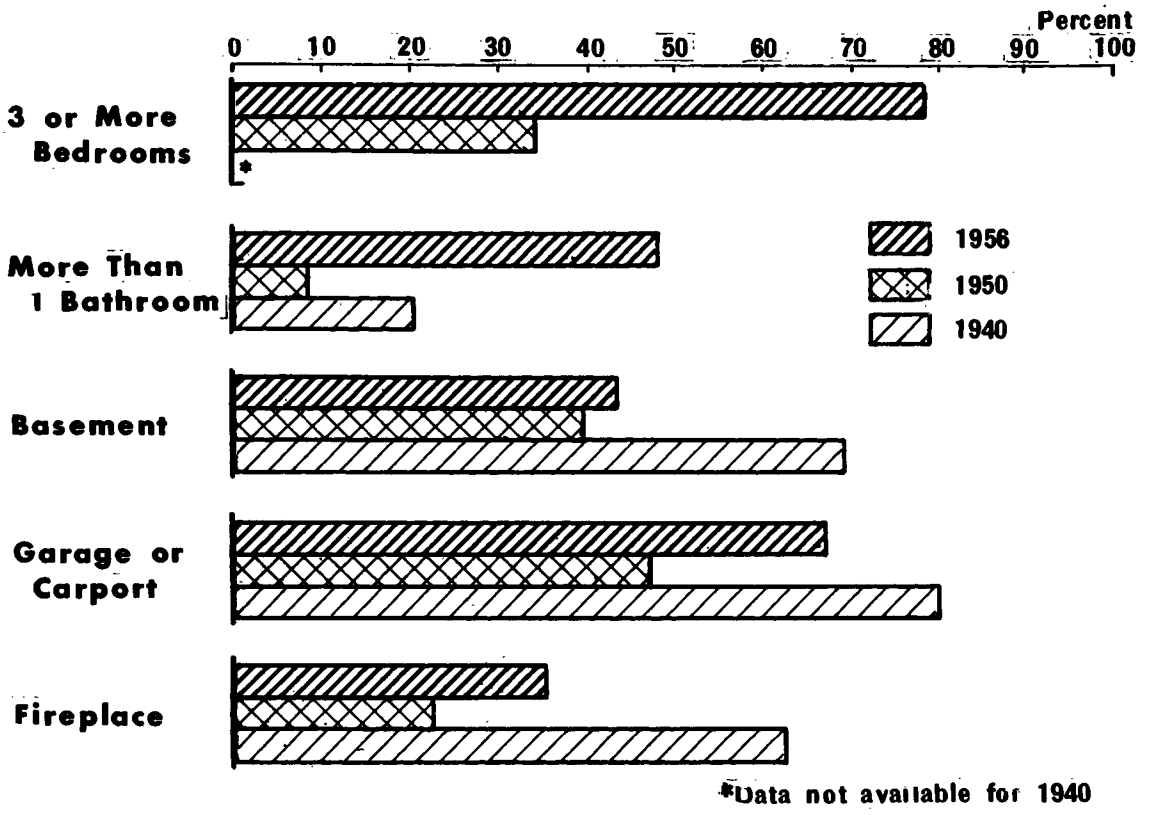
[8] General Characteristics of Families, United States Census of Population: 1950, Special Report P-E, No. 2A, p. 2A-19. Also, Household, and Family Characteristics, Series P.20, No. 53, April 1954, p. 12; No. 67, May 1956, pp. 12 and 14; and No. 75, June 1957, p. 12; U. S. Bureau of the Census.

[9] See also page 8.

Chart 1.

New Nonfarm Houses With Specified Features

Selected Periods in 1940, 1950, and 1956



*Data not available for 1940

Source: 1940 and 1950, Federal Housing Administration and Housing and Home Finance Agency; 1956, United States Department of Labor, Bureau of Labor Statistics.

houses included basements, compared with almost 70 percent of those built in 1940. The majority of the basementless houses were built on foundations or pillars allowing crawl space between the ground and the floor of the house. The practice of building basementless houses on a concrete slab without such crawl space, rare before the war, increased as insulation and heating and plumbing installations especially suited for this type of construction were developed. About a sixth of the new houses in 1955 and 1956 were built in this way.

Although the proportion of basementless houses with utility rooms increased substantially after 1950, utility rooms (i.e., a room with provision for laundry facilities as well as a furnace and water heater, and not merely a closet for the latter two units) were provided in only about half of the basementless houses built in 1955 and 1956. Some houses--generally in the higher price brackets--included both a ground-floor utility room and a basement.

Two other features found in the majority of houses built in 1940--garage facilities and fireplaces--had not regained their prewar popularity by 1956. Carports supplanted fully enclosed garages in a rising proportion of the new houses, but only about two-thirds of the 1956 houses had either garages or carports, whereas four-fifths of the 1940 houses had garages. The proportion of houses with fireplaces in 1940 was almost double that in recent years.

Structural Materials. The decreasing use of wood and the substantial scale on which aluminum and a wide variety of composition, synthetic, and other materials came into use in homebuilding after 1940 were outstanding trends highlighted by the surveys of housing characteristics (table 1). For example, the proportion[10] of houses having various types of wood-facing materials for their outer wall surfaces decreased as brick and other materials, as well as asbestos shingles, were used more extensively. Insulation board took the place of wood planks for sheathing many frame houses; concrete-slab construction eliminated wooden floor joists and subflooring; and built-up roofs and the greater use of asbestos and asphalt shingles cut deeply into the market for wooden shingles. A sharp reduction in the use of wooden lath occurred with the substitution of wallboard for plaster for interior walls and, even where walls were plastered, gypsum lath or plasterboard had virtually supplanted both wooden and metal laths. Similarly, the proportion of houses with wooden window frames also diminished as the demand for metal frames grew.

Structurally, frame houses (i.e., houses constructed with a supporting framework of wooden studs and faced with one or more of a variety of materials) consistently dominated in 1-family house construction in the 1940-56 period.[11] As late as 1956, new frame houses outnumbered those with masonry walls about 5 to 1, despite a growing preference for masonry houses. However, increasing proportions of the new frame houses were faced with brick (commonly referred to as brick veneer) or a combination of brick and wood. By 1956, builders reported more brick-veneer than wood-faced houses, which was a marked departure from previous building practice. In general, the shift to brick veneer was from various types of wood sidings or asbestos shingles. Use of asbestos shingles, a relatively new wall material,[12] had increased substantially between 1940 and 1950 when there was a combination of sharply rising prices and scarcity of lumber. The proportion of frame houses faced with stucco fluctuated very little, and in 1956, stucco ranked after brick and wood in use as an outer wall material (table 1).

The trend toward brick-veneer houses accentuated the shift from wood planks to insulation board and other materials for sheathing frame houses between 1940 and 1956 (tables 1 and 2). Insulation board was used more commonly to sheath houses with brick veneer than with other types of walls. For houses faced with wood sidings or asbestos shingles, wood plank sheathing continued to be used most extensively although the competition from plywood and other materials was evident here also. Most of the unsheathed houses were faced with stucco, which can be applied to a lathing material which is fastened directly to the wall studs.

Walls of both masonry and frame houses were insulated with various types of materials which were applied loose or in batts (cut to length), rolls, or other forms between the outer and inner wall

10 These observations refer only to the proportions and not the absolute numbers of new houses having specified construction methods and materials. Furthermore, except in a few instances, information was not obtained on the quantities of materials used. The high volume of residential building and the trend toward larger houses both tended to keep the total quantities of materials consumed by the homebuilding industry at higher levels than the shifts in proportions of houses utilizing certain materials might imply.

11 The 1954-56 surveys revealed no significant shift from the conventional on-site method of framing houses to building with components, i.e., wall panels consisting usually of studs and sheathing which were prefabricated on the assembly line and trucked to the building site.

12 Asbestos shingles were not listed among the exterior wall materials used on new houses in tabulations based on the Building Permit Survey, 1929 to 1938. (See footnote 3, p. 2.)

surface of the house. Altogether, about a third of the houses started in 1956[13] had such insulation, its use being influenced by considerations of geographic location as well as the method of wall construction. Much more customary in the colder regions of the Northeast and North Central States than in the regions with milder winters (table 10), wall insulation also was found more frequently in frame houses with wood, a combination of brick and wood, or asbestos shingle exteriors, than in brick veneer, stucco, or masonry houses (table 3).

Perimeter insulation was a comparatively recent development to reduce heat loss at the edges of the floors of basementless houses. With concrete-slab construction, for example, before the concrete is poured, a plastic vapor barrier may be spread over the entire slab area, over which are laid blocks or layers of insulating material extending several inches inside the edges of the slab. This and other types of perimeter insulation were reported for only 5 percent of all houses under construction in 1956.

Ceiling insulation was a "quality" feature in 1940 which gained wide acceptance thereafter. Between 1940 and 1956, new houses with such insulation increased from 25 to more than 80 percent of the total. Whether or not a 1956 house had ceiling insulation apparently depended more on its geographic location (reported most frequently for houses built in the colder northern regions) than on any specific construction feature. About the same proportions of masonry and frame houses had ceiling insulation. Such insulation was reported least often for stucco and concrete block houses, which were usually built in the South and West.

Roofs of the great majority of the new houses continued to be shingled, but after 1940, there was a marked shift from wood to asphalt which was the dominant shingle material in 1956. The increased proportions of houses having built-up roofs in 1956, compared with 1940 and 1950, reflected the postwar vogue for flat or low-pitched roofs.

In 1940, about 9 out of 10 houses had wooden window frames (table 1), and houses surveyed that year were classified simply as having either wooden double-hung or casement frames or steel casement frames. By 1950, the use of steel casement windows had increased substantially, and a small percentage of houses had aluminum double-hung and casement windows. Thereafter, the market for aluminum frames expanded rapidly, until by 1956, it accounted for nearly 3 out of 10 window frames installed in new houses.[14] Another development since 1950 was the increased variation in window styles and arrangements (table 4). Double-hung windows, still predominantly with wooden frames, continued to be the most popular single type in 1956 houses, but accounted for little more than half of the total windows installed. Casements maintained second place, despite a decline in their share of the total after 1950. Ranking in popularity next to these more conventional window styles in 1956 were horizontal slide, picture, awning, and jalousie windows. The postwar trend toward aluminum, which extended to all types of window frames in 1956, was most evident for horizontal slide, awning, and jalousie windows.

Aluminum also showed a rapid postwar growth as a material for screening windows and doors. Used on only an occasional house built in 1950, aluminum had become the principal type of screening by 1956, being reported for a larger share of the new houses than galvanized steel, copper, bronze, and other screening materials combined.

[13] The figures in table 1 for wall insulation may not be strictly comparable for 1940, 1950, and 1956, since, according to table 3, the 1950 figures include insulation board. (Comparable detail for 1940 was not available.) In the 1956 survey, insulation board used in the wall construction was recorded under sheathing rather than insulation, the latter term referring to those types of materials listed in table 3.

[14] Excluding basement-type windows, for which steel frames predominated. In the 1940 and 1950 surveys, the number of houses having a specified type of window frame was reported. Because of the trend toward using a variety of window-frame styles in a single house, in the 1954-56 surveys, information was obtained on the number of windows of each type in a house, as shown in table 4. For 1954-55 data on type of windows by type of window-frame material comparable to 1956 figures in tables 4 and 14, see New Housing Characteristics in 1955 and Earlier Years, Monthly Labor Review Reprint No. R. 2196 (p. 18).

Aluminum had also entered the postwar market for gutters and downspouts. Galvanized steel gutters continued to be used on the majority of new 1956 houses, but aluminum had risen to second place, outranking copper and wood.

Interior Finish. The outstanding postwar development in interior wall construction was the extent of the shift from plaster to various types of wallboard materials. In 1940, the walls of 90 percent of the new houses were plastered, but by 1956, this proportion had been cut in half (table 1). Gypsum dominated wallboard installations, but the share of houses with other wallboard materials increased between 1950 and 1956.

Whether walls were surfaced with plaster or wallboard, some type of decorative finish was customary in houses being marketed in 1956. Builders of about 9 out of 10 houses reported definite decorating plans at the time of the 1956 survey (table 5). For some of the remaining houses, the builder planned to paint or paper the walls to suit the purchaser after the house was sold, but some houses were to be sold undecorated, possibly to become a "do-it-yourself" project of the purchaser.

The walls of the living-dining and bedroom areas of almost three-fourths of the 1956 houses were to be painted. The percentage having papered walls had been cut by half between 1950 and 1956. Information obtained on the finishing of walls indicated that several new types of paints had gained wide acceptance since 1950. For example, although paints with a linseed oil base continued to be used more extensively than any other type of interior paint in 1956 houses, they had only a narrow lead over the newer latex and alkyd-base paints. The alkyd-type paints had come into general use after 1950.

In kitchens, however, walls were papered more often in houses built in 1956 than in 1950, but even in 1956, about 3 out of every 4 new kitchens had painted walls. Both paint and wall paper in kitchens were sometimes combined with wainscoting, and such combinations of wall materials were much more common in 1956 than in 1950 (table 1). A similar trend toward wainscoting in bathrooms was also evident. Although ceramic tile maintained a substantial lead over other wainscoting materials in 1956, plastic tile, which was little used in 1950, was reported for 7 percent of the kitchens and 22 percent of the bathrooms (above the basement level) of the 1956 houses.

For floors in the living and bedroom areas, hardwood was used in almost 85 percent of the 1956 houses. In contrast, only 5 or 6 percent were floored with various tiling materials--predominantly asphalt. For kitchens, linoleum continued to be the preferred floor covering, but by 1956, vinyl tile, which had come into general use after 1950, ranked next to linoleum (table 5). For bathrooms (above the basement level) ceramic tile was the most popular floor surface, but it was used in a smaller proportion of the new houses in 1956 than in 1940, as was linoleum. In this interval, the installation of asphalt and rubber tile and miscellaneous floor coverings for bathrooms increased (table 1).

Important changes in interior door styles also occurred in the postwar years. The 1950 survey was concerned only with the type of material used for doors and door frames, which were predominantly wood. Wood continued to be the standard door material in 1956. By then, however, the trend toward the installation of flush instead of panel[15] doors was clear cut, with the proportion of houses with panel interior doors dropping from 18 percent in 1954 to no more than half of that proportion in the following 2 years. For the outside entrance door of houses, the panel type continued to be used in almost as large numbers as flush doors in 1956. Because of the increasing tendency to use several types of doors in a single house, in the 1956 survey,[16] the number of

[15] A flush door has uniform thickness, with no recesses on either side. A panel door has outer members of full thickness which frame one or more panels of thinner material. Both panel and flush doors may be made of wood or metal and may be installed to swing on hinges or slide on tracks.

[16] In the 1954-55 surveys, the door count was less detailed and showed only the number of houses having panel, flush, or other types of doors.

interior and exterior doors of each type installed in single-family houses was obtained, and percentage distributions summarizing this information are shown below:

Type of door	*Interior doors*	*Exterior doors*
Total	100	100
Panel (wood)	8	[1]47
Flush (wood)	[1]68	[1]52
Sliding	22	(2)
Folding	2	(2)
Other	(2)	(1)

[1] Includes less than 0.5 percent steel doors.
[2] None reported or less than 0.5 percent.

Sliding doors were used extensively for closets. The folding doors (which fold back rather than swing or slide) consisted of narrow slats of wood or metal or were the accordion type which was usually faced with plastic.

Heating Facilities and Fuel. Not only did the proportions of new houses having permanently installed[17] heating facilities increase between 1940 and 1956, but definite changes in consumer preferences for various types of heating units and fuels also occurred in this period (tables 1 and 6). One of the most significant changes was the marked increase in gas-burning equipment and the decline in units using oil or solid fuels. Almost three-fourths of the 1956 houses were to be heated with gas, and furnaces burning coal and other solid fuels (which were installed in almost two-fifths of the houses built in 1940) were rarely reported by homebuilders in 1956. The growing popularity of oil burners between 1940 and 1950 tapered off, and by 1956, only about a fifth of the houses under construction--mainly in the New England and Middle Atlantic States--had oil-fired furnaces.

Another clear-cut development in heating was the shift to furnaces equipped with fans or blowers to force the warm air through ducts to various parts of the house (table 6). The proportion of houses with this type of furnace almost quadrupled between 1940 and 1956, whereas the percentage of houses with gravity-type warm-air furnaces, steam and hot-water systems, and various types of space heaters declined.

The trend toward warm-air furnaces with duct systems was greatly accelerated after 1950, with ductwork in almost 3 out of 4 houses under construction in 1956. The choice of heating systems--particularly in the South and West--may have been influenced by the growing popularity of central air-conditioning systems for 1-family houses. Although comparatively few houses (6 percent) built in 1956 were marketed with full home air conditioners installed, in the great majority of air-conditioned houses the heating and cooling systems were combined, with the same ductwork serving both (table 1).

The shift from gravity-type furnaces to those with fans for circulating the warm air, together with the development of more compact units, permitted greater flexibility in the location of the furnaces. Even in the North, where furnaces were installed in the basements of the majority of the 1956 houses, substantial numbers of warm-air furnaces were put in utility rooms or closets (table 6). In the South and West, warm-air furnaces were placed in a utility room or closet more often than in a basement, but in a sizable number of houses in these regions, the furnaces were installed in the crawl space under the house and--to a lesser extent--in the attic. The development of the horizontal-type furnace to fit spaces without enough height for upright furnaces facilitated the attic and crawl-space installations. Such changes in furnace design and the increasing popularity of units requiring little or no fuel storage space undoubtedly were related to the continuing high proportions of postwar houses built without basements.

Hot-water or steam-heating systems were comparatively rare in 1956 houses except in the Northeast region. In houses with this type of heating in 1956, the heat usually was distributed through pipes located in the baseboards rather than through radiators, convectors, or radiant

[17] Refers only to houses with furnaces or space heaters built into the house. In the 1940 and 1950 surveys, houses heated by stoves and other types of movable space heaters were counted as having installed heating facilities, but houses depending on such heating arrangements were tabulated as having no heating facility installed in the 1956 survey. (See table 6, footnote 3.)

panels which were more customary in the new houses with boiler systems surveyed in 1940 and 1950. The introduction of pumps for the mechanical circulation of the hot water permitted installation of the boilers in the kitchen, utility room, attic, or garage, as well as in the basement.

The Northeast was also the only region in which significant numbers of houses under construction in 1956 had tankless-type domestic hot-water supply units, a characteristic associated with the prevalence of house-heating systems with boilers (table 6). In practically all new houses elsewhere, a separate water heater with a storage tank was installed. Gas water heaters were used in the great majority of these houses, although the proportion with electric water heaters increased sharply after 1940. The most significant trend in water heaters, however, was toward larger storage tanks. Fully half of the 1956 houses had heaters with a minimum capacity of 40 gallons, whereas tanks with less storage capacity were generally installed in 1950. Provision for more ample supplies of hot water reflected uptrends in the size of houses and the families occupying them, the number of bathrooms, and the use of automatic washers and dishwashers.

Electrical Service. The wide acceptance of new types of electrical equipment and appliances for home use required more electrical wiring than was customary in prewar houses. In the 1940's, a 30- or 60-ampere service entrance was considered adequate for the average home's electrical needs. In 1956, the minimum standard of the Adequate Wiring Bureau for the service entrance box was 100 amperes[18]--a standard which was met or exceeded by builders of more than 5 out of every 8 houses under construction in 1956. Measured in voltage, about three-fourths of the 1956 houses had 220- to 240-volt wiring (table 1).

Nonmetallic sheathed cable was used for the rough-in wiring of two-thirds of the houses under construction in 1956--about the same as in 1950. Knob-and-tube wiring, which was common in 1940, was rarely used by 1956 homebuilders, and the percentage of new houses wired with armored cable also declined over this period, reflecting modifications in local electrical codes which set safety requirements for electrical wiring.

Virtually all houses under construction in 1956 were wired with convenience outlets in duplex receptacles; the average house had 22 such outlets for connecting lamps and various appliances (table 7). More than a fourth of the houses also had special-purpose receptacles including outlets designed to serve electric ranges, clothes dryers, power tools, etc. In an occasional house (less than 1 in 12), builders reported installing receptacles with 3 outlets or multiple outlet assemblies, i.e., surface raceways with outlets at frequent intervals.

About 9 out of 10 houses were equipped with the conventional line-voltage, toggle-style snap switch, and for the remainder, mercury silent switches were reported. Most of the houses with mercury switches were in the $15,000-and-over price bracket and had an average of 15 switches per house, compared with 11 per house with snap switches.

Kitchen, Laundry, and Other Equipment. Although it was much more common for builders to include kitchen and other appliances and equipment as part of the selling price of houses marketed in 1956 than in 1940 or 1950, even in 1956, homebuyers usually purchased these separately from the house (table 1). For about a third of all houses built in 1956, the selling price included a range and garbage disposal unit, and for more than half, an exhaust fan. It was less customary to include dishwashers, and a refrigerator was included in the selling price of only 5 percent of the new houses. These proportions undoubtedly reflect the comparative mobility of most refrigerators in contrast with the increasing vogue for countertop range burners and built-in ovens. Most other appliances and equipment, such as air conditioners and clothes

[18] See report of an industry round table on wiring costs jointly sponsored by House & Home and the Research Institute of the National Association of Home Builders (*in* House & Home, September 1956, pp. 150 ff.). See also, New Wiring Sells Appliances (*in* Iron Age, December 8, 1955, p. 99).

washers and dryers, were rarely included in the purchase price, even for houses selling at $20,000 or more.

Built-in storage cabinets were practically standard equipment in 1956 kitchens (tables 1 and 7). The average kitchen with such storage space had 1 cabinet under the sink, 5 attached to the walls, and 4 base cabinets, i.e., resting on the floor. A shift from wood to steel cabinets between 1940 and 1950 was reversed, and by 1956, wood was used for about 90 percent of the kitchen cabinets. Laminated plastic, a postwar innovation as kitchen countertop material, had gained wide acceptance by 1956, virtually supplanting linoleum which was the most popular material for this purpose in 1950. Ceramic tile ranked next to laminated plastic in use for counter surfaces in 1956 kitchens.

Houses Built in 1954, 1955, and 1956

Prices of new houses climbed in the postwar period of generally appreciating real estate values. The median selling price of new houses in 1956 was $14,500--up 18 percent over that of houses started just 2 years earlier[19] (table 8). Rising construction costs and the trend, already noted, toward building larger, more fully equipped houses accounted for part of this increase. Higher land prices and land development costs also pushed up prices, both directly, and indirectly, because builders found it uneconomical to put low-cost housing on high-cost land.

As the market for mortgage money tightened during 1955, builders tended increasingly to shift from the low- and moderate-price market to houses selling for $15,000 or more. This shift reflected two opposing tendencies. In the first place, the short supply of money cut deepest into the volume of the federally underwritten (VA and FHA) loans with liberal mortgage terms, which had been used most extensively to finance houses priced below $15,000, and had little effect on the number of conventionally financed mortgages. On the other hand, rising consumer incomes and growing families encouraged some people to upgrade their housing in 1956. According to the 1957 Survey of Consumer Finances,[20] a third of the house purchasers in 1956 sold another house at the time of the purchase. This group bought higher priced houses than other purchasers, partly because the equity accumulated in their previous homes enabled them to make the larger downpayments required on the more expensive houses and to qualify for mortgages on the terms prevailing in 1956.

Moderate-size houses continued to predominate in 1956, but builders started relatively fewer small dwellings and a greater percentage of more spacious houses in 1956 than in the previous 2 years. In this interval, the average floor area increased 8 percent--from 1,140 square feet in 1954 to 1,230 in 1956. Three- and 4-bedroom houses increased in popularity, whereas the proportion of new houses with 2 bedrooms or less declined. With extra bedrooms came added bathrooms, and approximately half of the 1956 houses had more than one bathroom.

Selling Prices. The close relationship between the selling price of the house and its size and other characteristics is illustrated in table 1. In general, the floor area and the number of bedrooms and bathrooms increased with selling price. Although the practice of including kitchen appliances and other equipment in the selling price of the house was compar-

[19] Comparable selling-price data are not available for new houses prior to 1954. However, data on property values of single-family houses with mortgages insured by FHA showed substantial increases in the values of both new and existing houses in the 1946-56 period. See Housing and Home Finance Agency, Tenth Annual Report, 1956, pp. 98-99.

Although selling prices, floor area, and construction costs moved in the same upward direction between 1954 and 1956, their interrelation is difficult to measure precisely from the available statistics. For example, it was possible to compute the average (arithmetic mean) square feet from measurements reported for individual houses. However, builders were asked to indicate the proposed selling price only in terms of broad price classes (e.g., $12,000 to $14,999, $15,000 to $19,999, etc.), from which median selling prices were computed. Since the median is less affected by extreme deviations from the central tendency than the arithmetic mean and since there was a sharp increase in 1956 in the proportion of houses at the upper extreme ($20,000 and over), the median selling price rose less than an arithmetic mean computed from prices for individual homes would have risen.

[20] Federal Reserve Bulletin, June 1957, p. 628.

atively limited in 1956, broadly speaking, the more expensive the house, the more equipment it included.

Changes in the characteristics of new houses associated with rises in the price scale may be summarized by describing houses in broad price groups. Most of the houses priced below $10,000, which included fewer than 15 percent of all those built in 1956, were small, basementless, frame houses with asbestos shingle or wood exteriors and wallboard interiors. However, this price range also included virtually all of the small number of row houses started in 1956. The "typical" house selling for less than $10,000 reflected many characteristics of housing in the South because relatively few houses in this price range were built in other parts of the country in 1956.[21] For example, there was a heavy concentration of these low-priced houses with space heaters or with no heating facilities installed and with little insulation or rain-carrying equipment. On the other hand, builders furnished window and door screens for larger percentages of these houses than for more expensive homes.

Many houses offered at less than $10,000 had only 2 bedrooms or less. They rarely had more than one bathroom and some had no bathroom. Usually the kitchen had a sink and some built-in cabinets, but except for an occasional range or exhaust fan, builders rarely furnished kitchen appliances in this price bracket. With less plumbing and electrical equipment and appliances, the capacities of the water heaters and electrical wiring systems in these houses were smaller than was generally provided in the roomier, higher priced houses.

The price range of $12,000 to $15,000 included more than a fourth of the houses under construction in 1956, with good representation in all geographic regions. These were generally 3-bedroom houses, with an average of 1,120 square feet of floor area. About two-fifths of them were brick houses[22] with basements, more than one bathroom, and plastered walls. The majority were insulated and had warm-air furnaces, garages or carports, water heaters with storage capacity of 40 or more gallons, and met the 100-ampere standard for electrical wiring. Substantial numbers had some features usually associated with the more expensive houses, such as ceramic tile wainscoting in the bathrooms and kitchens. Seven percent were air-conditioned. However, builders included few items of kitchen equipment except exhaust fans, and, to a lesser extent, garbage disposal units, in this price class.

Almost all of the houses having 4 bedrooms and more than 2 bathrooms and most of the split-levels were built for the $15,000-and-over market, which included about 45 percent of all houses begun in 1956. However, the 1-story, 3-bedroom house with 1½ to 2 bathrooms (usually with ceramic tile walls and floors) was most typical of the new homes in this price range. More than two-fifths of the houses in this upper bracket were priced at $20,000 or more. Houses in this group were larger (1,680 square feet of floor area, on the average) than those selling for $15,000 to $19,999 (1,330 square feet), but houses in both segments of the $15,000-and-over price range were similar otherwise. Brick houses with plastered interior walls predominated. Practically all of the houses had furnaces, and the majority had fireplaces, basements, and garages or carports.

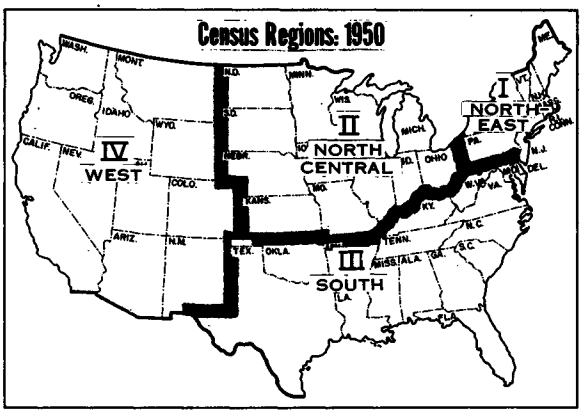
In contrast with the less expensive houses, those selling for $15,000 and up customarily included major kitchen appliances--ranges, garbage disposal units, exhaust fans, and, in addition, many of them had dishwashers. Fifteen percent of the $20,000-plus houses had full home air-conditioners, usually combined with the heating system.

Regional Differences. Regional patterns in housing result from a variety of factors,

[21] In tables 11-A through 11-F, data are shown separately for houses selling for less than $7,000 and for $7,000 to $9,999 only for the South; for other regions, the data were combined into a single class, less than $10,000, because of the small number of houses in each subclass.

[22] Houses referred to here and on page 14 as having brick walls include those with masonry walls, either of solid brick or of some other masonry material faced with brick, and frame houses faced with brick (brick veneer) or a combination of brick and wood.

including climate, prevailing architectural style, the availability and comparative cost of competing materials, and the economic characteristics of the population. Regional information[23] available for 3 successive years brought into better focus some of the differences observed in housing practices in various sections of the United States, despite the broad expanse of the four geographic regions for which the data were obtained. (See map.) The 1954-56 surveys also revealed developments so general in all regions as to represent nationwide trends. Among the latter was the shift toward building larger, more expensive houses, already noted.



In the South, where about a third of all new nonfarm houses were built, median selling prices were consistently lower than for the country as a whole (chart 2), although the average floor space was greater.[24] Differences in structural arrangements may exaggerate regional differences in floor areas, as measured in these surveys, however. For example, in the basementless houses which predominated in the South and West, the kitchen (with possibly an adjoining "family" room) might include space for recreational facilities and laundry equipment; or, storage space and laundry or heating equipment might be located in a ground floor utility room or closet. By definition, all of these areas were included in the measurement of floor space. Basements, which are customary in the colder parts of the country, frequently provided similar facilities, but basement space was not counted in the measurement of floor areas as defined in these surveys.[25]

Differences in climate were reflected in other housing characteristics besides the prevalence of basements. For example, central heating and ceiling insulation were less common in the South than in other regions. On the other hand, houses were equipped with window and door screens, attic fans, and air conditioners more frequently in the South than elsewhere. Even in the South, however, only about 1 out of 10 houses was sold with air-conditioning equipment installed in 1956.

Median prices were higher in the West than in the South for houses with about the same average floor space. However, a larger proportion of western houses included "extras," which add to the cost. For example, relatively more houses with fireplaces, garages or carports, and two bathrooms were built in the West than in other parts of the country in 1956. Although basementless houses predominated, the proportion with basements was increasing, and about 4 out of 5 western houses had central heating systems.

The West showed a consistently greater uniformity in exterior wall construction than any other region, with stucco houses predominating. This uniformity results, to a large extent, from the dominant position of California in homebuilding, not only in the West but nationally,[26] and the limitations on permissible types of construction in that State. The popularity of stucco over the years initially stemmed from the fact that it was a relatively inexpensive surfacing material that simulated in appearance the

[23] Regional statistics referred to in this section appear in tables 6, 8, 9, 10, and 11.

[24] See footnote 19, on p. 10.

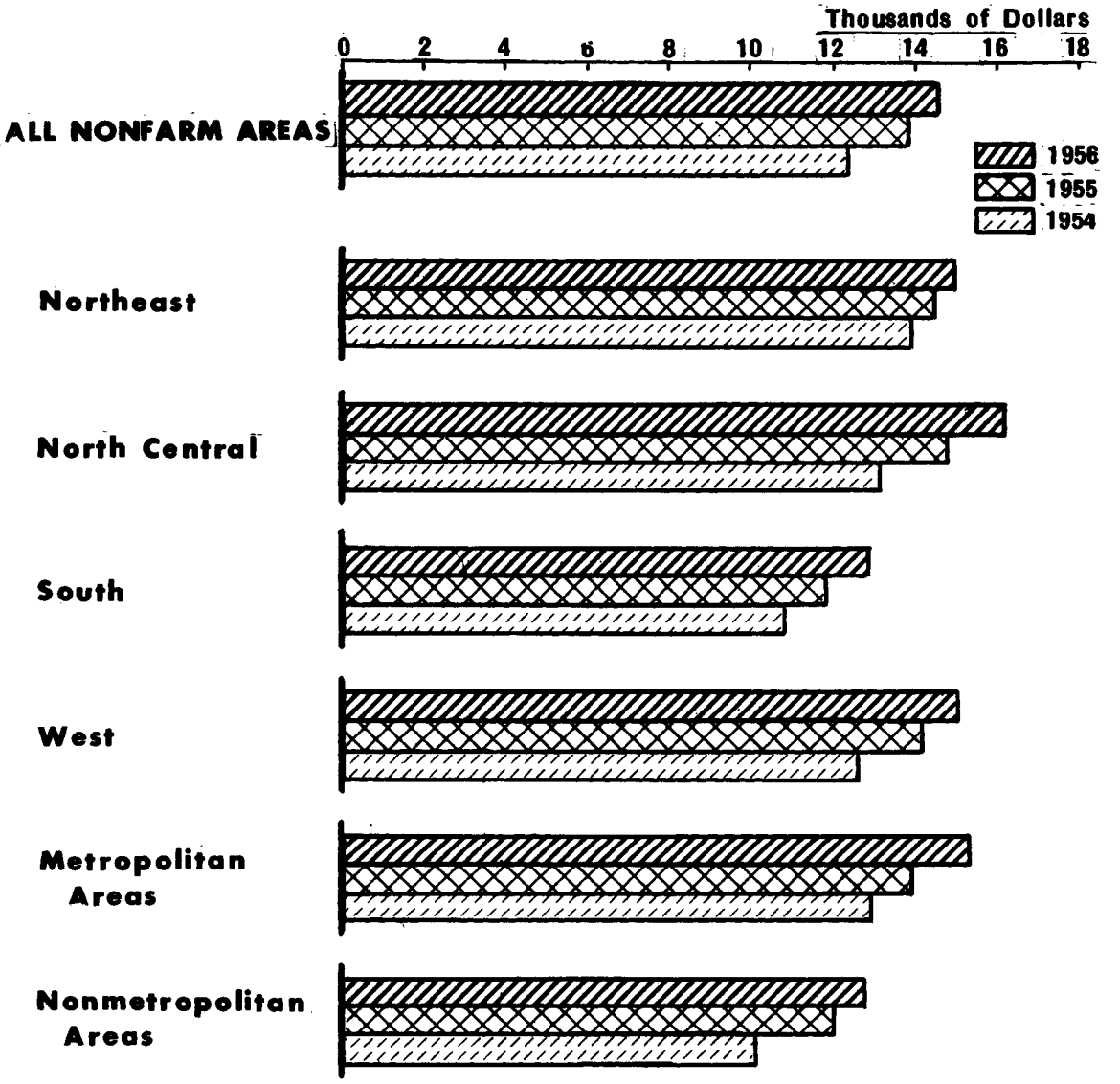
[25] See appendix B, p. 22. The definition of floor area in the Bureau of Labor Statistics surveys is essentially the same as that used by the FHA in calculating the floor area of 1-family houses with FHA-insured mortgages.

[26] In the 1954-56 period, California was the leading State in homebuilding, accounting for 1 of every 6 houses started in the entire nonfarm area of the United States. See Housing Starts in Selected States, 1954-56 *(in* Construction Review, May 1957, p. 5).

Chart 2.

Nonfarm Houses Started

Median Selling Prices, by Location
First Quarter 1954, 1955, and 1956



Source: U.S. Department of Labor, Bureau of Labor Statistics

early Spanish adobe construction which greatly influenced California architecture. However, the predominant stucco-on-frame construction is also among the more earthquake-resistant types, and after the earthquakes of 1933, the Cali-

fornia State Legislature enacted the "Field Bill" which required, among other things, that all construction should be designed to resist seismic disturbances.[27] Under this bill, brick and other veneer construction was permitted only if it conformed to somewhat rigid standards.

There was a wider variation of roofings in the West than in other regions where the great majority of the houses were roofed with asphalt shingles. For example, wood shingles were used on about a third of the houses in the West, where they are produced. Another sizable group of houses in the West--and also in the South--had builtup roofs, a surfacing especially suited to flat or low-pitched roofs.

New houses in the North tended to have less space on the floors above the ground level, but had basements and central heating systems more generally than houses being built in the South and West, and they cost more. Part of the added cost could be attributed to other strictly utilitarian features such as more thorough insulation and wider use of gutters and downspouts in the North than elsewhere. Also, even for identical houses, construction costs are higher in cities in the Northeast and North Central regions than in those in the West and South, according to Federal Housing Administration studies of comparative costs of a standard house in different localities.

Brick houses were almost equally popular in the North Central region and the South, which together accounted for about two-thirds of the Nation's brick output.[28] On the other hand, wood was the most commonly used exterior wall material in the Northeast, where it was used most extensively on houses in the top price bracket. The Northeast ranked next to the West in the proportion of 1956 houses with such quality features as garages, fireplaces, and extra bathrooms. Furthermore, it was more customary to include such equipment as ranges, dishwashers, and refrigerators in the selling price in the Northeast than in any other region.[29]

Although local custom, which frequently stems from climatic conditions, appeared to be the dominant consideration in many aspects of homebuilding, cost was a related influence. The regional variation in the prevalence of basements, for instance, was well defined, but within regions, the proportion of houses with basements tended to rise with the selling price. Other features, such as central heating, fireplaces, and garages, were more customary among the more expensive than the cheaper houses, irrespective of geographic location.

Metropolitan-Nonmetropolitan Area Comparison. More than two-thirds of the new housing in recent years was built in the metropolitan areas[30] of the United States where population growth was much more rapid than in nonmetropolitan areas. Although located preponderantly in the suburban developments spreading to the metropolitan outskirts, the new housing in metropolitan areas was economically oriented to the central cities. These aspects of housing location are significant in analyzing national trends because of the differences in the price, size, and other characteristics of housing built in metropolitan and nonmetropolitan communities which were revealed by the 1954-56 housing surveys.[31]

Selling prices were prime indicators of the differences, being consistently higher in metropolitan than in nonmetro-

[27] C. W. Short and R. Stanley - Brown, Public Buildings--A Survey of Architecture of Projects Constructed by Federal and Other Governmental Bodies between the Years 1933 and 1939, U. S. Government Printing Office, Washington, 1939, p. XIII.

[28] Based on value of shipments of brick and hollow tile as reported in the Census of Manufactures for 1954.

[29] Earlier studies showed that this practice varied widely within as well as among geographic regions. Among new 1-family houses purchased in 15 metropolitan areas in 1949 (the latest year for which area data are available), the proportion with cooking stoves included in the purchase price in the Northeast ranged from 2 percent in Pittsburgh to 93 percent in Philadelphia, and in the South, from 2 percent in Atlanta to 98 percent in Washington, D. C. See New Housing in Metropolitan Areas, 1949-51 (BLS Bull. 1115, September 1952), p. 53.

[30] Data on housing started in metropolitan and nonmetropolitan areas were not available prior to 1950.

[31] For 1954-55 data comparable to 1956 figures in tables 11-E and 11-F, see New Housing Characteristics in 1955 and Earlier Years, Monthly Labor Review Reprint No. 2196 (pp. 12-17).

politan areas. In 1956, for example, the medians for the two types of communities were $15,300 and $12,700, respectively (table 8). The latter figure reflected the comparatively limited market for higher priced ($15,000 and over) houses in the smaller cities and towns where family incomes were lower, on the average, than they were in areas with their economic cores in larger cities.[32]

Part of the difference appeared to be related to the heavy concentration (53 percent in 1956) of all new nonmetropolitan housing in the South, where housing prices and family incomes in general were lower than in other regions. To isolate this regional factor, the metropolitan-nonmetropolitan data on selected characteristics of 1956 housing were tabulated separately for the South and the rest of the country (table 12). On this basis, it is clear that location in relation to large or small cities--independent of geographical location--influenced many features of homebuilding. The contrasts between the two types of communities were especially sharp in the regions outside the South. In these regions (Northeast, North Central, and West), the proportions of 2-bedroom, 1-bathroom, frame houses faced with asbestos shingles or wood siding were substantially greater in the nonmetropolitan than in the metropolitan areas, and, in general, the roomier, more expensive houses were in the large cities and their suburbs. Housing was more homogeneous in the metropolitan and nonmetropolitan areas of the South than elsewhere, although in this section, also, the larger and more costly homes tended to be in or near the large cities.

By confining the comparison to houses in the price ranges of $12,000 to $14,999 and $15,000 to $19,999 (the median selling-price classes for the nonmetropolitan and metropolitan areas, respectively), some differences were apparent in housing costing approximately the same in metropolitan and nonmetropolitan areas in the country as a whole (table 11, sections E and F).[33] In general, builders concentrated more on houses with 3 or 4 bedrooms and extra bathrooms in communities with a large-city orientation than in the nonmetropolitan places. There were similar contrasts in the amount of kitchen equipment provided, with builders furnishing dishwashers and garbage disposal units much more frequently in houses in metropolitan than in nonmetropolitan areas. Brick-veneer (frame) houses were numerous in both types of communities, but practically all stucco houses,[34] as well as those with brick masonry walls, were in the large-city areas.

MULTIFAMILY HOUSING

Construction of duplex houses, apartment buildings, and other multifamily structures accounted for little more than a tenth of the privately owned nonfarm dwelling units started in the 1954-56 period. Since 1949 and 1950, when the record volume of FHA-underwritten rental and cooperatively owned housing swelled the count of units started in private multifamily buildings to approximately 200,000 a year, the trend in this type of residential construction was generally downward to a low of 113,000 units in 1956. This volume was in sharp contrast with annual building programs of 350,000 or more rental-type units common in the 1920's.

More than 90 percent of the multifamily units begun in the 1954-56 period were located in metropolitan areas, with buildings containing 5 or more units concentrated in about 10 of the major areas. These larger buildings (which included 60 percent of all rental-type units started in 1956) were predominant in cities in the

[32] Family Income in the United States: 1955, Current Population Reports, Consumer Income, Series P-60, No. 24, April 1957, p. 3, U. S. Bureau of the Census.

[33] Without data to compare construction and land costs in metropolitan and nonmetropolitan areas, it is impossible to determine the price spread which may be attributable to higher costs and that representing differences in housing characteristics. Also, in evaluating apparent differences in characteristics it must be borne in mind that the errors due to sampling may be large for some items because of the comparatively small number of houses built in the nonmetropolitan areas.

[34] The concentration of stucco houses in metropolitan areas was accounted for by the large volume of homebuilding in metropolitan areas in California. (See footnote 26, p. 12.)

Northeast region and the West (table 8). In the North Central region, multifamily construction was about equally balanced between units in this type of building and in 2- to 4-family structures, whereas units in the smaller buildings were most numerous in the South.

Buildings with five or more apartments under construction in 1956 were mainly of the walkup type (including apartments in garden-type developments), generally with no more than 25 units in a project. Very few larger apartment developments and structures with elevators were being built outside the New York and Washington areas. Although the new elevator buildings contained more units per project than the walkups, the largest elevator projects surveyed early in 1956 contained fewer than 300 apartments. Comparable figures are not available for earlier years, but the data at hand indicate that not only was total volume of multifamily construction unusually low in 1956, but the individual projects were on a generally small scale.[35]

Because of the comparatively small numbers of new multifamily units, coupled with the fact that a hundred or more units in a single apartment project would have many identical features, the information on multifamily housing characteristics was less diversified, though no less representative of the units actually constructed, than the data obtained for 1-family houses. Also, only limited conclusions can be drawn from year-to-year variations in the statistics describing multifamily housing, since changes in the national figures may reflect merely shifting proportions of rental-type housing started in various localities which follow well defined architectural and building-material practices.

The above observations are pertinent in evaluating the information on exterior wall materials shown in table 13. Although the 1954-56 data showed a consistently greater use of masonry materials in the walls of multifamily buildings than single-family houses, they also indicated some decline in the proportion of the units in 5-or-more-family structures with masonry walls. New apartment buildings in eastern, southern, and midwestern cities, almost without exception, were constructed with masonry walls or brick in combination with a reinforced concrete framework. In contrast, in the West, where the California influence was dominant, large numbers of apartments were in stucco-faced frame buildings, and that section of the country accounted for a larger share of the apartment construction in 1956 than in the preceding 2 years. This is a regional difference of long standing: a Bureau of Labor Statistics survey[36] of new housing in 1936-38 revealed similar regional contrasts in wall materials of buildings for 5 or more families, but in that period, less than 5 percent of the apartments under construction were located in the West, compared with 50 percent in 1956.

The shift in recent years from wood and steel to aluminum window frames was even greater in multifamily than in single-family home construction. The proportions of windows with aluminum frames in apartments almost doubled between 1954 and 1956, as jalousie windows increased in popularity (tables 13 and 14).

In most apartments built in 1956, paint was used almost exclusively for the interior wall decoration (table 15). Although the living rooms and bedrooms of the majority of the rental-type units had hardwood floors, asphalt tile was used more extensively on the floors in these rooms in apartments than in houses.

The various types of interior doors were used in roughly the same proportions in apartments as in 1-family houses in 1956. Seventy-two percent of the doors in apartments were the plywood, flush type, hung with hinges, and 18 percent were sliding doors. Most of the remainder were the wood-panel type with only a few folding doors reported.

[35] In 1949, when the financing of a substantial volume of all new multifamily housing was underwritten by the FHA, almost 32 percent of the FHA-insured units in elevator buildings and 19 percent of those in walkup buildings were in projects containing 300 or more units. See Characteristics of FHA Multifamily Housing, 1949 and 1953-54 (*in* Construction Review, April 1956, pp. 4 and 6).

[36] Residential Construction and Demolition, 1936 to 1938, Monthly Labor Review Reprint No. R 1225 (pp. 17-18).

Dwelling units in multifamily buildings generally offered less living space than single-family houses. In 1956, for example, the average unit under construction in 2- to 4-family buildings was a 2-bedroom, 1-bath apartment with only about two-thirds the floor area of single-family houses in metropolitan areas. Throughout the 1954-56 period, about 3 out of 5 units constructed in these small rental-type buildings had 2 bedrooms, and available information, though not strictly comparable, indicated that the proportion was virtually the same in 1936-38.[37] The more recently constructed buildings, however, tended to have relatively fewer 3-bedroom units and more 1-bedroom units than did those built in the 1930's.

The smallest apartments were in buildings for 5 or more families, with apartments in elevator buildings tending to have fewer rooms than those in walkup buildings.[38] Apartments in the 5-or-more-family structures had little more than half as much floor area, on the average, as the 1-family houses built in the 1954-56 period. During these 3 years, the distribution of apartments according to number of bedrooms fluctuated more in the larger buildings than in the 2- to 4-family structures. Nevertheless, in this period, as in 1936-38, apartments with 1 bedroom and bath predominated, but 2-bedroom units greatly outnumbered "efficiency" (no bedroom) apartments in the 5-or-more-family apartment houses.

[37] The distributions of dwelling units by number of rooms and type of structure in the 1936-38 and 1954-56 surveys are not strictly comparable, since the relatively small number of buildings with 3 or 4 dwelling units are combined with 5-or-more-family structures in 1936-38 and with 2-family buildings in 1954-56. Also, the 1936-38 survey was in terms of number of rooms, which were transposed into number of bedrooms for purposes of this comparison, by means of the definitions of rooms used in that survey.

[38] Based on FHA study cited in footnote 35, p. 16.

Appendix A. Design of Surveys

BLS Surveys for 1954, 1955, and 1956

The Bureau of Labor Statistics regularly conducts nationwide field surveys among homebuilders in order to supplement building-permit reports in developing its estimates of dwelling units started in all nonfarm areas of the United States. At the same time, in 1954, 1955, and 1956, the Bureau studied the basic features of new housing. These surveys were further expanded during this period to obtain additional detailed information on structural methods and materials used, through the financial support of trade associations interested in particular building materials. The geographic coverage and survey methods were the same for all three surveys, but the participation of a larger number of trade associations in the 1956 survey made it possible to collect information on more types of materials and equipment used in homebuilding in 1956 than in 1954 or 1955.

The Sample. The sample, which was developed in the Bureau of Labor Statistics and used in all three surveys of the characteristics of new housing, was a stratified three-stage design in which the primary sampling units were standard metropolitan areas and, for the nonmetropolitan areas, clusters of one or more counties.

In the first stage, the areas were stratified by the four broad geographic regions, as defined by the Census. (See map, p. 12.) The selection of the sample at this stage was based on the 53 areas (29 metropolitan and 24 nonmetropolitan) originally chosen by the Bureau of Labor Statistics in 1954 as its sample for estimating the volume of privately owned housing started in those segments of metropolitan and nonmetropolitan areas where building permits were not required.[39] Because a broader representation of permit-issuing places was desirable for the surveys of housing characteristics, this 53-area sample was expanded by the addition of 10 metropolitan areas which were completely covered by building-permit systems.

[39] For a description of procedures followed in selecting this sample, see Techniques of Preparing Major BLS Statistical Series (BLS Bull. 1168), ch. 2.

The second stage of the sampling process was applied only to metropolitan and nonmetropolitan areas having a large volume of residential construction, for which a subsample of permit-issuing and non-permit-issuing places was selected. In the less active areas, all places in the area were surveyed.

Further subsampling--the third stage--was confined to the permit-issuing segment of the subsample of places having the heaviest volume of permit activity, for which samples of individual projects were selected from the permit records. To get maximum returns (in terms of number of units surveyed per field visit), projects containing 5 or more dwelling units generally were given universal coverage and the sampling was limited to the projects with fewer units.

Within this sampling framework, samples of privately owned dwelling units were selected from single-family (detached, semidetached, and row houses) and multifamily (2- to 4-family and 5-or-more-family) projects for which building permits were issued or on which work was started during the first 3 months of 1954, 1955, and 1956 in the 63 areas. The approximate size of the sample in each survey was as follows:

	Number of projects	*Number of dwelling units*	*Percent of private dwelling units**
First quarter: 1954....	5,000	30,000	13
1955....	6,000	37,000	13
1956....	5,600	28,500	12

* Computed from number of new private dwelling units shown in table 8.

Survey Method. The surveys were conducted in the spring and summer of each survey year by field agents of the Bureau of Labor Statistics who interviewed owners or builders or their representatives, usually at the site of the new housing. The field agents were trained and supervised by construction analysts in the Bureau's regional offices, who, in turn, had attended a training session in Washington, D. C., conducted by the staff of the Bureau's Division of Construction Statistics.

The questionnaires used in the interviews were developed in the Bureau of Labor Statistics. In the course of development, these schedules were reviewed by technical experts in the construction and building materials and equipment industry and were tested in preliminary field trials.

The completed schedules submitted by the field agents were reviewed in the regional offices under the immediate direction of the regional construction analysts. Regional operations at this stage permitted prompt correction of schedules in the field by referral back to builders, whenever inconsistencies or omissions were detected. The schedules were then transmitted to Washington where they were thoroughly edited before the data were coded and tabulated. This editing occasionally resulted in further field checks when inconsistencies between regions were detected.

Estimating Method. Characteristics data for each project were weighted by means of a series of ratios which were related to the sampling rate utilized in each stage of the design. The weighted sample estimates of characteristics for each of the primary strata (metropolitan and nonmetropolitan areas in each of the four regions) were adjusted to the more complete estimate of privately owned nonfarm dwelling units started in that stratum during the first 3 months of the respective survey years before they were combined into larger aggregates.

Reliability of the Estimates. Because the estimates are based on sample data, they are subject to sampling variability. The approximate sampling variability of specified estimated percentages for the entire United States and for each of the four regions is as follows:

Estimated percentage	*Sampling variability for--*				
	United States, all regions	*North-east*	*North Central*	*South*	*West*
1 or 99	0.7	1.3	1.2	1.2	1.8
2 or 98	1.0	1.8	1.7	1.8	2.5
5 or 95	1.6	2.8	2.6	2.7	3.9
10 or 90	2.1	3.8	3.6	3.7	5.4
30 or 70	3.3	5.9	5.5	5.7	8.2
50	3.6	6.4	6.0	6.2	8.9

These estimates of variability are based on results of the 1954 survey. However, the sampling variability for the 1955 and 1956 studies would differ little from that of the 1954 survey, since the sample areas and the survey methods were the same in all years.

The reliability figures should be interpreted as follows: The chances are approximately 19 out of 20 that the results of a complete count would not differ from the sample results by more than the percentage shown (twice the standard error). For example, if the proportion of dwelling units in the United States having a given characteristic (e.g., basements) has been estimated at 50 percent, the chances are 19 out of 20 that the true figure is between 46.4 and 53.6 percent. Since data are presented for a number of different characteristics, the variability of which is not identical, the figures above must be interpreted as an approximation only, for any single estimate.

In general, the reliability of an estimated percentage depends not only on the size of the percentage but also the size of the total on which it is based. The reliability figures in the above table apply to estimates based on the total number of dwelling units started in the specified regions. Estimated percentages, based on smaller components, such as the dwelling units within a single selling price class, will be subject to a somewhat greater error. If the component makes up one-half, one-fourth, or one-tenth of the total, the factor by which the appropriate variability figure should be increased is roughly 1.4, 2.0, and 3.2, respectively.

In addition to sampling variability, the data are subject to biases owing to errors of response and nonreporting. Factors affecting accuracy of reporting are the respondent's knowledge of the facts and the interviewer's ability to obtain and classify the information correctly. The possible effect of such biases is not included in the measures of reliability shown above, but the influence of such errors is minimized insofar as possible by the design of the questionnaires and the training and supervision of the field agents.

Surveys Based on FHA Records

The data representing 1940 and 1950 in this bulletin are from studies which were undertaken in periods of impending wartime shortages of materials to obtain information on the national consumption of various materials in new home construction. The data, published in a Housing and Home Finance Agency monograph,[40] were compiled from records in Federal Housing Administration field offices for new single-family detached houses processed for mortgage insurance by the FHA under Title II, Section 203, of the National Housing Act.

Data for 1950. For the 1950 survey of materials used in new houses, a stratified sample was developed to represent all geographic regions of the country. From records in 50 FHA field offices selected in accordance with the sampling plan, data were obtained on 5,530 of the approximately 201,000 single-family detached houses for which FHA commitments to insure the mortgage were issued in the first half of 1950.

The sample for each region was weighted so that the weighted number of cases in each region bore the same ratio to the total as the number of private nonfarm dwelling units for that region were to the United States nonfarm total in the first half of 1950, as estimated by the Bureau of Labor Statistics. To take into account certain differences between houses with FHA-insured loans and other houses, the weighted FHA figures were adjusted on the basis of a BLS study of the characteristics of new homes in 15 metropolitan areas in 1949.[41] The adjustments were primarily in the number of stories and the square feet of livable floor space, with related adjustments in the number of rooms, bedrooms, and bathrooms. It was recognized that FHA standards, or the practices of builders who customarily built under the FHA program, possibly resulted in a greater or lesser use of certain materials than was true in respect to houses which were conventionally financed. However, there was no ready way either of ascertaining the possible biases that may have remained, after adjustment, or of eliminating them.

Comparative Data for Prewar Period. In order to afford some basis of comparison between pre- and post-World War II houses, the Housing and Home Finance Agency monograph included data based on a report made by the Federal Housing Administration in 1941.[42] This study was based on Cost Engineers' Case Analysis Summaries providing a sample of 12,144 new houses from 43 FHA insuring offices, which were used as a basis for obtaining a representative sample for the country as a whole. Of the 43 summaries used, 11 were prepared in 1941, 6 in 1940, 10 in 1939, 15 in 1938, and 1 in 1937. With reference to this study, the Federal Housing Administration stated, "While no claim is made that the report was based upon scientifically planned sampling, the samples used were sufficiently accurate to afford a reliable indication of the type of housing built in the United States immediately before the war."

Unlike the 1950 data, the figures representing 1940 were not adjusted to reflect differences in the characteristics of houses with FHA-insured loans and other houses. However, these data are believed to provide a basis for observing the general changes in structural design which occurred between 1940 and 1950.

[40] The Materials Use Survey--A Study of the National and Regional Characteristics of One-Family Dwellings Built in the United States in the First-Half of 1950, Housing and Home Finance Agency, Office of the Administrator, Division of Housing Research, March 1953.

[41] New Housing in Metropolitan Areas, 1949-51 (BLS Bull. 1115).

[42] Analysis of Material Quantities Used in the Production of 1,000 Single-Family Detached Houses Based upon FHA Case Analysis Summaries--Pt. 1: Metals, Federal Housing Administration, Technical Division, June 1941.

The following definitions were observed in conducting the Bureau of Labor Statistics surveys of housing characteristics in 1954, 1955, and 1956 and apply specifically to the terminology used in compiling the tabulations of 1954-56 data in appendix C. Where this terminology appears to differ significantly from that used in the surveys of the Housing and Home Finance Agency for 1940 and 1950, the lack of comparability is noted in the tabulations.

Metropolitan Area. The 168 Standard Metropolitan Areas as defined in the 1950 Census. Except in New England, a standard metropolitan area is defined in this census as a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more. Contiguous counties to the one containing such a city are included in a standard metropolitan area if according to certain criteria they are essentially metropolitan in character and socially and economically integrated with the central city.

In New England, where the city and town are administratively more important than the county, they were the units used in defining standard metropolitan areas.

Dwelling Unit. A room, or group of rooms, intended as separate living quarters for a housekeeping unit and containing permanent cooking facilities, i.e., the minimum built-in facilities essential to housekeeping.

One-Family House. A dwelling unit for one family which has a separate entrance from the outside; an individual heating plant; separating walls which reach from the ground to the roof; and which can be sold independently of nearby or adjoining units. It may be detached, semidetached or one of a row.

Detached House. None of the four outer walls attached to any other structure.

Semidetached House. Standing side by side with another house to which it is joined by a common wall which rises from the ground to the roof.

Row House. Standing in a row with two or more other houses and having a common wall or walls which rise from the ground to the roof.

Two-to-Four Family Structure. One building containing any combination of 2, 3, or 4 dwelling units (i.e., arranged side by side, one above the other, or in any other manner), with some common facilities such as entrance, heating plant, or basement. In addition, one unit cannot be sold separately from the others.

Five-or-More-Family Structure. One building (with or without commercial space for stores or offices) containing five or more dwelling units, with some common facilities such as entrance, heating plant, or garage.

Selling Price, One-Family Houses. For houses built for sale, the price at which the houses would be advertised for sale or the actual selling price of houses already sold. For houses not to be offered for sale (i.e., retained by the owner for his own occupancy or for investment as rental housing), the price which the owner would set for the house if it were to be advertised for sale.

Story. A room, or group of rooms, on one level (above the basement), which provides livable floor space; has finished floors, ceilings, and walls; suitable ventilation and light via windows; and ceiling at full height above floor. A finished attic suitable for living purposes is counted as a half story; an unfinished attic that could be finished for living purposes is not counted as livable space, nor is an attic suitable only for storage.

One-Story. Living space all on one floor.

Split-Level. Living space on 2 or more levels with each level separated from its adjacent levels by less than a full story but by more than 1 or 2 steps (e.g., a sunken living room).

Other. Predominantly houses with $1\frac{1}{2}$ or 2 stories. In a $1\frac{1}{2}$-story house, the living space is primarily on the first floor with considerably less space on the second floor or in a finished attic; outside walls are not of full height for 2 complete stories. In a 2-story house, the living space is divided almost equally between the 2 floors and the outside walls are continuous for full height of 2 complete stories. All multistory houses have permanent, finished stairways to the upper floors.

Basement. The portion of a house below the first or ground floor. Excavations which provide less than 5 feet of head room, or garage space only, are not counted as basements. No distinction was made between houses with full or partial basements in the 1955 and 1956 surveys.

Houses without basements may be built on a concrete slab, i.e., without space between the ground and the slab on which the house is built; or with crawl space, i.e., space between the ground and the underside of the first floor. A house with crawl space may have a continuous foundation extending the entire perimeter of the house or it may be built on a "pillar" foundation.

Utility Room. A room, usually on the ground floor, containing such items as furnace or other heating equipment, water heater, laundry tubs or trays, washing machine, clothes dryer, etc. Small areas designed to have only heating or hot water equipment are not counted as utility rooms.

Floor Area. In 1-family houses, the floor area (in square feet) is measured to the outside surfaces of the walls and consists of all finished space (including halls, closets, laundry, and utility rooms) with a height of 5 or more feet on all floors above the basement level. Garages or carports; unfinished attic space; open or screened porches; and recreation (finished or unfinished), storage, laundry, and utility rooms in the basement are excluded in the measurement of floor area. For units in multifamily structures, the floor area includes all space listed above except vestibules, halls, corridors, stairwells, and elevator wells which are common to two or more dwelling units.

Bedroom. Only rooms specifically designed for sleeping purposes. Libraries, dens, dressing rooms, or alcoves are excluded even though at times they might be used for sleeping purposes.

Bathroom. A complete bathroom contains at least three fixtures: toilet, lavatory (washbasin), and bathtub or shower stall. A partial bathroom contains only two of the preceding fixtures, e.g., toilet and lavatory.

Fireplace. The determining factor in counting fireplaces was the number of chimneys: 2 fireplaces served by 1 chimney were counted as 1 fireplace; a house having more than 1 fireplace served by separate chimneys was counted as having 2 or more fireplaces.

Garage or Carport. A shelter for automobiles which may be either attached to the house or a separate building. A garage is a completely enclosed structure; a carport may consist only of a roof supported by posts or pillars or may be partially walled.

Roofing. A variety of materials may be applied over the roof sheathing and roofing felt to form the roof surface, for example: shingles, which are thin pieces of wood, slate, asbestos, or asphalt composition fastened to the roof so that the courses overlap; tar, topped with fine gravel, stone chips, or coarse sand, applied to flat or low-pitched roofs and referred to as built-up roofs; and other materials such as tile, composition roll, or metal (i.e., galvanized steel and sheet aluminum) roofing.

Rain-Carrying Equipment. Consists of gutters, downspouts, and necessary attachments, made of metal, wood, or plastic. The gutter is a trough attached to the edge of the roof to catch and carry rain water to the downspout. The latter is a pipe attached to the side of the house to carry water from the gutter to the ground or drain.

Exterior Wall Construction. Exterior walls are classified first, by type of basic construction, and, then, according to facing material.

Basic Construction:

Masonry. A wall supporting the floors and roof and consisting of units such as brick, stone, concrete block, cinder block, structural tile, etc., laid with mortar.

Frame. A wall of vertical wooden members (studs) supporting the floors and roof, the studs usually connected by an outer sheathing of wooden boards, plywood, or other material, which serves as bracing to the structure and

provides a solid surface to which the outer facing material can be attached.

Other. Walls constructed of materials other than masonry or wooden studs as described above. These may be steel frame panels, poured concrete, a combination of metal and lumber, sheathing panels with supplementary frame members, or concrete reinforced with steel (referred to as "curtain walls" when used with facing of non-load-bearing panels).

Facing Material:

Brick. A brick wall may consist entirely of bricks; an outer facing of bricks backed up by some other masonry material such as concrete block, cinder block, or structural tile; or "brick veneer," a single brick layer over a framework of studs and sheathing.

Concrete Block. Usually concrete block walls with no other backup materials; the blocks may be treated with paint, a waterproof material, or glazed with a facing of thermosetting plastic.

Stucco. A cement plaster applied directly to a masonry wall, or over lath or some other backing material (such as wire mesh) to a frame wall. The surface may be smooth or textured.

Wood. Wooden clapboards, abutted boards, shingles, etc.

Brick and Wood. Some walls faced with brick and others with wood, or the lower part of house faced with brick and upper part with wood, with the two types of materials about equally divided.

Asbestos Shingle. Of asbestos or asbestos cement--hard and brittle, as distinguished from composition materials (see "other" below).

Other. Cut stone, field stone, artificial stone, structural tile, etc.; composition (soft pliable materials such as tar paper, asphalt siding and shingles, imitation brick and shingle, etc.); metal (galvanized steel, aluminum, or any other metal); plastic (reinforced polyester); or any combination of two or more materials except brick and wood. Also includes sandwich panels which may be used with some backup material or as an integral unit. Such panels consist of a lamination of a central core material (wood, plastic, rubber, resin impregnated paper, glass fiber, or corrugated metal) between two facings, usually of strong rigid materials such as metal, wood, or plastic.

Sheathing. Wooden boards or other material (see also gypsum, fiberboard, and insulation) fastened to the studs or rafters to serve as bracing and as a foundation to which an outer surface of the walls or roof may be attached.

Insulation. Materials applied to the walls, ceiling or roof, or, in buildings without basements, under the first floor, to protect against the passage of heat and to control moisture condensation. Wall insulation is applied between the interior and exterior wall facings; ceiling or roof insulation is applied over the ceiling of finished portions of the house or to the underside of the roof; and perimeter insulation is used in basementless houses. Insulation is made of fibrous materials, such as mineral wool, glass fiber, and vegetable or animal fiber; reflective metals, such as aluminum foil; vermiculite ore; or plastic foam. The materials, singly or in combination, are marketed in a variety of forms--loose; in blankets, batts, rolls, or blocks; or in fiberboard which has some structural strength (see fiberboard).

Interior Wall Construction:

Plaster. Basically a composition of calcine gypsum, quicklime, or hydrated lime, and sand, mixed with water into a kind of paste, which is applied to laths or masonry as a coating for walls and ceilings and which hardens on drying. Hair or fiber may be added to act as a binder, and light-weight aggregates may be substituted for sand in the mixture.

Lath. A base fastened to studs, furring strips, or joists to support plaster, tiles, etc. Lath may be thin strips of wood, extruded or expanded metal sheets, or gypsum board (see gypsum).

Dry Wall. Sheets or panels of rigid materials ordinarily fastened directly to the studs or furring strips.

Gypsum. Gypsum rock, obtained by mining and quarrying, is the base for a variety of wall materials, including plaster.

Gypsum board (wallboard for dry-wall interiors, plasterboard or lath, and sheathing) is composed of the same materials as plaster except that a larger percentage of fill material (such as sawdust, fibrous materials, or cork) is added to give structural properties. The gypsum core for the wallboard is encased in a tough, protective layer of paper that either serves as a finished surface after installation, or can be painted, enameled, or covered with wallpaper or vinyl plastic. Lath or plasterboard, which is used as a base for plaster in interior finish, differs from wallboard in the type of paper used to encase the finished product. Gypsum sheathing is encased in a fibrous covering, the outer surface and ends of which are made moisture proof.

Plywood. Panels or other assemblies that are usually made up of layers of wood veneer bound together by an adhesive. Plywood is used in construction principally for sheathing, subflooring, wall paneling and partitions, doors, and cabinets, in the construction of concrete forms, and for siding.

Fiberboard. Sheets of rigid material, which may be as large as 4 by 12 feet, manufactured under a variety of processes, from numerous fibers ranging from sugar cane to any kind of waste softwood, and marketed under many trade names. The three main types are insulating, medium hard, and hardboard. They are prepared from similar formulations, and the degree of hardness depends upon heat and pressure. Hardboards are sufficiently dense to be waterproof and are usually 1/8 or 3/16 of an inch thick; insulating boards are thicker.

Ceramic tile and other nonwood wall and floor surfacing units. Surfacing units, usually relatively thin in relation to facial area, made from a variety of materials, and attached to the walls, floors, or countertops with cement or some other mastic, sometimes in a design or pattern. Ceramic tile, having either a glazed or unglazed face, is made from clay or a mixture of clay and other ceramic materials, which is fired to produce specific characteristics. Among other materials used for wall surfacing units are plastic, metal, and porcelain enamel; and for floor surfacing units, asphalt, cork, rubber, and vinyl plastic.

Paint. Paints and varnishes commonly used for interiors may have a base of linseed oil; latex with water as a thinner; alkyd resins (a combination of soy bean oil, glycerin, and other chemicals); or some other material, such as casein, shellac, or calcimine.

Floors. In most houses which are built over a basement or crawl space, the floors consist of a finish floor material laid over a subfloor. The subfloor, or underlayment, which is usually softwood boards or plywood, is ordinarily nailed to the floor joists to form the base for a variety of finish materials. In houses which are built on a concrete slab, no subflooring is used, and the finish floor may be attached directly to the concrete slab with mastic or may be nailed to "screeds" or nailing strips attached to the concrete slab with mastic. Hardwood, various kinds of tile, and linoleum are commonly used as the finish-floor surfaces, with different materials sometimes being used in individual rooms of a house. In some houses for which no finish floor was reported, wall-to-wall carpeting was to be installed in some rooms.

Heating. Heating facilities permanently installed as an integral part of the house may be classified according to the heating medium and method of heat distribution as follows:

Boiler Systems (Hot Water or Steam). Water is heated or steam generated in a centrally located boiler from which it is piped to various parts of the house and is released via radiators, convectors, baseboard heating units, or radiant panels (closely laid pipes running through sections of floors, walls, or ceilings).

Warm-Air Furnace. Air is heated at a central location and is circulated (usually by the action of a blower or fan) through the house via a system of ducts. Warm-air furnaces are also differentiated according to the direction the warm air is forced as determined by whether the fan or blower is below (up-flow), above (down-flow), or beside (horizontal-flow) the burner unit.

Space Heater (Wall Heater or Floor Furnace). Air is warmed by a heater recessed in or attached to a wall or installed under the floor (usually in the crawl space). The unit may have a fan for air circulation, but there are no ducts for distributing the air through the house. (NOTE: In the BLS surveys, stoves and other types of heaters which were not permanently installed and included in the selling price of the house were not reported.)

Water Heater. Tank (or storage-type) heaters for the domestic water supply may include in one unit an insulated storage tank, a combustion chamber, flues, burner equipment and controls, or may consist of a separate storage tank and an external direct-fired water heater (side-arm heater). In a tankless system, the hot water may be supplied in connection with a boiler heating system or by a direct-fired (instantaneous) heater.

Air Conditioning. Treatment of air so as to control simultaneously its temperature, humidity, cleanliness, and distribution to meet the requirements of the conditioned space.

Full-Home Air Conditioner. A unit with the capacity to serve the entire house, with air or cooled water circulated to various parts of the house through ducts or pipes. The cooling system may be combined in a single heating-cooling unit with the same casing, blower or circulator, and duct-work or pipes used for both heating and cooling, or it may be separate from the heating system.

Room Air Conditioner. A unit with capacity to meet the requirements of a limited area in which it is installed, with no connections to a duct or pipe system.

Electrical Service and Wiring:

Service Entrance. The conductors and equipment for delivering energy from the electrical supply system to the wiring system of the building served. This includes the wires which extend from the street main or transformer to the service equipment and its accessories, i.e., protective devices --usually consisting of fuses or a circuit breaker or switch intended to constitute the main control and means of cutoff for the supply to the building.

Rough-in Wiring. Electrical current is carried from the service entrance to other parts of the building by insulated wires or conductors which may be differentiated according to the type of materials in which they are encased, for example: armored cable (encased in steel armor); thermoplastic sheathed cable; other nonmetallic sheathed cable (covered with heavy paper and a strong braid). The insulated wires may also pass through a metal tubing or other raceway, referred to as wire in conduit, or be mounted without an outer covering by means of insulators, e.g., knob and tube.

Switch. Any device by which an electric circuit may be opened or closed. A snap switch is the conventional line-voltage type which makes or breaks a circuit by the action of a spring. A mercury switch, also a line-voltage type, is made by placing a large globule of mercury in a metal or glass tube having electrodes arranged in such a way that tilting the tube will cause the mercury to move and make or break the circuit.

Convenience Outlet or Receptacle. A contact device installed at an outlet (the point on an electrical wiring system at which current is taken) for the connection of a portable lamp or appliance by means of a plug and flexible cord. A duplex receptacle contains 2 convenience outlets and a triplex receptacle, 3 outlets. A multiple outlet assembly may be either a surface raceway with built-in outlets at regular intervals or an "electrostrip," a surface raceway which permits connection of an appliance at any point. Special purpose receptacles include weatherproof outlets with protective caps; locking-type outlets to prevent plugs from becoming accidentally detached; and heavy-duty outlets designed to serve ranges, clothes dryers, power tools, etc.

Volt. The practical unit of electromotive force. Two wires extending from the street to the service entrance usually deliver a maximum of 110 to 120 volts to the wiring system; 3 wires, 220 to 240 volts.

Ampere. A unit used to describe the current-carrying capacity of the service; the amount of current flowing under an electromotive force (potential difference) of 1 volt and a resistance of 1 ohm.

Kitchen Cabinet. A built-in storage unit which may consist of a cabinet or section of a cabinet having (1) a single door, (2) a single set of double doors, (3) a set of drawers vertically arranged, or (4) a vertical combination of doors (single or double) and drawers. Cabinets may be classified according to location in the kitchen as base cabinets, which rest on the floor and may extend from the floor to the ceiling but ordinarily are of "counter" height; wall cabinets, which are fastened to the wall; and undersink cabinets. Appliances such as counter-top ranges, eye-level ovens, dishwashers, and refrigerators may be built in the kitchen as part of the counter and cabinet arrangement.

Garbage Disposer. An electrically operated unit installed under a sink, consisting of a grinding device through which garbage passes before being washed down a drain connected with the sewer line.

Incinerator. A waste burner which reduces all combustibles (rubbish as well as garbage) to a fine ash.

Window. Various types of windows are distinguished by the arrangement of the sash, i.e., the light wooden or metal frames into which one or more panes of glass are fastened to fit in a window. Types most commonly used in residential building include:

Double Hung. Two sashes, one over the other, both movable. Sash may be secured by sash cords and weights or by spring devices; or may slide up and down on tracks (vertical slide windows) which hold sash in place.

Casement. Sash hinged on side to swing like a door.

Horizontal Slide. Sash slides horizontally on tracks which hold sash in place.

Picture. Large fixed windows; may be combined with various types of movable sash (flankers).

Awning. Two or more top-hinged sashes arranged in a vertical series and operated by one or more control devices which swing the bottom edge of the sash outward.

Projected. Combination of fixed and movable sashes; the movable sash may be hinged at the top or bottom and swing inward or outward in various arrangements.

Jalousie. Vertical series of overlapping heavy glass louvers which are fastened to frame at ends and operate similar to venetian blinds.

Basement Type. Usually consists of a single sash, hinged or pivoted, with maximum size of 23 by 33 inches. May be used elsewhere in house (e.g., in utility, storage, or bathrooms) as well as in basement.

Storm Window. Supplemental, glazed sash installed in windows for insulation and to control condensation of moisture on windows.

Window Screen. A frame of wood or metal in which is stretched a meshed fabric made of wire or plastic, placed in the window frame to keep out insects when the window is opened. Doorways may be similarly screened.

NOTE: Data in all tables are for selected periods of each year as indicated in appendix A.

Table 1.--New nonfarm 1-family houses: Selected characteristics, 1940, 1950, 1954, 1955, and by selling-price class, 1956

Characteristics	1940	1950	1954	1955	1956, by proposed selling-price class						
					All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
Average floor area (sq. ft.) ..	1,177	983	1,140	1,170	1,230	780	940	1,030	1,120	1,330	1,680
	Percent distribution of houses according to specified characteristics										
	GENERAL PLAN AND SIZE										
TYPE OF HOUSE	(1)	(1)	*	*	100	100	100	100	100	100	100
Detached	(1)	(1)	*	*	97	100	89	98	99	99	99
Semidetached	(1)	(1)	*	*	1	(2)	(2)	1	1	(2)	1
Row	(1)	(1)	*	*	1	(2)	10	1	(2)	1	(2)
Unknown	(3)	(3)	*	*	1	(2)	1	(2)	(2)	(2)	(2)
NUMBER OF STORIES	100	100	*	*	100	100	100	100	100	100	100
1 story	67	86	*	*	87	96	86	95	93	89	74
Split level	*	*	*	*	6	(2)	(2)	2	2	8	17
Other	33	14	*	*	6	4	14	3	4	3	9
Unknown	(3)	(3)	*	*	1	(2)	(2)	(2)	1	(2)	(2)
FLOOR AREA (SQ. FT.)	*	*	100	100	100	100	100	100	100	100	100
Less than 800	*	*	18	7	5	54	15	6	2	(2)	(2)
800 to 999	*	*	20	22	17	31	37	40	21	5	(2)
1,000 to 1,199	*	*	24	30	31	7	41	42	45	28	9
1,200 to 1,499	*	*	19	26	26	7	5	10	28	46	23
1,500 to 1,799	*	*	10	7	10	(2)	2	1	3	16	28
1,800 and over	*	*	7	5	9	(2)	(2)	(2)	1	4	39
Unknown	*	*	2	3	2	1	(2)	1	(2)	1	1
NUMBER OF BEDROOMS	*	100	100	100	100	100	100	100	100	100	100
2 bedrooms or less	*	66	34	23	21	74	43	33	19	10	8
3 bedrooms	*	33	58	68	70	24	55	67	77	80	71
4 bedrooms or more	*	1	5	6	8	2	(2)	(2)	4	9	20
Unknown	*	(3)	3	3	1	(2)	2	(2)	(2)	1	1
NUMBER OF BATHROOMS	100	100	*	*	100	100	100	100	100	100	100
1 bathroom	80	92	*	*	49	72	96	82	63	29	9
1 complete, 1 partial bathroom	12	4	*	*	20	(2)	2	9	23	32	24
2 complete bathrooms	7	3	*	*	21	(2)	2	9	14	35	37
More than 2 complete bathrooms	1	1	*	*	7	(2)	(2)	(2)	(2)	4	30
No bathroom	*	*	*	*	1	25	(2)	(2)	(2)	(2)	(2)
Unknown	(3)	(3)	*	*	2	2	(2)	(2)	(2)	(2)	(2)
BASEMENT	100	100	100	100	100	100	100	100	100	100	100
Full or partial basement	69	39	41	42	43	6	15	24	42	54	64
No basement	31	61	58	55	55	93	85	75	57	46	36
On slab	(2)	4	*	16	16	9	32	28	17	10	7
With crawl space	31	57	*	39	39	84	53	47	40	36	29
Unknown	(3)	(3)	1	3	2	1	(2)	1	1	(2)	(2)
UTILITY ROOM	*	100	*	100	100	100	100	100	100	100	100
With utility room	*	20	*	33	37	9	39	50	37	35	41
No basement	*	20	*	27	30	9	38	48	32	27	24
With basement	*	*	*	6	7	(2)	1	2	5	8	17
No utility room	*	80	*	64	58	90	57	49	59	62	53
Unknown	*	(3)	*	3	5	1	4	1	4	3	6
GARAGE FACILITIES	100	100	*	*	100	100	100	100	100	100	100
Garage	80	41	*	*	50	8	24	35	42	62	81
Carport only	(2)	6	*	*	17	14	25	26	23	10	8
No garage or carport	20	53	*	*	31	77	51	38	34	28	11
Unknown	(3)	(3)	*	*	2	1	(2)	1	1	(2)	(2)
FIREPLACE	100	100	*	100	100	100	100	100	100	100	100
1 fireplace	62	22	*	27	32	4	3	13	20	44	68
2 fireplaces or more			*	3	3	(2)	(2)	(2)	(2)	2	10
No fireplace	38	78	*	66	63	96	97	83	80	53	19
Unknown	(3)	(3)	*	4	2	(2)	(2)	4	(2)	1	3

See footnotes on page 32.

Table 1. New nonfarm 1-family houses: Selected characteristics, 1940, 1950, 1954, 1955, and by selling-price class, 1956--Continued

Characteristics	1940	1950	1954	1955	1956, by proposed selling-price class						
					All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics										
	WALLS, FLOORS, ROOFING, INSULATION, AND RAIN-CARRYING EQUIPMENT										
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100	100	100	100	100	100
Masonry	11	11	13	20	16	11	20	19	14	14	23
Brick [5]	10	6	9	15	12	2	16	7	10	11	22
Other masonry	1	5	4	5	4	9	4	7	4	3	1
Frame	89	89	82	77	83	89	80	81	86	86	77
Brick facing	20	12	20	18	26	1	8	19	29	34	31
Brick and wood facing			5	8	7	2	2	6	7	8	11
Wood facing	43	43	31	29	24	52	38	29	26	15	18
Asbestos shingle facing	4	21	14	8	9	30	24	13	8	3	1
Stucco	15	11	12	14	14	1	3	8	15	24	14
Other facing	7	2			3	3	5	6	1	2	2
All other construction	*	*	3	1	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Unknown	(3)	(3)	2	2	1	1	(2)	(2)	(2)	(2)	(2)
SHEATHING (FRAME HOUSES ONLY) [6]	100	100	*	*	100	100	100	100	100	100	100
Sheathed	69	80	*	*	83	98	95	91	84	75	84
Wood plank	49	40	*	*	31	76	61	40	28	18	24
Plywood	1	4	*	*	7	(2)	1	11	12	4	9
Insulation board [7]	14	23	*	*	32	10	14	25	33	42	39
Gypsum board	5	12	*	*	9	5	13	11	8	9	10
Other	(2)	1	*	*	4	7	6	4	3	2	2
Unsheathed [8]	31	20	*	*	17	2	5	9	16	25	16
INTERIOR WALL CONSTRUCTION	100	100	*	*	100	100	100	100	100	100	100
Plaster	90	50	*	*	44	5	14	27	40	59	62
On gypsum lath	56	49	*	*	40	4	13	26	36	54	56
On metal or wood lath	34	1	*	*	4	1	1	1	4	5	6
Dry wall	10	50	*	*	55	94	86	73	60	40	38
Gypsum board	*	48	*	*	48	72	76	60	54	35	35
Other	*	2	*	*	7	22	10	13	6	5	3
Unknown	(3)	(3)	*	*	1	1	(2)	(2)	(2)	1	(2)
KITCHEN WALL FINISH [9]	*	100	*	*	100	100	100	100	100	100	100
With partial tiling	*	3	*	*	23	16	30	12	22	23	23
Ceramic tile	*	3	*	*	13	3	5	2	15	15	17
Plastic tile	*	*	*	*	7	11	13	7	7	6	5
Other tile	*	(2)	*	*	3	2	12	3	(2)	1	1
No tiling	*	97	*	*	74	84	68	87	76	74	74
Unknown	*	(3)	*	*	3	(2)	2	1	2	3	3
BATHROOM WALL FINISH [9] [10]	*	100	*	*	100	100	100	100	100	100	100
With partial tiling	*	39	*	*	77	33	67	71	77	80	93
Ceramic tile	*	35	*	*	55	7	24	41	53	63	84
Plastic tile	*	*	*	*	22	26	43	30	24	17	9
Other tile	*	4	*	*	*	*	*	*	*	*	*
Linoleum	*	4	*	*	1	16	(2)	1	(2)	(2)	(2)
Painted	*	57	*	*	16	26	16	20	18	16	5
Other	*		*	*	5	15	15	8	4	3	1
Unknown	*	(3)	*	*	1	10	2	(2)	1	1	1
BATHROOM FLOOR COVERING [10]	100	100	*	*	100	100	100	100	100	100	100
With tiling	58	57	*	*	57	20	44	49	57	61	74
Ceramic tile	58	29	*	*	38	3	23	18	36	45	63
Asphalt tile	(2)	28	*	*	14	12	18	27	18	10	3
Rubber tile	*	*	*	*	5	5	3	4	3	6	8
Linoleum	42	40	*	*	28	44	33	35	31	27	13
Other	(2)	3	*	*	13	29	23	14	11	11	12
Unknown	(3)	(3)	*	*	2	7	(2)	2	1	1	1

See footnotes on page 32.

Table 1. New nonfarm 1-family houses: Selected characteristics, 1940, 1950, 1954, 1955, and by selling-price class, 1956--Continued

Characteristics	1940	1950	1954	1955	1956, by proposed selling-price class						
					All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics										
	WALLS, FLOORS, ROOFING, INSULATION, AND RAIN-CARRYING EQUIPMENT--Continued										
ROOFING	100	100	*	*	100	100	100	100	100	100	100
Shingles[11]	83	92	*	*	84	65	87	82	86	84	91
Asbestos	*	*	*	*	7	11	12	10	4	5	8
Asphalt	47	82	*	*	66	52	73	68	78	60	61
Wood	36	10	*	*	11	2	2	4	4	19	22
Builtup	5	6	*	*	11	3	11	14	11	14	6
Other	12	2	*	*	3	29	2	3	2	2	3
Unknown	(3)	(3)	*	*	2	3	(2)	1	1	(2)	(2)
INSULATION:[12] PERCENT OF ALL HOUSES WITH INSULATION IN:											
Ceiling	25	83	*	*	81	14	69	80	91	84	90
Walls	10	34	*	*	33	8	21	31	34	31	52
Perimeter	*	1	*	*	5	1	2	7	7	4	4
GUTTERS AND DOWNSPOUTS	100	100	*	*	100	100	100	100	100	100	100
With gutters and downspouts	73	68	*	*	67	17	45	50	77	74	81
Aluminum	*	*	*	*	7	4	11	3	9	8	5
Copper	6	5	*	*	1	(2)	(2)	(2)	(2)	1	2
Galvanized steel[13]	61	51	*	*	53	12	30	40	61	61	66
Wood[14]	6	11	*	*	6	1	4	7	7	5	8
Other	(2)	1	*	*	(2)	(2)	(2)	(2)	(2)	(2)	(2)
No gutters or downspouts	27	32	*	*	30	76	55	48	22	24	17
Unknown	(3)	(3)	*	*	3	7	(2)	2	1	1	2
	WINDOWS, SCREENS, AND STORM WINDOWS										
WINDOWS ABOVE BASEMENT, PREDOMINANT FRAME MATERIAL	100	[15]100	100	100	100	100	100	100	100	100	100
Wood	91	69	63	57	57	88	57	53	59	53	60
Steel	9	22	18	16	11	3	12	14	14	12	9
Aluminum	*	5	17	24	29	9	31	33	27	33	30
Unknown	(3)	(3)	2	3	3	(2)	(2)	(2)	(2)	2	1
WINDOW SCREENS	100	100	*	*	100	100	100	100	100	100	100
With screens[16]	89	62	*	*	77	87	83	81	76	74	72
Aluminum	1	8	*	*	56	50	52	58	55	60	57
Bronze	27	12	*	*	3	2	2	1	5	2	2
Copper	10	5	*	*	6	4	8	6	5	7	4
Galvanized steel[13]	50	36	*	*	10	28	19	16	10	4	7
Other	1	1	*	*	(2)	2	2	(2)	(2)	(2)	1
Unknown material	(3)	(3)	*	*	2	1	(2)	(2)	1	1	1
No screens	11	38	*	*	23	13	17	19	24	26	28
DOOR SCREENS	100	100	*	*	100	100	100	100	100	100	100
With screens[16]	89	45	*	*	70	87	81	79	71	60	65
Aluminum	1	2	*	*	46	45	40	46	47	47	51
Bronze	27	9	*	*	3	2	2	1	5	2	2
Copper	10	2	*	*	4	4	8	5	4	4	2
Galvanized steel[13]	50	31	*	*	13	33	28	22	13	6	8
Other	1	1	*	*	1	1	3	4	1	(2)	2
Unknown material	(3)	(3)	*	*	3	2	(2)	1	1	1	1
No screens	11	55	*	*	30	13	19	21	29	40	34
STORM WINDOWS	100	100	*	*	100	100	100	100	100	100	100
With storm windows[16]	6	4	*	*	8	3	3	4	9	14	8
No storm windows[17]	94	96	*	*	92	97	97	96	91	86	92

See footnotes on page 32.

Table 1. New nonfarm 1-family houses: Selected characteristics, 1940, 1950, 1954, 1955, and by selling-price class, 1956--Continued

Characteristics	1940	1950	1954	1955	1956, by proposed selling-price class						
					All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics										
	HEATING FACILITIES AND FUEL										
HEATING FACILITIES[18]	100	100	*	*	100	100	100	100	100	100	100
With heating facility	98	94	*	*	94	55	92	96	98	99	100
Hot water[19]	22	13	*	*	8	(2)	5	3	6	8	17
Warm-air furnace (ducts)	42	43	*	*	73	10	55	66	78	87	80
Warm-air space heater (no ducts)	34	38	*	*	13	45	32	27	14	4	3
No heating facility installed	2	6	*	*	4	43	8	3	2	1	(2)
Unknown	(3)	(3)	*	*	2	2	(2)	1	(2)	(2)	(2)
HEATING FUEL (HOUSES WITH HEATING FACILITY INSTALLED)	100	100	*	*	100	100	100	100	100	100	100
Gas	47	64	*	*	72	81	85	76	75	76	67
Oil	13	33	*	*	21	9	13	18	23	21	30
Electricity	(2)	1	*	*	1	3	1	1	1	1	2
Solid	38	2	*	*	(2)	5	(2)	1	(2)	(2)	(2)
Unknown	(3)	(3)	*	*	6	2	1	4	1	2	1
WATER HEATER	*	100	*	*	100	100	100	100	100	100	100
Tank type (storage capacity in gallons)	*	92	*	*	92	92	99	98	95	95	87
Less than 30 gallons	*	33	*	*	5	49	26	3	1	1	(2)
30 to 39 gallons	*	51	*	*	37	41	57	60	37	33	18
40 to 49 gallons	*	8	*	*	38	2	13	30	46	45	45
50 gallons and over	*		*	*	12	(2)	3	5	11	16	24
Tankless type	*	8	*	*	4	(2)	(2)	1	4	3	11
Unknown[20]	*	(3)	*	*	4	8	1	1	1	2	2
WATER-HEATER FUEL	100	100	*	*	100	100	100	100	100	100	100
Gas	90	72	*	*	76	77	81	81	77	79	72
Electricity	3	16	*	*	16	14	16	16	17	15	15
Other[21]	7	12	*	*	2	(2)	1	1	3	2	4
Unknown[20]	(3)	(3)	*	*	6	9	2	2	3	4	9
	ELECTRICAL SERVICE										
VOLTAGE	*	*	*	*	100	100	100	100	100	100	100
110 to 120 volts (2 wire)	*	*	*	*	24	49	35	22	29	21	11
220 to 240 volts (3 wire)	*	*	*	*	74	47	65	77	71	79	89
Unknown	*	*	*	*	2	4	(2)	1	(2)	(2)	(2)
AMPERAGE	*	*	*	*	100	100	100	100	100	100	100
Less than 60 amperes	*	*	*	*	3	22	7	3	2	1	1
60 to 74 amperes	*	*	*	*	20	33	41	15	24	21	9
75 to 99 amperes	*	*	*	*	9	12	14	15	6	(2)	11
100 to 129 amperes	*	*	*	*	59	17	34	57	60	70	70
130 amperes and over	*	*	*	*	4	1	1	3	2	4	6
Unknown	*	*	*	*	5	15	3	7	6	4	3
PROTECTIVE DEVICES	*	100	*	*	100	100	100	100	100	100	100
Circuit breakers	*	77	*	*	67	59	74	56	72	69	67
Fuses	*	23	*	*	28	29	24	42	24	29	30
Unknown	*	(3)	*	*	5	12	2	2	3	2	3
ROUGH-IN WIRING	100	100	*	*	100	100	100	100	100	100	100
Armored cable	30	19	*	*	15	20	19	9	15	15	20
Thermoplastic sheathed cable	24	65	*	*	10	5	17	9	10	10	7
Other nonmetallic sheathed cable			*	*	56	61	56	68	62	51	50
Wire in conduit	18	10	*	*	15	8	7	12	11	20	20
Other[22]	28	6	*	*	1	2	1	1	1	1	2
Unknown	(3)	(3)	*	*	3	4	(2)	1	1	3	1

See footnotes on page 32.

Table 1. New nonfarm 1-family houses: Selected characteristics, 1940, 1950, 1954, 1955, and by selling-price class, 1956--Continued

Characteristics	1940	1950	1954	1955	1956, by proposed selling-price class						
					All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics										
	KITCHEN, LAUNDRY, AND OTHER EQUIPMENT										
KITCHEN SINK	*	100	*	*	100	100	100	100	100	100	100
Single basin	*	63	*	*	30	54	39	33	31	21	32
Double basin	*	23	*	*	67	35	61	67	69	78	67
Combination sink and laundry tub	*	14	*	*	*	*	*	*	*	*	*
Unknown	*	(3)	*	*	3	11	(2)	(2)	(2)	1	1
KITCHEN-SINK MATERIAL	*	100	*	*	100	100	100	100	100	100	100
Enameled cast iron	*	67	*	*	62	60	58	65	63	61	68
Enameled pressed steel	*	32	*	*	30	28	37	32	34	34	15
Stainless steel	*	*	*	*	5	1	2	2	2	4	15
Other	*	1	*	*	(2)	(2)	3	(2)	(2)	(2)	1
Unknown	*	(3)	*	*	3	11	(2)	1	1	1	1
LAUNDRY TUB	*	100	*	*	100	100	100	100	100	100	100
With tubs	*	55	*	*	45	6	21	27	41	61	65
Basement	*	*	*	*	27	4	10	13	27	37	37
Utility room	*	*	*	*	13	1	8	11	10	16	21
Kitchen	*	*	*	*	1	1	2	1	2	1	(2)
Garage	*	*	*	*	4	(2)	1	2	2	7	7
No tubs	*	45	*	*	53	92	78	72	59	38	34
Unknown	*	(3)	*	*	2	2	1	1	(2)	1	1
KITCHEN CABINETS:[23] PERCENT OF HOUSES WITH SPECIFIED TYPE OF CABINETS:											
Base	*	*	*	*	90	65	91	94	92	91	92
Wall	*	*	*	*	93	67	95	97	96	95	95
Undersink	*	*	*	*	88	62	94	92	89	93	88
KITCHEN CABINET COUNTER-TOP MATERIAL[23]	*	100	*	*	100	100	100	100	100	100	100
Ceramic tile	*	*	*	*	14	4	7	4	16	21	17
Laminated plastic	*	15	*	*	64	33	66	69	61	68	73
Linoleum	*	57	*	*	11	43	21	19	15	5	3
All other	*	28	*	*	7	15	3	6	7	4	5
Unknown	*	(3)	*	*	4	5	3	2	1	2	2
APPLIANCES: PERCENT OF HOUSES WITH SPECIFIED ITEMS INCLUDED IN SELLING PRICE:[24]											
Cooking stove	13	21	*	*	34	3	14	16	19	46	67
Gas	11	11	*	*	15	2	11	12	10	21	18
Electric	2	10	*	*	19	1	3	4	9	25	49
Dishwasher	*	*	*	*	11	(2)	(2)	2	2	11	37
Exhaust fan (kitchen)	17	15	*	*	55	1	15	41	51	71	80
Garbage disposal unit	*	5	*	*	34	(2)	5	18	27	47	58
In sink	*	*	*	*	32	(2)	5	18	27	46	48
Incinerator	*	*	*	*	2	(2)	(2)	(2)	(2)	1	10
Refrigerator	*	10	*	*	5	(2)	1	5	2	5	15
Full-home air conditioner	*	*	*	*	6	(2)	(2)	1	7	6	15
Combined heating and cooling	*	*	*	*	5	(2)	(2)	1	4	5	12
Separate cooling	*	*	*	*	1	(2)	(2)	(2)	3	1	3
Room air conditioner	*	*	*	*	1	(2)	1	(2)	(2)	(2)	3
Attic fan	5	3	*	*	5	(2)	5	7	5	5	7
Food freezer	*	*	*	*	1	(2)	(2)	1	(2)	1	2
Clothes dryer	*	*	*	*	3	(2)	(2)	4	3	2	6
Gas	*	*	*	*	1	(2)	(2)	1	1	1	2
Electric	*	*	*	*	2	(2)	(2)	3	2	1	4
Washing machine	*	*	*	*	3	(2)	1	4	3	2	7
Radio	*	*	*	*	2	(2)	(2)	(2)	(2)	4	4
Television	*	*	*	*	1	(2)	(2)	(2)	(2)	2	1

See footnotes on page 32.

Footnotes to table 1.

[1] Only single-family detached houses surveyed.
[2] No cases reported or less than 0.5 percent.
[3] Information available for all houses in sample, which was selected from units for which FHA had issued commitments for mortgage insurance. (See p. 20.)
[4] In 1956, includes a few houses (about 1 percent of the national total) with both a garage and carport.
[5] Includes solid brick and brick backed with other masonry.
[6] For type of sheathing used with various types of outside wall materials, see table 2.
[7] Includes high density fiberboard; see also table 2.
[8] In 1956, includes frame houses without sheathing as well as some (about 3 percent of the national total) for which the specific type of sheathing was not reported.
[9] Use of tile for kitchen and bathroom walls generally refers to wainscoting on lower part of walls or tile on one entire wall, with rest of walls and ceiling painted or papered; for other materials used for kitchen-wall finish, see table 5.
[10] In 1956, refers only to bathrooms above basement level.
[11] In 1956, includes less than 0.5 percent of houses with slate roofs. Houses roofed with slate or asbestos shingles were included in "other" in earlier surveys. "Other" also includes tile, roll, and metal roofing materials.
[12] For type of insulation material used, see table 3.
[13] In 1956, may include some ungalvanized steel.
[14] In 1956, includes houses with combination of wood and metal rain-carrying equipment.
[15] Includes houses with other types of window-frame material.
[16] Houses for which this equipment was included in selling price.
[17] In 1956, includes houses for which no information on storm windows was obtained.
[18] For additional detail, see table 6.
[19] Includes houses with steam heating systems, which accounted for less than 0.5 percent of the national total in 1956 but larger percentages in the earlier years.
[20] Includes some houses (about 1 percent of national total in 1956) with no water heater installed.
[21] Includes houses with water heated from house heating unit.
[22] In 1940 and 1950, practically all knob and tube wiring.
[23] Data did not permit showing houses with no kitchen cabinets of any type installed. Information on counter-top material applies to houses with either undersink or base cabinets. See also table 7.
[24] Based on the number of houses for which data for a particular item were reported. The number of units for which data were not obtained varied for the different items, but in no case exceeded 2.5 percent of the total. Data in this table represent the proportion of units for which builders, as a general practice, include the specified equipment or appliance in the selling price of a new house.
* Data not available.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.
SOURCE: Data for 1940 and 1950 from Housing and Home Finance Agency; for 1954, 1955, and 1956 from U. S. Department of Labor. (See appendix A, pp. 18-20.)

Table 2. New nonfarm 1-family frame houses: Type of sheathing, by type of exterior wall material, 1956

(Percent distribution)

Type of sheathing	Type of exterior wall material					
	All materials[1]	Brick facing	Brick and wood facing	Wood facing	Asbestos shingle facing	Stucco
ALL FRAME HOUSES	100	100	100	100	100	100
Sheathed	83	95	95	99	100	18
Wood plank	31	18	39	43	60	8
Plywood	7	2	14	12	17	1
Insulation board	29	52	25	29	8	4
High density fiberboard	3	3	2	3	5	3
Gypsum board	9	18	10	5	10	2
Other	4	2	5	7	(2)	(2)
Unsheathed[3]	17	5	5	1	(2)	82

[1] Includes frame houses faced with other exterior wall materials not shown separately.
[2] No cases reported or less than 0.5 percent.
[3] Includes frame houses without sheathing as well as some (about 3 percent of the national total) for which the specific type of sheathing was not reported.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 3. New nonfarm 1-family houses: Wall and ceiling insulation, by type of exterior wall material and by type of insulation, 1950 and 1956

Type of wall construction and type of insulation	Walls		Ceiling	
	1950	1956	1950	1956
	Percent of all houses with insulation in specified location, by type of exterior wall			
ALL TYPES OF EXTERIOR WALL CONSTRUCTION	34	33	83	81
Masonry	*	22	*	80
Solid brick	*	40	*	90
Brick facing	*	21	*	97
Other masonry	*	15	*	37
Frame	*	36	*	82
Brick facing	*	31	*	93
Brick and wood facing	*	55	*	91
Wood facing	*	44	*	84
Asbestos shingle facing	*	57	*	70
Stucco	*	6	*	66
Other facing	*	53	*	79
All other construction	*	41	*	92
Unknown	*	(1)	*	(1)
	Percent distribution of insulated houses, by type of insulation			
ALL TYPES OF INSULATION	100	100	100	100
Loose	43	5	95	48
Batts (cut to length)		58		31
Rolls		12		13
Reflective (no other type of insulation)	25	7	2	2
Reflective and fiber combination		7	1	2
Plastic foam	*	(1)	*	(1)
All other	[2]32	5	[2]2	1
Unknown	(3)	6	(3)	3

[1] No cases reported or less than 0.5 percent.
[2] Insulation board.
[3] Information available for all houses in sample, which was selected from units for which FHA had issued commitments for mortgage insurance. (See p. 20.)
* Data not available.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.
SOURCE: Data for 1950 from Housing and Home Finance Agency; for 1956, from U.S. Department of Labor. (See appendix A, pp. 18-20.)

Table 4. New nonfarm 1-family houses: Number of windows in houses started in first quarter of 1954, 1955, and 1956, and percentage distribution by type of window and, in 1956, by type of window-frame material

Type of window	1954	1955	1956, by window-frame material			
			All materials[1]	Wood	Steel	Aluminum
	Number of windows (in thousands)					
TOTAL, ALL TYPES	2,693.2	3,369.6	3,144.4	1,788.3	549.1	807.0
Basement type	289.7	370.8	355.7	74.0	257.0	24.7
Total, excluding basement	2,403.5	2,998.8	2,788.7	1,714.3	292.1	782.3
	Percent distribution of windows, excluding basement					
TOTAL, EXCLUDING BASEMENT	100	100	100	100	100	100
Double hung	58	54	55	78	11	22
Casement	19	18	14	4	62	19
Horizontal slide	6	8	9	3	5	25
Picture	9	8	8	7	10	8
With flankers[2]	6	5	5	5	7	5
Without flankers	3	3	3	2	3	3
Awning	4	5	7	6	2	11
Projected	1	1	2	1	6	1
Jalousie	2	4	3	(3)	1	10
All other	1	2	2	1	2	3

[1] Includes windows for which type of material was unknown.
[2] Flankers are movable sashes at sides of picture windows.
[3] No cases reported or less than 0.5 percent.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 5. New nonfarm 1-family houses: Interior decoration and finish-floor material, by type of room,[1] 1950 and 1956

(Percent distribution)

Characteristics	KITCHEN		OTHER ROOMS			
				1956[2]		
	1950	1956[2]	1950	Living room	Dining room	Bedroom
WALL DECORATION	[3] 100	100	100	100	100	100
Decorated	100	92	87	90	91	92
Wall paper	(4)	17	30	13	16	15
Wood paneling [5]	(4)	3	(6)	4	2	1
Painted, all types of paint	(4)	72	57	73	73	76
Alkyd base	(4)	19	(6)	23	21	23
Latex base	(4)	16	[7] 22	20	20	23
Linseed oil base	86	30	27	25	26	25
Other	[4] 14	7	8	5	6	5
Undecorated [8]	(6)	8	13	10	9	8
INTERIOR-TRIM [9] DECORATION	*	100	*	100	100	100
Decorated, all types of paint	*	89	*	89	87	90
Alkyd base	*	18	*	21	22	21
Latex base	*	8	*	12	13	14
Linseed oil base	*	43	*	39	41	39
Other	*	20	*	17	11	16
Undecorated [8]	*	11	*	11	13	10
FINISH-FLOOR MATERIAL	100	100	100	100	100	100
Hardwood	(6)	3		84	81	85
Softwood	(6)	2	76	3	1	3
Plywood	(6)	1		2	2	1
Linoleum	64	57	(6)	(6)	1	1
Tiling material	32	31	(6)	5	8	6
Asphalt tile	32	15	(6)	4	6	4
Cork tile	(6)	(6)	(6)	(6)	1	1
Vinyl tile	(6)	16	(6)	1	1	1
Concrete	(6)	(6)	3	1	1	1
Other	[10] 4	4	[11] 21	3	3	2
Unknown	(12)	2	(12)	2	3	1

[1] For wall decoration and flooring of bathrooms and for use of tile on kitchen walls, see table 1.

[2] Percent distributions based on number of houses having specified type of decoration or finish floors in specified rooms.

[3] Includes bathrooms.

[4] Decorating material classified only as oil paint or other material.

[5] Includes plywood and other types of wood paneling.

[6] No cases reported or less than 0.5 percent.

[7] Water paint.

[8] Includes all houses for which type of interior decoration could not be determined. Some of these houses were to be decorated by the builder after the house was sold, with the type of decoration optional with the purchaser; others were sold undecorated with the purchaser assuming responsibility for the cost as well as the choice of decoration.

[9] Door and window casings, moldings, baseboards, etc.

[10] Includes 2 percent of houses without floor covering.

[11] Includes houses floored with materials other than wood and houses in which part of floors (in rooms other than kitchen and bathrooms) were finished with wood and part with other materials.

[12] Information available for all houses in sample, which was selected from units for which FHA had issued commitments for mortgage insurance. (See p. 20.)

* Data not available.

NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

SOURCE: Data for 1950 from Housing and Home Finance Agency; for 1956, from U. S. Department of Labor. (See appendix A, pp. 18-20.)

Table 6. New nonfarm 1-family houses: Heating facilities, fuel, water heaters, and pipe used for plumbing, 1940 and 1950, and by region, 1956

(Percent distribution)

Characteristics	1940	1950	1956, by region				
			All regions	Northeast	North Central	South	West
HEATING FACILITIES AND FUEL							
HEATING FACILITIES	100	100	100	100	100	100	100
With heating facility installed	98	94	94	97	98	87	98
Boiler systems	22	13	8	41	3	1	(1)
Steam	9	1	(1)	(1)	(1)	(1)	(1)
Hot water	13	12	8	39	3	1	(1)
Unknown	(2)	(2)	(1)	2	(1)	(1)	(1)
Warm-air furnace (ducts)	42	43	73	56	94	60	81
Forced air (fan)	19	28	72	55	93	58	79
Gravity	23	15	1	1	1	2	2
Warm-air space heater (no ducts)	34	38	13	(1)	1	26	17
Wall heater	(1)	11	9	(1)	(1)	19	10
Floor furnace	21	22	4	(1)	1	5	7
Electric panel	*	*	(1)	(1)	(1)	2	(1)
Other	13	5	(1)	(1)	(1)	(1)	(1)
No heating facility installed	2	6	4	1	(1)	9	(1)
Unknown	(2)	(2)	2	2	2	4	2
Detail for houses with boiler system							
Type of boiler material:							
Steel	*	*	3	14	1	(1)	(1)
Cast iron	*	*	5	27	2	1	(1)
Type of distribution pipe:							
Copper tubing	*	10	7	40	2	(1)	(1)
Other	*	3	1	1	1	1	(1)
Method of heat transfer:							
Radiator	15	1	1	3	(1)	(1)	(1)
Radiant panel	(1)	6	(1)	(1)	(1)	(1)	(1)
Convector	7	5	1	7	(1)	(1)	(1)
Baseboard	(1)	1	6	28	2	1	(1)
Unknown	(2)	(2)	(1)	3	(1)	(1)	(1)
Detail for houses with warm-air furnace (ducts)							
Design of furnace:							
Up-flow	*	*	48	40	70	34	51
Down-flow	*	*	7	7	4	10	8
Horizontal-flow	*	*	17	9	20	16	21
Unknown	*	*	1	(1)	(1)	(1)	(1)
Location of furnace:							
Basement	*	*	33	45	65	14	27
Utility room or closet	*	*	31	10	28	30	45
Attic	*	*	1	(1)	(1)	3	1
Crawl space	*	*	7	1	1	12	7
Unknown	*	*	1	(1)	(1)	1	1
Houses with heating facility installed							
HEATING FUEL	100	100	100	100	100	100	100
Gas	47	64	72	42	72	75	92
Oil	13	33	21	52	26	18	6
Electricity	(1)	1	1	(1)	(1)	3	1
Solid	38	2	(1)	(1)	(1)	(1)	(1)
Unknown	(2)	(2)	6	6	2	4	1
WATER HEATER AND FUEL							
WATER HEATER	*	100	100	100	100	100	100
Tank type (storage capacity in gallons)	*	92	92	66	98	95	99
Less than 30 gallons	*	33	5	2	2	11	(1)
30 to 39 gallons	*	51	37	26	55	42	18
40 to 49 gallons	*	8	38	24	32	31	63
50 gallons and over	*		12	14	9	11	18
Tankless type	*	8	4	26	(1)	(1)	(1)
Unknown[4]	*	(2)	4	8	2	5	1

See footnotes at end of table.

Table 6. New nonfarm 1-family houses: Heating facilities, fuel, water heaters, and pipe used for plumbing, 1940 and 1950, and by region, 1956--Continued

(Percent distribution)

Characteristics	1940	1950	1956, by region				
			All regions	North-east	North Central	South	West
	WATER HEATER AND FUEL--Continued						
WATER-HEATER FUEL	100	100	100	100	100	100	100
Gas	90	72	76	58	88	67	91
Electricity	3	16	16	17	9	27	7
Other [5]	7	12	2	17	(1)	(1)	(1)
Unknown [4]	(2)	(2)	6	8	3	6	2
	PIPE USED FOR PLUMBING						
WATER SERVICE: UNDERGROUND SERVICE TO HOUSE	*	*	100	100	100	100	100
Copper [6]	*	*	38	79	38	36	17
Galvanized iron	*	*	28	3	20	37	39
Black iron	*	*	8	1	10	4	16
Cast iron	*	*	19	7	22	18	25
Other	*	*	3	8	7	1	2
Unknown	*	*	4	2	3	4	1
DISTRIBUTION INSIDE HOUSE	100	100	100	100	100	100	100
Copper [6]	29	46	57	96	52	67	26
Galvanized iron	70	53	37	2	41	27	68
Other	1	1	3	(1)	4	2	5
Unknown	(2)	(2)	3	2	3	4	1
SANITARY DRAINAGE: UNDERGROUND, FROM HOUSE TO SEWER OR SEPTIC TANK	*	*	100	100	100	100	100
Galvanized iron	*	*	4	1	3	5	3
Black iron	*	*	7	3	13	6	3
Cast iron	*	*	39	66	29	38	35
Clay	*	*	35	13	42	27	52
Concrete	*	*	5	(1)	3	9	5
Asbestos cement	*	*	2	6	2	2	(1)
Other	*	*	5	8	6	8	1
Unknown	*	*	3	3	2	5	1
ABOVE GROUND, INSIDE HOUSE	*	*	100	100	100	100	100
Copper [6]	*	*	7	29	2	8	(1)
Galvanized iron	*	*	19	7	10	14	43
Black iron	*	*	9	3	19	8	6
Cast iron	*	*	56	41	64	60	48
Clay	*	*	1	(1)	2	3	(1)
Other	*	*	1	2	1	2	1
Unknown	*	*	7	18	2	5	2

[1] No cases reported or less than 0.5 percent.

[2] Information available for all houses in sample, which was selected from units for which FHA had issued commitments for mortgage insurance. (See p. 20.)

[3] Includes stoves and other types of space heaters.

[4] Includes some houses (about 1 percent of national total in 1956) with no water heater installed.

[5] Includes houses with water heated by house heating unit.

[6] Includes a small percentage of houses with brass pipe.

* Data not available.

NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

SOURCE: Data for 1940 and 1950 from Housing and Home Finance Agency; for 1956, from U. S. Department of Labor. (See appendix A, pp. 18-20.)

Table 7. New nonfarm 1-family houses: Average quantity of selected items used per house,[1] by selling-price class, 1956

Characteristics	Proposed selling-price class						
	All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
Number of houses started	[2]218,600	7,800	20,400	27,600	58,100	61,900	38,100
ELECTRICAL CONVENIENCE OUTLETS, BY TYPE OF RECEPTACLE:							
Duplex:							
Number of houses reporting	210,500	7,200	20,100	26,900	57,700	61,200	36,300
Number per house	22	12	18	18	20	22	30
Triplex:							
Number of houses reporting	14,700	200	700	400	2,900	7,500	3,000
Number per house	3	6	3	6	3	3	9
Multiple:							
Number of houses reporting	2,200	(3)	(3)	(3)	600	600	1,000
Number per house	7	-	-	-	4	5	12
Special purpose:							
Number of houses reporting	60,400	700	4,900	9,100	14,900	18,800	11,900
Number per house	3	1	2	2	2	2	4
ELECTRICAL SWITCHES: [4]							
Snap switches:							
Number of houses reporting	198,300	6,900	19,800	26,900	56,300	58,400	29,000
Number per house	11	6	9	10	10	11	15
Mercury switches:							
Number of houses reporting	10,300	(3)	100	200	1,000	2,300	6,700
Number per house	15	-	8	8	9	12	17
Other switches:							
Number of houses reporting	7,000	200	700	900	1,200	1,200	2,800
Number per house	9	5	2	2	5	9	15
KITCHEN CABINETS: [5]							
Base cabinets:							
Number of houses reporting	195,800	5,100	18,500	26,000	53,500	56,600	34,900
Number per house	4	3	4	3	4	4	5
Wall cabinets:							
Number of houses reporting	203,100	5,200	19,300	26,700	55,700	58,900	36,100
Number per house	5	3	4	4	5	5	6
Undersink cabinets:							
Number of houses reporting	193,000	4,800	19,200	25,500	51,600	57,400	33,400
Number per house	1	1	1	1	2	1	2
CERAMIC TILE:							
Number of houses reporting	132,400	500	6,500	11,800	36,100	43,600	33,200
Square feet per house [6]	170	70	80	120	140	170	230

[1] All averages are based on number of specified items installed in houses reporting such equipment or material.

[2] Includes houses for which the selling price was unknown.

[3] Less than 100 houses.

[4] Data obtained on low voltage switches are not shown because of small number of houses reporting such switches.

[5] See also table 1. The proportions of each type of cabinet made of wood were as follows: base, 89 percent; wall, 88 percent; and undersink, 86 percent. The remainder of the cabinets were made of steel.

[6] Ceramic tile used throughout house for such purposes as walls and counter tops in kitchen; and for floors, walls, and counter tops of cabinet-type lavatories in bathrooms. See also tables 1 and 10.

Table 8: New nonfarm dwelling units: Number of units started, by type of structure and location; and selling price and floor area of 1-family houses, by location, first quarter of 1954, 1955, and 1956

Type of structure and year	All nonfarm areas	Metropolitan areas [1]	Nonmetropolitan areas	Region			
				Northeast	North Central	South	West
	Number of units						
ALL TYPES OF STRUCTURES:							
1954	233,700	186,500	47,200	46,000	52,000	77,300	58,400
1955	287,800	225,000	62,800	52,300	62,900	95,200	77,400
1956	244,300	191,900	52,400	42,700	56,000	81,200	64,400
	Percent of units						
1954: ALL TYPES	100	100	100	100	100	100	100
1-family	87	84	97	80	95	89	80
2-to-4 family	4	5	2	4	3	3	7
5-or-more family	9	11	1	16	2	8	13
1955: ALL TYPES	100	100	100	100	100	100	100
1-family	89	87	96	85	94	91	86
2-to-4 family	4	5	2	5	4	4	4
5-or-more family	7	8	2	10	2	5	10
1956: ALL TYPES	100	100	100	100	100	100	100
1-family	90	88	95	86	94	92	84
2-to-4 family	4	5	2	4	3	6	4
5-or-more family	6	7	3	10	3	2	12
In walkup buildings	4	*	*	2	2	2	12
In elevator buildings	2	*	*	8	1	(2)	(2)
	Number of units						
1-FAMILY HOUSES:							
1954	202,200	156,500	45,700	36,900	49,400	69,000	46,900
1955	256,900	196,300	60,600	44,300	58,900	87,000	66,700
1956	218,600	168,800	49,800	36,800	52,700	74,800	54,300
	Median proposed selling price						
1954	$12,300	$12,900	$10,100	$13,800	$13,100	$10,800	$12,600
1955	13,700	13,800	12,000	14,400	14,700	11,800	14,100
1956	14,500	15,300	12,700	14,900	16,200	12,800	15,000
	Average floor area (square feet)						
1954	1,140	1,140	1,160	1,120	1,020	1,220	1,180
1955	1,170	1,170	1,160	1,120	1,100	1,200	1,210
1956	1,230	1,250	1,170	1,290	1,150	1,240	1,280

[1] The 168 standard metropolitan areas as defined in the 1950 Census.
[2] No cases reported or less than 0.5 percent.
* Data not available.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 9: New nonfarm 1-family houses: Regional trends in selected characteristics, 1954, 1955, and 1956

(Percent distribution)

Characteristics	All regions			Northeast			North Central			South			West		
	1954	1955	1956	1954	1955	1956	1954	1955	1956	1954	1955	1956	1954	1955	1956
PROPOSED SELLING PRICE	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Less than $7,000	11	7	4	8	1	(1)	12	3	2	15	17	9	4	2	1
$7,000 to $9,999	15	11	10	8	4	4	11	8	6	24	21	19	11	3	3
$10,000 to $11,999	20	16	13	16	17	12	15	18	13	20	13	14	27	17	13
$12,000 to $14,999	24	29	27	26	36	34	27	23	21	17	22	25	30	39	33
$15,000 to $19,999	16	23	26	25	30	23	19	27	30	10	14	18	13	27	33
$20,000 and over	10	10	18	13	8	25	11	19	26	8	9	12	6	6	15
Unknown	4	4	2	4	4	2	5	2	2	6	4	3	9	6	2
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Less than 700	10	3	2	13	2	1	11	3	1	13	3	4	3	2	(1)
700 to 799	8	4	3	5	6	5	14	6	6	9	4	2	3	1	(1)
800 to 999	20	22	17	14	30	26	27	29	25	19	21	14	20	10	9
1,000 to 1,199	24	30	31	33	25	21	26	32	35	19	26	32	21	39	31
1,200 to 1,499	19	26	26	15	19	16	11	19	21	19	27	24	33	37	42
1,500 to 1,799	10	7	10	13	8	12	4	6	6	10	9	12	13	5	11
1,800 and over	7	5	9	6	5	16	5	4	6	9	6	9	6	5	6
Unknown	2	3	2	1	5	3	2	1	(1)	2	4	3	1	1	1
NUMBER OF BEDROOMS	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1 bedroom	2	1	1	(1)	(1)	(1)	3	1	(1)	3	1	1	2	1	1
2 bedrooms	32	22	20	30	20	22	32	27	22	38	27	21	26	14	15
3 bedrooms	58	68	70	65	70	66	58	68	74	51	64	71	62	73	69
4 bedrooms or more	5	6	8	2	6	11	4	3	4	4	4	4	8	11	14
Unknown	3	3	1	3	4	1	3	1	(1)	4	4	3	2	1	1
BASEMENT	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Full or partial basement	41	42	43	78	88	81	55	59	69	25	19	18	20	24	27
No basement	58	55	55	21	9	18	44	39	30	73	79	79	79	71	72
On slab	*	16	16	*	3	4	*	11	9	*	22	31	*	22	9
With crawl space	*	39	39	*	6	14	*	28	21	*	57	48	*	49	63
Unknown	1	3	2	1	3	1	1	2	1	2	2	3	1	5	1
UTILITY ROOM	*	100	100	*	100	100	*	100	100	*	100	100	*	100	100
With utility room	*	33	37	*	19	31	*	34	27	*	48	45	*	24	41
No basement	*	27	30	*	7	14	*	32	23	*	43	40	*	16	35
With basement	*	6	7	*	12	17	*	2	4	*	5	5	*	8	6
No utility room	*	64	58	*	78	60	*	64	67	*	50	49	*	71	58
Unknown	*	3	5	*	3	9	*	2	6	*	2	6	*	5	1
FIREPLACE	*	100	100	*	100	100	*	100	100	*	100	100	*	100	100
1 fireplace	*	27	32	*	24	45	*	21	22	*	18	17	*	46	53
2 fireplaces or more	*	3	3	*	2	2	*	2	4	*	1	2	*	6	2
No fireplace	*	66	63	*	68	48	*	75	71	*	74	78	*	46	44
Unknown	*	4	2	*	6	5	*	2	3	*	7	3	*	2	1
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Masonry	13	20	16	8	9	9	12	14	15	19	36	19	12	13	18
Solid brick	2	3	2	(1)	2	3	3	3	3	1	3	3	4	3	1
Brick facing	7	12	10	6	4	4	6	9	11	9	23	8	8	6	13
Other masonry	4	5	4	2	3	2	3	2	1	9	10	8	(1)	4	4
Frame	82	77	83	89	87	90	82	81	84	76	62	78	83	85	82
Brick facing	20	18	26	14	18	15	22	28	37	31	23	40	3	3	2
Brick and wood facing	5	8	7	6	15	12	6	9	4	4	6	9	3	6	4
Wood facing	31	29	24	34	35	39	44	36	30	26	20	18	24	30	17
Asbestos shingle facing	14	8	9	34	16	18	9	5	9	14	11	9	3	(1)	2
Stucco	12	14	14	1	3	1	1	3	(1)	1	2	(1)	50	46	56
Other facing			3			5			4			2			1
All other construction	3	1	(1)	2	1	(1)	4	3	(1)	2	1	(1)	3	1	(1)
Unknown	2	2	1	1	3	1	2	2	1	3	1	3	2	1	(1)

See footnotes at end of table.

Table 9: New nonfarm 1-family houses: Regional trends in selected characteristics, first quarter of 1954, 1955, and 1956--Continued

(Percent distribution)

Characteristics	All regions			Northeast			North Central			South			West		
	1954	1955	1956	1954	1955	1956	1954	1955	1956	1954	1955	1956	1954	1955	1956
WINDOWS ABOVE BASEMENT, PREDOMINANT FRAME MATERIAL	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Wood	63	57	57	67	73	72	68	72	67	68	57	54	47	34	44
Steel	18	16	11	17	13	8	20	9	7	10	10	7	29	30	23
Aluminum	17	24	29	15	10	19	10	16	25	20	28	36	21	33	29
Unknown	2	3	3	1	4	1	2	3	1	2	5	3	3	3	4

[1] No cases reported or less than 0.5 percent.

* Data not available.

NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 10: New nonfarm 1-family houses: Selected characteristics,[1] by region, 1956

(Percent distribution)

Characteristics	All regions	Northeast	North Central	South	West
SHEATHING (FRAME HOUSES ONLY)[2]	100	100	100	100	100
Sheathed	83	98	98	94	42
Wood plank	31	43	23	44	12
Plywood	7	19	11	3	3
Insulation board	29	29	53	21	15
High density fiber board	3	1	4	2	6
Gypsum board	9	5	4	20	2
Other	4	1	3	4	4
Unsheathed[3]	17	2	2	6	58
INTERIOR WALL CONSTRUCTION	100	100	100	100	100
Plaster	44	38	57	28	54
On gypsum lath	40	31	55	22	53
On metal or wood lath	4	7	2	6	1
Dry wall	55	61	41	69	45
Gypsum board	48	47	39	63	38
Other	7	14	2	6	7
Unknown	1	1	2	3	1
KITCHEN WALL FINISH[4]	100	100	100	100	100
With partial tiling	23	7	17	23	34
Ceramic tile	13	4	7	8	28
Plastic tile	7	2	9	10	5
Other tile	3	1	1	4	1
No tiling	74	92	80	72	63
Unknown	3	1	3	5	3
SUBFLOOR[5]	100	100	100	100	100
With subfloor	87	97	91	73	96
Softwood boards	64	73	63	55	72
Plywood	19	21	26	12	20
Other	4	3	2	6	4
No subfloor	11	2	7	23	3
Unknown	2	1	2	4	1
ROOFING	100	100	100	100	100
Shingles[6]	84	97	92	74	82
Asbestos	7	6	3	9	9
Asphalt	66	89	88	59	40
Wood	11	2	1	6	33
Builtup	11	1	4	16	15
Other	2	1	1	3	2
Unknown	2	1	3	3	1
INSULATION:[7] PERCENT OF ALL HOUSES WITH INSULATION IN:					
Ceiling	81	96	93	69	77
Walls	33	77	48	19	16
Perimeter	5	9	9	2	2
GUTTERS AND DOWNSPOUTS	100	100	100	100	100
With gutters and downspouts	67	92	86	40	75
Aluminum	7	10	3	8	9
Copper	1	2	1	1	(8)
Galvanized steel[9]	41	20	74	23	48
Wood[10]	6	34	(8)	(8)	4
Other	12	26	8	8	14
No gutters or downspouts	30	5	12	57	24
Unknown	3	3	2	3	1
WINDOWS ABOVE BASEMENT, PREDOMINANT FRAME MATERIAL	100	100	100	100	100
Wood	57	72	67	54	44
Steel	11	8	7	7	23
Aluminum	29	19	25	36	29
Unknown	3	1	1	3	4

See footnotes at end of table.

Table 10: New nonfarm 1-family houses: Selected characteristics,[1] by region, 1956--Continued

(Percent distribution)

Characteristics	All regions	North-east	North Central	South	West
WINDOW SCREENS	100	100	100	100	100
With screens[11]	77	23	69	94	90
Aluminum	56	17	44	73	63
Bronze	3	1	1	2	7
Copper	6	2	3	7	8
Galvanized steel[9]	10	(8)	18	8	11
Other	(8)	(8)	1	1	(8)
Unknown material	2	3	2	3	1
No screens	23	77	31	6	10
DOOR SCREENS	100	100	100	100	100
With screens[11]	70	22	65	93	70
Aluminum	46	16	39	63	46
Bronze	3	1	1	1	7
Copper	4	1	1	6	6
Galvanized steel[9]	13	(8)	20	17	10
Other	1	1	1	3	(8)
Unknown material	3	3	3	3	1
No screens	30	78	35	7	30

[1] This table includes information for individual regions which was not cross-tabulated by selling price as presented in table 11 (Parts A through D).

[2] For percent of houses with frame construction, see table 9. For type of sheathing used with various outside wall materials see table 2.

[3] Includes frame houses without sheathing as well as some (about 3 percent of the national total) for which the specific type of sheathing was not reported.

[4] Use of tile for kitchen walls generally refers to wainscoting on lower part of walls or tile on one entire wall, with rest of walls and ceilings painted or papered; for other materials used for kitchen-wall finish, see table 5.

[5] For materials used for finish floors, see table 5.

[6] Includes less than 0.5 percent of houses with slate roofs.

[7] For type of insulation material used, see table 3.

[8] No cases reported or less than 0.5 percent.

[9] May include some ungalvanized steel.

[10] Includes houses with combination of wood and metal rain-carrying equipment.

[11] Based on number of houses for which builders reported that, as a general practice, screens were included in the selling price.

NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 11-A: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956

REGION 1 - NORTHEAST

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
NUMBER OF HOUSES	[1] 36,800	1,700	4,300	12,400	8,500	9,200
Percent distribution	100	4	12	34	23	25
	Percent distribution of houses according to specified characteristics					
TYPE OF HOUSE	100	100	100	100	100	100
Detached	95	99	97	96	96	97
Semidetached and row	4	1	3	4	4	3
Unknown	1	(2)	(2)	(2)	(2)	(2)
NUMBER OF STORIES	100	100	100	100	100	100
1 story	59	100	87	73	51	28
Split level	25	(2)	5	11	39	48
Other	14	(2)	7	16	10	22
Unknown	2	(2)	1	(2)	(2)	2
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100
Less than 800	6	20	5	13	(2)	(2)
800 to 999	26	74	73	36	8	(2)
1,000 to 1,199	21	4	13	32	33	3
1,200 to 1,499	16	1	5	13	31	13
1,500 to 1,799	12	(2)	1	3	23	23
1,800 and over	16	(2)	3	2	4	56
Unknown	3	1	(2)	1	1	5
NUMBER OF BEDROOMS	100	100	100	100	100	100
2 bedrooms or less	22	23	48	32	11	4
3 bedrooms	66	77	52	64	83	61
4 bedrooms or more	11	(2)	(2)	4	6	35
Unknown	1	(2)	(2)	(2)	(2)	(2)
NUMBER OF BATHROOMS	100	100	100	100	100	100
1 bathroom	51	91	94	75	41	5
1 complete, 1 partial bathroom	21	8	5	14	46	17
2 complete bathrooms	10	(2)	(2)	9	7	21
More than 2 complete bathrooms	17	1	(2)	2	6	57
No bathroom	(2)	(2)	(2)	(2)	(2)	(2)
Unknown	1	(2)	1	(2)	(2)	(2)
BASEMENT	100	100	100	100	100	100
Full or partial basement	81	20	48	87	90	96
No basement	18	80	52	12	10	4
On slab	4	(2)	9	6	1	1
With crawl space	14	80	43	6	9	3
Unknown	1	(2)	(2)	1	(2)	(2)
UTILITY ROOM	100	100	100	100	100	100
With utility room	31	78	50	18	28	37
No basement	14	72	45	7	10	3
With basement	17	6	5	11	18	34
No utility room	60	21	49	77	63	58
Unknown	9	1	1	5	9	5
GARAGE FACILITIES	100	100	100	100	100	100
Garage [3]	60	7	27	39	79	97
Carport only	9	(2)	40	10	3	1
No garage or carport	29	91	32	50	17	2
Unknown	2	2	1	1	1	(2)
FIREPLACE	100	100	100	100	100	100
1 fireplace	45	4	51	34	38	76
2 fireplaces or more	2	(2)	(2)	(2)	2	7
No fireplace	48	96	49	66	59	13
Unknown	5	(2)	(2)	(2)	1	4

See footnotes on page 55.

Table 11-A: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

REGION I - NORTHEAST--CONTINUED

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics--Continued					
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Masonry	9	9	5	11	11	8
Solid brick	3	1	3	4	3	3
Brick facing	4	4	1	4	5	5
Other masonry	2	4	1	3	3	(2)
Frame	90	91	95	89	88	92
Brick facing	15	(2)	1	10	28	9
Brick and wood facing	12	1	16	7	10	22
Wood facing	39	2	29	49	27	58
Asbestos shingle facing	18	87	17	21	19	2
Stucco	1	(2)	(2)	1	1	(2)
Other facing	5	1	32	1	4	1
All other construction	(2)	(2)	(2)	(2)	1	(2)
Unknown	1	(2)	(2)	(2)	(2)	(2)
INTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Plaster	38	1	14	38	55	42
Dry wall	61	99	86	62	45	58
Unknown	1	(2)	(2)	(2)	(2)	(2)
HEATING FACILITIES	100	100	100	100	100	100
Hot water [4]	41	58	18	29	41	65
Warm-air furnace (ducts)	56	37	82	67	59	33
Warm-air space heater (no ducts)	(2)	1	(2)	(2)	(2)	(2)
No heating facility installed	1	4	(2)	(2)	(2)	(2)
Unknown	2	(2)	(2)	4	(2)	2
OTHER EQUIPMENT AND APPLIANCES: PERCENT OF HOUSES WITH SPECIFIED ITEMS INCLUDED IN SELLING PRICE: [5]						
Window screens	23	11	28	15	23	31
Door screens	22	8	32	14	19	28
Storm windows	2	(2)	2	1	4	3
Cooking stove	67	33	80	60	62	84
Gas	29	19	62	34	30	9
Electric	38	14	18	26	32	75
Dishwasher	16	(2)	5	2	7	54
Exhaust fan (kitchen)	77	67	74	70	75	91
Garbage disposal unit	5	(2)	(2)	2	4	12
In sink	4	(2)	(2)	1	3	11
Incinerator	1	(2)	(2)	1	1	1
Refrigerator	9	5	7	6	4	21
Full-home air conditioner	(2)	(2)	(2)	(2)	(2)	1
Combined heating and cooling	(2)	(2)	(2)	(2)	(2)	1
Separate cooling	(2)	(2)	(2)	(2)	(2)	(2)
Room air conditioner	2	(2)	(2)	(2)	(2)	6
Attic fan	(2)	(2)	(2)	(2)	(2)	1
Food freezer	2	(2)	(2)	(2)	(2)	6
Clothes dryer	2	(2)	(2)	(2)	1	8
Gas	1	(2)	(2)	(2)	1	3
Electric	5	5	12	6	1	4
Washing machine	5	5	10	6	1	7
Radio	1	(2)	(2)	1	1	2
Television	(2)	(2)	(2)	(2)	(2)	(2)

See footnotes on page 55.

Table 11-B: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

REGION II - NORTH CENTRAL

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
NUMBER OF HOUSES	[6]52,700	4,000	6,700	11,100	16,500	13,500
Percent distribution	100	8	13	21	30	26
	Percent distribution of houses according to specified characteristics					
TYPE OF HOUSE	100	100	100	100	100	100
Detached	99	100	99	99	99	100
Semidetached and row	(2)	(2)	1	(2)	(2)	(2)
Unknown	1	(2)	(2)	1	(2)	(2)
NUMBER OF STORIES	100	100	100	100	100	100
1 story	91	94	94	97	92	82
Split level	4	(2)	4	(2)	2	10
Other	4	6	1	1	6	8
Unknown	1	(2)	1	2	(2)	(2)
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100
Less than 800	7	53	17	1	(2)	(2)
800 to 999	25	36	65	49	11	1
1,000 to 1,199	35	11	14	39	59	20
1,200 to 1,499	21	(2)	4	8	28	40
1,500 to 1,799	6	(2)	(2)	1	1	20
1,800 and over	6	(2)	(2)	2	1	19
Unknown	(2)	(2)	(2)	(2)	(2)	(2)
NUMBER OF BEDROOMS	100	100	100	100	100	100
2 bedrooms or less	22	83	40	16	18	8
3 bedrooms	74	17	60	78	79	85
4 bedrooms or more	4	(2)	(2)	6	3	7
Unknown	(2)	(2)	(2)	(2)	(2)	(2)
NUMBER OF BATHROOMS	100	100	100	100	100	100
1 bathroom	58	85	97	85	51	21
1 complete, 1 partial bathroom	29	1	1	10	45	48
2 complete bathrooms	7	4	1	5	3	18
More than 2 complete bathrooms	4	1	1	(2)	1	13
No bathroom	1	8	(2)	(2)	(2)	(2)
Unknown	1	1	(2)	(2)	(2)	(2)
BASEMENT	100	100	100	100	100	100
Full or partial basement	69	18	34	63	89	83
No basement	30	82	66	37	11	17
On slab	9	12	29	11	4	3
With crawl space	21	70	37	26	7	14
Unknown	1	(2)	(2)	(2)	(2)	(2)
UTILITY ROOM	100	100	100	100	100	100
With utility room	27	44	57	32	12	24
No basement	23	43	55	30	10	14
With basement	4	1	2	2	2	10
No utility room	67	53	43	60	86	69
Unknown	6	3	(2)	8	2	7
GARAGE FACILITIES	100	100	100	100	100	100
Garage[3]	44	29	35	29	35	72
Carport only	6	6	3	15	2	5
No garage or carport	49	65	62	55	62	23
Unknown	1	(2)	(2)	1	1	(2)
FIREPLACE	100	100	100	100	100	100
1 fireplace	22	(2)	(2)	4	20	56
2 fireplaces or more	4	(2)	(2)	(2)	4	10
No fireplace	71	100	87	96	75	32
Unknown	3	(2)	13	(2)	1	2

See footnotes on page 55.

Table 11-B: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

REGION II - NORTH CENTRAL-- CONTINUED

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics					
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Masonry	15	8	2	2	20	30
Solid brick	3	(2)	(2)	(2)	3	7
Brick facing	11	(2)	(2)	2	16	23
Other masonry	1	8	2	(2)	1	(2)
Frame	84	92	98	98	79	70
Brick facing	37	(2)	13	35	50	47
Brick and wood facing	4	1	(2)	1	5	8
Wood facing	30	60	53	47	18	12
Asbestos shingle facing	9	23	29	12	3	(2)
Stucco	(2)	(2)	(2)	(2)	(2)	(2)
Other facing	4	8	3	3	4	3
All other construction	(2)	(2)	(2)	(2)	1	(2)
Unknown	1	(2)	(2)	(2)	(2)	(2)
INTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Plaster	57	15	29	37	77	78
Dry wall	41	83	71	63	23	21
Unknown	2	2	(2)	(2)	(2)	1
HEATING FACILITIES	100	100	100	100	100	100
Hot water [4]	3	2	(2)	2	2	8
Warm-air furnace (ducts)	94	76	97	97	98	92
Warm-air space heater (no ducts)	1	16	(2)	1	(2)	(2)
No heating facility installed	(2)	3	(2)	(2)	(2)	(2)
Unknown	2	3	3	(2)	(2)	2
OTHER EQUIPMENT AND APPLIANCES: PERCENT OF HOUSES WITH SPECIFIED ITEMS INCLUDED IN SELLING PRICE: [5]						
Window screens	69	78	82	68	61	69
Door screens	65	78	86	67	46	70
Storm windows	21	46	14	20	31	17
Cooking stove	26	12	8	5	30	51
Gas	5	6	4	1	4	10
Electric	21	6	4	4	26	41
Dishwasher	8	1	(2)	2	4	23
Exhaust fan (kitchen)	58	2	34	37	77	81
Garbage disposal unit	40	14	22	31	48	53
In sink	37	14	22	31	46	44
Incinerator	3	(2)	(2)	(2)	2	9
Refrigerator	4	2	4	1	3	9
Full-home air conditioner	5	(2)	2	4	2	13
Combined heating and cooling	3	(2)	2	1	1	7
Separate cooling	2	(2)	(2)	3	1	6
Room air conditioner	(2)	(2)	(2)	1	(2)	(2)
Attic fan	2	2	2	1	1	5
Food freezer	1	(2)	4	(2)	(2)	2
Clothes dryer	5	(2)	7	4	2	7
Gas	2	(2)	2	(2)	1	3
Electric	3	(2)	5	4	1	4
Washing machine	5	2	6	5	3	7
Radio	3	(2)	1	(2)	6	4
Television	2	(2)	(2)	(2)	5	1

See footnotes on page 55.

Table 11-C: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

REGION III - SOUTH

Characteristics	Proposed selling-price class						
	All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
NUMBER OF HOUSES	[7]74,800	6,600	14,200	10,500	18,800	13,800	8,900
Percent distribution	100	9	19	14	25	18	12
	Percent distribution of houses according to specified characteristics						
TYPE OF HOUSE	100	100	100	100	100	100	100
Detached	95	100	84	96	98	98	100
Semidetached and row	3	(2)	15	3	2	(2)	(2)
Unknown	2	(2)	1	1	(2)	2	(2)
NUMBER OF STORIES	100	100	100	100	100	100	100
1 story	89	99	81	96	98	91	86
Split level	3	(2)	(2)	(2)	1	7	9
Other	6	1	19	4	(2)	2	5
Unknown	2	(2)	(2)	(2)	1	(2)	(2)
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100	100
Less than 800	6	56	7	3	(2)	(2)	(2)
800 to 999	14	27	29	25	8	1	(2)
1,000 to 1,199	32	8	55	50	43	15	6
1,200 to 1,499	24	8	6	20	42	38	13
1,500 to 1,799	12	(2)	3	1	6	36	23
1,800 and over	9	(2)	(2)	1	1	10	58
Unknown	3	1	(2)	(2)	(2)	(2)	(2)
NUMBER OF BEDROOMS	100	100	100	100	100	100	100
2 bedrooms or less	22	72	33	30	11	10	7
3 bedrooms	71	26	65	69	87	86	76
4 bedrooms or more	4	2	1	1	2	4	17
Unknown	3	(2)	1	(2)	(2)	(2)	(2)
NUMBER OF BATHROOMS	100	100	100	100	100	100	100
1 bathroom	54	74	96	76	60	18	2
1 complete, 1 partial bathroom	13	(2)	1	15	24	24	7
2 complete bathrooms	21	1	2	9	16	49	57
More than 2 complete bathrooms	6	(2)	(2)	(2)	(2)	9	34
No bathroom	2	24	(2)	(2)	(2)	(2)	(2)
Unknown	4	1	1	(2)	(2)	(2)	(2)
BASEMENT	100	100	100	100	100	100	100
Full or partial basement	18	3	14	7	13	33	37
No basement	79	96	86	92	86	66	62
On slab	31	9	41	51	35	21	23
With crawl space	48	87	45	41	51	45	39
Unknown	3	1	(2)	1	1	1	1
UTILITY ROOM	100	100	100	100	100	100	100
With utility room	45	6	32	52	57	51	57
No basement	40	6	32	51	53	41	43
With basement	5	(2)	(2)	1	4	10	14
No utility room	49	93	63	45	41	43	38
Unknown	6	1	5	3	2	6	5
GARAGE FACILITIES	100	100	100	100	100	100	100
Garage [3]	32	6	23	32	30	41	65
Carport only	33	15	33	33	48	31	22
No garage or carport	32	78	44	35	21	28	12
Unknown	3	1	(2)	(2)	1	(2)	1
FIREPLACE	100	100	100	100	100	100	100
1 fireplace	17	4	3	8	13	25	63
2 fireplaces or more	2	(2)	(2)	(2)	(2)	1	12
No fireplace	78	96	97	91	87	72	25
Unknown	3	(2)	(2)	1	(2)	2	(2)

See footnotes on page 55.

Table 11-C: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

REGION III - SOUTH-- CONTINUED

Characteristics	All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Proposed selling-price class						
	Percent distribution of houses according to specified characteristics						
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100	100
Masonry	19	6	27	21	15	18	30
Solid brick	3	1	(2)	1	1	6	12
Brick facing	8	1	21	4	5	4	12
Other masonry	8	4	6	16	9	8	6
Frame	78	94	73	79	85	82	70
Brick facing	40	1	11	37	58	60	53
Brick and wood facing	9	1	2	8	15	12	12
Wood facing	18	56	37	21	8	6	2
Asbestos shingle facing	9	32	19	11	3	1	(2)
Stucco	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Other facing	2	4	4	2	1	3	3
All other construction	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Unknown	3	(2)	(2)	(2)	(2)	(2)	(2)
INTERIOR WALL CONSTRUCTION	100	100	100	100	100	100	100
Plaster	28	1	14	28	38	34	46
Dry wall	69	99	86	72	62	66	54
Unknown	3	(2)	(2)	(2)	(2)	(2)	(2)
HEATING FACILITIES	100	100	100	100	100	100	100
Hot water[4]	1	(2)	(2)	(2)	1	5	2
Warm-air furnace (ducts)	60	2	53	41	80	79	81
Warm-air space heater (no ducts)	26	51	35	50	14	12	12
No heating facility installed	9	46	11	9	4	4	2
Unknown	4	1	1	(2)	1	(2)	3
OTHER EQUIPMENT AND APPLIANCES: PERCENT OF HOUSES WITH SPECIFIED ITEMS INCLUDED IN SELLING PRICE:[5]							
Window screens	94	93	90	96	96	92	95
Door screens	93	95	90	95	96	91	93
Storm windows	3	(2)	4	(2)	5	6	5
Cooking stove	24	(2)	14	8	10	41	72
Gas	8	(2)	12	6	3	11	11
Electric	16	(2)	2	2	7	30	61
Dishwasher	12	(2)	(2)	2	5	16	58
Exhaust fan (kitchen)	34	(2)	12	26	38	48	71
Garbage disposal unit	15	(2)	2	4	6	26	58
In sink	14	(2)	2	4	6	24	56
Incinerator	1	(2)	(2)	(2)	(2)	2	2
Refrigerator	7	(2)	(2)	1	1	13	29
Full-home air conditioner	9	(2)	(2)	1	12	10	39
Combined heating and cooling	7	(2)	(2)	1	8	7	33
Separate cooling	2	(2)	(2)	(2)	4	3	6
Room air conditioner	1	(2)	1	(2)	1	1	4
Attic fan	11	(2)	7	16	12	13	15
Food freezer	1	(2)	(2)	(2)	1	2	2
Clothes dryer	2	(2)	(2)	(2)	2	(2)	8
Gas	1	(2)	(2)	(2)	1	(2)	3
Electric	1	(2)	(2)	(2)	1	(2)	5
Washing machine	2	(2)	1	1	2	2	8
Radio	2	(2)	(2)	(2)	1	3	7
Television	(2)	(2)	(2)	(2)	(2)	1	2

See footnotes on page 55.

Table 11-D: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

REGION IV - WEST

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
NUMBER OF HOUSES	[3] 54,300	1,900	6,900	17,900	18,400	8,000
Percent distribution	100	4	13	33	33	15
	Percent distribution of houses according to specified characteristics					
TYPE OF HOUSE	100	100	100	100	100	100
Detached	99	100	100	100	100	100
Semidetached and row	(2)	(2)	(2)	(2)	(2)	(2)
Unknown	1	(2)	(2)	(2)	(2)	(2)
NUMBER OF STORIES	100	100	100	100	100	100
1 story	97	100	100	98	98	92
Split level	1	(2)	(2)	1	1	7
Other	1	(2)	(2)	1	1	1
Unknown	1	(2)	(2)	(2)	(2)	(2)
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100
Less than 800	(2)	10	(2)	(2)	(2)	(2)
800 to 999	9	89	22	9	2	(2)
1,000 to 1,199	31	1	73	57	9	(2)
1,200 to 1,499	42	(2)	5	33	76	14
1,500 to 1,799	11	(2)	(2)	1	10	52
1,800 and over	6	(2)	(2)	(2)	3	34
Unknown	1	(2)	(2)	(2)	(2)	(2)
NUMBER OF BEDROOMS	100	100	100	100	100	100
2 bedrooms or less	16	87	22	21	3	14
3 bedrooms	69	13	78	74	76	51
4 bedrooms or more	14	(2)	(2)	5	21	35
Unknown	1	(2)	(2)	(2)	(2)	(2)
NUMBER OF BATHROOMS	100	100	100	100	100	100
1 bathroom	31	93	69	46	12	2
1 complete, 1 partial bathroom	21	2	9	35	21	8
2 complete bathrooms	41	(2)	22	19	64	61
More than 2 complete bathrooms	5	(2)	(2)	(2)	3	29
No bathroom	1	5	(2)	(2)	(2)	(2)
Unknown	1	(2)	(2)	(2)	(2)	(2)
BASEMENT	100	100	100	100	100	100
Full or partial basement	27	19	28	35	21	29
No basement	72	81	72	65	79	71
On slab	9	16	4	8	12	3
With crawl space	63	65	68	57	67	68
Unknown	1	(2)	(2)	(2)	(2)	(2)
UTILITY ROOM	100	100	100	100	100	100
With utility room	41	41	38	32	46	52
No basement	35	38	38	26	40	39
With basement	6	3	(2)	6	6	13
No utility room	58	59	62	67	54	47
Unknown	1	(2)	(2)	1	(2)	1
GARAGE FACILITIES	100	100	100	100	100	100
Garage [5]	75	29	46	65	93	96
Carport only	10	19	28	10	5	4
No garage or carport	13	52	21	24	2	(2)
Unknown	2	(2)	5	1	(2)	(2)
FIREPLACE	100	100	100	100	100	100
1 fireplace	53	4	12	29	81	88
2 fireplaces or more	2	(2)	(2)	1	1	11
No fireplace	44	96	88	70	17	1
Unknown	1	(2)	(2)	(2)	1	(2)

See footnotes on page 55.

Table 11-D: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

REGION IV - WEST--CONTINUED

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics					
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Masonry	18	21	36	25	6	18
Solid brick	1	0	(2)	(2)	1	5
Brick facing	13	11	16	22	5	13
Other masonry	4	5	20	3	(2)	(2)
Frame	82	79	64	75	94	81
Brick facing	2	(2)	5	1	3	(2)
Brick and wood facing	4	4	3	3	4	6
Wood facing	17	21	22	19	15	8
Asbestos shingle facing	2	20	(2)	4	(2)	(2)
Stucco	56	34	34	47	72	66
Other facing	1	(2)	(2)	1	(2)	1
All other construction	(2)	(2)	(2)	(2)	(2)	1
Unknown	(2)	(2)	(2)	(2)	(2)	(2)
INTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Plaster	54	35	33	45	63	74
Dry wall	45	65	66	55	37	26
Unknown	1	(2)	1	(2)	(2)	(2)
HEATING FACILITIES	100	100	100	100	100	100
Hot water[4]	(2)	(2)	(2)	(2)	1	(2)
Warm-air furnace (ducts)	81	43	66	70	95	100
Warm-air space heater (no ducts)	17	47	33	30	4	(2)
No heating facility installed	(2)	10	1	(2)	(2)	(2)
Unknown	2	(2)	(2)	(2)	(2)	(2)
OTHER EQUIPMENT AND APPLIANCES: PERCENT OF HOUSES WITH SPECIFIED ITEMS INCLUDED IN SELLING PRICE:[5]						
Window screens	90	72	84	94	91	91
Door screens	70	55	70	79	64	67
Storm windows	7	(2)	(2)	13	9	(2)
Cooking stove	36	11	5	12	58	70
Gas	25	8	5	8	41	47
Electric	11	3	(2)	4	17	23
Dishwasher	9	(2)	2	1	15	24
Exhaust fan (kitchen)	68	15	54	63	80	76
Garbage disposal unit	[9]71	13	46	61	78	(9)
In sink	67	13	46	61	78	80
Incinerator	4	(2)	(2)	(2)	(2)	27
Refrigerator	3	5	3	3	3	5
Full-home air conditioner	7	(2)	(2)	7	10	5
Combined heating and cooling	6	(2)	(2)	5	10	5
Separate cooling	1	(2)	(2)	2	(2)	(2)
Room air conditioner	(2)	(2)	(2)	1	(2)	1
Attic fan	2	(2)	(2)	2	3	1
Food freezer	1	(2)	(2)	(2)	2	2
Clothes dryer	2	(2)	2	(2)	3	5
Gas	(2)	(2)	1	(2)	(2)	2
Electric	2	(2)	1	(2)	3	3
Washing machine	2	(2)	2	1	2	4
Radio	2	(2)	(2)	(2)	3	5
Television	(2)	(2)	(2)	(2)	(2)	(2)

See footnotes on page 55.

Table 11-E: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

METROPOLITAN AREAS[10]

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
NUMBER OF HOUSES	[11] 168,800	17,000	18,800	43,700	49,700	35,000
Percent distribution	100	10	11	26	29	21
	Percent distribution of houses according to specified characteristics					
TYPE OF HOUSE	100	100	100	100	100	100
Detached	97	87	98	98	99	100
Semidetached and row	2	12	2	2	(2)	(2)
Unknown	1	1	(2)	(2)	1	(2)
NUMBER OF STORIES	100	100	100	100	100	100
1 story	85	83	93	92	88	71
Split level	7	1	2	3	8	18
Other	7	16	4	5	4	10
Unknown	1	(2)	1	(2)	(2)	1
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100
Less than 800	4	22	6	2	(2)	(2)
800 to 999	15	34	36	21	5	(2)
1,000 to 1,199	33	40	48	49	30	10
1,200 to 1,499	27	2	9	24	50	24
1,500 to 1,799	11	2	(2)	3	13	13
1,800 and over	8	(2)	(2)	1	2	35
Unknown	2	(2)	1	(2)	(2)	1
NUMBER OF BEDROOMS	100	100	100	100	100	100
2 bedrooms or less	15	44	24	16	10	5
3 bedrooms	74	54	76	80	79	72
4 bedrooms or more	9	1	(2)	4	11	23
Unknown	2	1	(2)	(2)	(2)	(2)
NUMBER OF BATHROOMS	100	100	100	100	100	100
1 bathroom	43	94	76	55	26	9
1 complete, 1 partial bathroom	23	1	10	26	30	25
2 complete bathrooms	24	1	13	18	40	37
More than 2 complete bathrooms	8	(2)	1	1	4	29
No bathroom	(2)	2	(2)	(2)	(2)	(2)
Unknown	2	2	(2)	(2)	(2)	(2)
BASEMENT	100	100	100	100	100	100
Full or partial basement	48	14	29	47	49	64
No basement	50	86	70	52	51	36
On slab	15	40	24	16	12	6
With crawl space	35	46	46	36	39	30
Unknown	2	(2)	1	1	(2)	(2)
UTILITY ROOM	100	100	100	100	100	100
With utility room	31	27	37	27	33	40
No basement	24	26	36	23	27	22
With basement	7	1	1	4	6	18
No utility room	62	68	61	70	64	52
Unknown	7	5	2	3	3	8
GARAGE FACILITIES	100	100	100	100	100	100
Garage [3]	57	25	43	51	62	82
Carport only	12	22	21	16	7	6
No garage or carport	29	53	34	32	31	12
Unknown	2	(2)	2	1	(2)	(2)
FIREPLACE	100	100	100	100	100	100
1 fireplace	33	1	5	17	45	69
2 fireplaces or more	3	(2)	(2)	(2)	2	10
No fireplace	61	99	94	83	52	18
Unknown	3	(2)	1	(2)	1	3

See footnotes on page 55.

Table 11-E: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

METROPOLITAN AREAS [10]-- CONTINUED

Characteristics	Proposed selling-price class					
	All prices	Less than $10,000	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics					
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Masonry	20	24	26	19	16	23
Solid brick	3	1	1	1	4	7
Brick facing	12	18	8	13	9	14
Other masonry	5	5	17	5	3	2
Frame	79	76	74	81	84	77
Brick facing	25	4	18	25	34	28
Brick and wood facing	7	2	8	5	8	11
Wood facing	22	51	30	24	12	19
Asbestos shingle facing	5	12	5	7	2	1
Stucco	18	3	11	19	27	16
Other facing	2	4	2	1	1	2
All other construction	(2)	(2)	(2)	(2)	(2)	(2)
Unknown	1	(2)	(2)	(2)	(2)	(2)
INTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Plaster	47	13	33	43	63	62
Dry wall	51	86	67	57	37	38
Unknown	2	1	(2)	(2)	(2)	(2)
HEATING	100	100	100	100	100	100
Hot water [4]	9	1	3	7	3	16
Warm-air furnace (ducts)	76	59	70	75	92	80
Warm-air space heater (no ducts)	11	29	21	16	4	3
No heating facility installed	2	10	5	2	1	(2)
Unknown	2	1	1	(2)	(2)	1
OTHER EQUIPMENT AND APPLIANCES: PERCENT OF HOUSES WITH SPECIFIED ITEMS INCLUDED IN SELLING PRICE: [5]						
Window screens	75	85	80	73	72	70
Door screens	66	83	76	66	55	64
Storm windows	9	3	3	8	14	8
Cooking stove	37	14	11	19	49	70
Gas	16	12	8	10	24	19
Electric	21	2	3	9	25	51
Dishwasher	13	(2)	2	3	12	40
Exhaust fan (kitchen)	59	10	37	51	74	85
Garbage disposal unit	43	6	23	37	53	62
In sink	40	6	23	37	52	52
Incinerator	3	(2)	(2)	(2)	1	10
Refrigerator	6	1	2	2	6	16
Full-home air conditioner	5	(2)	(2)	4	5	14
Combined heating and cooling	3	(2)	(2)	1	4	10
Separate cooling	2	(2)	(2)	3	1	4
Room air conditioner	1	(2)	(2)	(2)	(2)	3
Attic fan	3	1	3	2	2	6
Food freezer	1	(2)	(2)	(2)	1	2
Clothes dryer	3	1	4	3	2	6
Gas	1	(2)	1	1	(2)	2
Electric	2	1	3	2	2	4
Washing machine	3	1	3	3	2	6
Radio	2	(2)	(2)	1	4	5
Television	1	(2)	(2)	(2)	(2)	1

See footnotes on page 55.

Table 11-F: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

NONMETROPOLITAN AREAS

Characteristics	Proposed selling-price class						
	All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
NUMBER OF HOUSES	[12] 49,800	5,000	6,400	9,600	16,500	7,400	4,600
Percent distribution	100	10	13	19	33	15	9
	Percent distribution of houses according to specified characteristics						
TYPE OF HOUSE	100	100	100	100	100	100	100
Detached	99	100	99	98	100	100	96
Semidetached and row	1	(2)	(2)	1	(2)	(2)	4
Unknown	(2)	(2)	1	1	(2)	(2)	(2)
NUMBER OF STORIES	100	100	100	100	100	100	100
1 story	97	95	100	100	98	92	94
Split level	2	(2)	(2)	(2)	2	6	4
Other	1	5	(2)	(2)	(2)	2	2
Unknown	(2)	(2)	(2)	(2)	(2)	(2)	(2)
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100	100
Less than 800	10	48	17	5	5	(2)	(2)
800 to 999	26	33	41	49	20	5	1
1,000 to 1,199	25	8	29	30	35	16	5
1,200 to 1,499	24	10	11	14	36	41	15
1,500 to 1,799	6	(2)	1	1	3	22	14
1,800 and over	9	(2)	(2)	1	1	16	65
Unknown	(2)	1	1	(2)	(2)	(2)	(2)
NUMBER OF BEDROOMS	100	100	100	100	100	100	100
2 bedrooms or less	38	67	60	49	27	14	33
3 bedrooms	59	30	40	51	69	85	59
4 bedrooms or more	3	3	(2)	(2)	4	1	8
Unknown	(2)	(2)	(2)	(2)	(2)	(2)	(2)
NUMBER OF BATHROOMS	100	100	100	100	100	100	100
1 bathroom	70	68	95	93	82	39	8
1 complete, 1 partial bathroom	13	(2)	2	5	14	33	17
2 complete bathrooms	10	1	3	2	4	26	40
More than 2 complete bathrooms	4	(2)	(2)	(2)	(2)	2	35
No bathroom	3	31	(2)	(2)	(2)	(2)	(2)
Unknown	(2)	(2)	(2)	(2)	(2)	(2)	(2)
BASEMENT	100	100	100	100	100	100	100
Full or partial basement	27	8	12	14	29	44	58
No basement	73	92	88	86	70	56	42
On slab	18	6	5	37	20	9	17
With crawl space	55	86	83	49	50	47	25
Unknown	(2)	(2)	(2)	(2)	1	(2)	(2)
UTILITY ROOM	100	100	100	100	100	100	100
With utility room	57	7	59	74	67	53	43
No basement	51	7	59	71	58	45	35
With basement	6	(2)	(2)	3	9	8	8
No utility room	41	93	38	26	29	46	56
Unknown	2	(2)	3	(2)	4	1	1
GARAGE FACILITIES	100	100	100	100	100	100	100
Garage [3]	26	3	18	20	20	47	69
Carport only	32	12	31	34	41	33	20
No garage or carport	41	85	51	46	38	20	10
Unknown	1	(2)	(2)	(2)	1	(2)	1
FIREPLACE	100	100	100	100	100	100	100
1 fireplace	29	5	7	27	26	46	60
2 fireplaces or more	2	(2)	(2)	(2)	(2)	1	15
No fireplace	67	95	93	63	74	51	25
Unknown	2	(2)	(2)	10	(2)	2	(2)

See footnotes on page 55.

Table 11-F: New nonfarm 1-family houses: Selected characteristics, by location and selling-price class, 1956--Continued

NONMETROPOLITAN AREAS-- CONTINUED

Characteristics	Proposed selling-price class						
	All prices	Less than $7,000	$7,000 to $9,999	$10,000 to $11,999	$12,000 to $14,999	$15,000 to $19,999	$20,000 and over
	Percent distribution of houses according to specified characteristics						
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100	100
Masonry	4	15	5	4	2	4	23
Solid brick	1	1	(2)	1	1	(2)	2
Brick facing	1	1	2	1	(2)	2	21
Other masonry	2	13	3	2	1	2	(2)
Frame	94	85	95	96	98	96	76
Brick facing	28	1	15	19	36	43	40
Brick and wood facing	8	2	1	3	13	5	16
Wood facing	31	41	18	29	35	35	12
Asbestos shingle facing	21	37	55	29	10	8	(2)
Stucco	1	(2)	1	3	3	(2)	1
Other facing	5	4	5	13	1	5	7
All other construction	(2)	(2)	(2)	(2)	(2)	(2)	1
Unknown	2	(2)	(2)	(2)	(2)	(2)	(2)
INTERIOR WALL CONSTRUCTION	100	100	100	100	100	100	100
Plaster	28	4	13	16	33	42	66
Dry wall	72	96	87	84	67	58	34
Unknown	(2)	(2)	(2)	(2)	(2)	(2)	(2)
HEATING FACILITIES	100	100	100	100	100	100	100
Hot water[4]	5	(2)	12	2	2	5	14
Warm-air furnace (ducts)	63	9	24	58	86	84	73
Warm-air space heater (no ducts)	22	38	52	38	10	9	7
No heating facility installed	8	52	12	1	2	(2)	1
Unknown	2	1	(2)	1	(2)	2	5
OTHER EQUIPMENT AND APPLIANCES: PERCENT OF HOUSES WITH SPECIFIED ITEMS INCLUDED IN SELLING PRICE:[5]							
Window screens	84	84	79	82	83	89	85
Door screens	84	85	78	83	83	89	86
Storm windows	9	5	2	5	12	17	3
Cooking stove	18	3	11	26	19	26	38
Gas	9	3	4	19	10	5	9
Electric	11	(2)	7	7	9	21	29
Dishwasher	3	(2)	(2)	2	(2)	2	19
Exhaust fan (kitchen)	41	(2)	23	50	53	47	42
Garbage disposal unit	4	(2)	(2)	7	1	2	22
In sink	4	(2)	(2)	7	1	2	19
Incinerator	(2)	(2)	(2)	(2)	(2)	(2)	3
Refrigerator	4	(2)	1	4	4	3	8
Full-home air conditioner	10	(2)	1	2	16	16	24
Combined heating and cooling	9	(2)	(2)	2	13	15	23
Separate cooling	1	(2)	(2)	(2)	3	1	1
Room air conditioner	(2)	(2)	1	(2)	(2)	(2)	1
Attic fan	13	(2)	15	14	13	19	12
Food freezer	1	(2)	(2)	3	(2)	(2)	1
Clothes dryer	3	(2)	(2)	4	2	1	6
Gas	1	(2)	(2)	1	(2)	1	4
Electric	2	(2)	(2)	3	2	(2)	2
Washing machine	3	(2)	1	5	3	1	8
Radio	(2)	(2)	(2)	1	(2)	(2)	(2)
Television	(2)	(2)	(2)	(2)	(2)	1	(2)

See footnotes on page 55.

Footnotes to tables 11A-11F.

[1] Includes 700 houses (2 percent of the total) for which the selling price was unknown.
[2] No cases reported or less than 0.5 percent.
[3] Includes a small percentage of houses with both a garage and a carport.
[4] Includes a small percentage of houses with steam heating systems.
[5] Based on the number of houses for which data for a particular item were reported. The number of units for which data were not obtained varied for the different items, but in no case exceeded 2.5 percent of the total. Data in this table represent the proportion of units for which builders, as a general practice, include the specified equipment or appliance in the selling price of a new house.
[6] Includes 900 houses (2 percent of the total) for which the selling price was unknown.
[7] Includes 2,000 houses (3 percent of the total) for which the selling price was unknown.
[8] Includes 1,200 houses (2 percent of the total) for which the selling price was unknown.
[9] Includes some houses equipped with both a garbage disposal unit in the sink and an incinerator.
[10] The 168 standard metropolitan areas as defined in the 1950 Census.
[11] Includes 4,600 houses (3 percent of the total) for which the selling price was unknown.
[12] Includes 300 houses (1 percent of the total) for which the selling price was unknown.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 12. New nonfarm 1-family houses: Selected characteristics in metropolitan[1] and nonmetropolitan areas in the South and other regions, 1956

Characteristics	All regions		South		All other regions	
	Metropolitan areas	Nonmetropolitan areas	Metropolitan areas	Nonmetropolitan areas	Metropolitan areas	Nonmetropolitan areas
NUMBER OF HOUSES	168,800	49,800	48,500	26,300	120,300	23,500
Median proposed selling price	$15,300	$12,700	$13,220	$12,230	$16,150	$13,080
Average floor area (sq. ft.)	1,250	1,170	1,250	1,220	1,250	1,110
	Percent distribution of houses according to specified characteristics					
PROPOSED SELLING PRICE	100	100	100	100	100	100
Less than $7,000	2	10	5	16	(2)	3
$7,000 to $9,999	8	13	21	16	4	10
$10,000 to $11,999	11	19	13	16	10	23
$12,000 to $14,999	26	33	23	29	27	38
$15,000 to $19,999	29	15	20	15	34	14
$20,000 and over	21	9	14	8	23	11
Unknown	3	1	4	(2)	2	1
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100
Less than 800	4	10	5	11	4	9
800 to 999	15	26	12	17	16	36
1,000 to 1,199	33	25	37	24	31	25
1,200 to 1,499	27	24	20	31	29	17
1,500 to 1,799	11	6	13	8	11	3
1,800 and over	8	9	9	9	8	9
Unknown	2	(2)	4	(2)	1	1
NUMBER OF BEDROOMS	100	100	100	100	100	100
2 bedrooms or less	15	38	16	34	15	44
3 bedrooms	74	59	76	64	73	53
4 bedrooms or more	9	3	5	2	11	3
Unknown	2	(2)	3	(2)	1	(2)
NUMBER OF BATHROOMS	100	100	100	100	100	100
1 bathroom	43	70	49	64	40	79
More than 1 bathroom	55	27	46	31	59	20
No bathroom	(2)	3	1	5	(2)	1
Unknown	2	(2)	4	(2)	1	(2)
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Masonry	20	4	27	5	17	2
Brick[3]	15	2	16	3	15	1
Other masonry	5	2	11	2	2	1
Frame	79	94	70	95	83	94
Brick facing[4]	32	36	46	55	26	14
Wood facing	22	31	19	17	23	48
Asbestos shingle facing	5	21	3	19	6	24
Stucco	18	1	(2)	(2)	26	2
Other facing	2	5	2	4	2	6
All other construction	(2)	(2)	(2)	(2)	(2)	(2)
Unknown	1	2	3	(2)	(2)	4
HEATING FACILITIES	100	100	100	100	100	100
Hot water[5]	9	5	2	(2)	12	11
Warm-air furnace (ducts)	76	63	69	45	78	83
Warm-air space heater (no ducts)	11	22	18	40	8	3
No heating facility installed	2	8	7	13	(2)	2
Unknown	2	2	4	2	2	1
	Percent of houses having specified characteristics					
Full or partial basement	48	27	22	10	58	47
Utility room	31	57	35	62	30	50
1 fireplace or more	36	31	18	21	43	41
Garage or carport	69	58	66	63	70	53

[1] The 168 standard metropolitan areas as defined in the 1950 Census.
[2] No cases reported or less than 0.5 percent.
[3] Includes solid brick and brick backed with other masonry.
[4] Includes houses with combination of brick and wood facing.
[5] Includes houses (less than 0.5 percent of the national total) with steam heating systems.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 13. New nonfarm dwelling units in multifamily structures:[1] Selected characteristics, by type of structure, 1954, 1955, and 1956

Characteristics	Type of structure					
	2-to-4 family			5-or-more family		
	1954	1955	1956	1954	1955	1956
NUMBER OF DWELLING UNITS	9,600	11,800	10,300	21,900	19,100	15,400
Average floor area (sq. ft.)	860	720	850	630	620	660
	Percent distribution of units according to specified characteristics					
FLOOR AREA (SQ. FT.)	100	100	100	100	100	100
Less than 400	(2)	(2)	(2)	7	5	7
400 to 499	(2)	(2)	(2)	12	6	13
500 to 599	(2)	(2)	(2)	9	8	19
600 to 699	28	34	25	11	15	18
700 to 799	17	16	12	10	14	14
800 to 999	19	25	28	11	20	17
1,000 to 1,199	14	10	11	7	11	5
1,200 to 1,499	8	4	12	10	4	1
1,500 and over	9	2	4		1	1
Unknown	5	9	8	23	16	5
NUMBER OF BEDROOMS	100	100	100	100	100	100
No bedrooms	2	(3)	(4)	11	6	12
1 bedroom	27	22	24	48	53	60
2 bedrooms	60	62	57	27	33	23
3 bedrooms	6	8	14	13	4	1
4 bedrooms or more	4	1	(4)	(4)	(4)	(4)
Unknown	1	7	5	1	4	4
NUMBER OF BATHROOMS	*	*	100	*	*	100
1 bathroom	*	*	77	*	*	89
1 complete, 1 partial bathroom	*	*	6	*	*	3
2 complete bathrooms	*	*	7	*	*	4
More than 2 complete bathrooms	*	*	2	*	*	(4)
Unknown	*	*	8	*	*	4
EXTERIOR WALL CONSTRUCTION	100	100	100	100	100	100
Masonry	38	38	50	56	54	50
Solid brick [2]	3	12	14	15	18	11
Brick facing [2]	26	14	15	39	31	29
Other masonry	9	12	21	2	5	10
Frame	58	55	48	43	42	47
Brick facing	15	18	15	6	11	10
Brick and wood facing	4	2	(4)	2	1	(4)
Wood facing	6	13	11	6	1	1
Asbestos shingle facing	3	3	3	1	(4)	1
Other	30	19	19	28	29	35
Unknown	4	7	2	1	4	3
WINDOWS ABOVE BASEMENT, PREDOMINANT FRAME MATERIAL	100	100	100	100	100	100
Wood	46	45	36	43	25	31
Steel	29	18	14	29	28	14
Aluminum	22	28	44	28	39	50
Unknown	3	9	6	(4)	8	5

[1] Includes units in 2-to-4 family and 5-or-more family structures.
[2] Included with floor area classification, 600 to 699 square feet.
[3] Units without bedrooms are included with those having 1 bedroom.
[4] No cases reported or less than 0.5 percent.
[5] Includes units in brick-faced buildings with framework of concrete reinforced with steel.
* Data not available.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

Table 14. New nonfarm dwelling units in multifamily structures:[1] Number of windows in units started in first quarter of 1954, 1955, and 1956, and percentage distribution by type of window and, in 1956, by type of window-frame material

Type of window	1954	1955	1956, by window-frame material			
			All materials[2]	Wood	Steel	Aluminum
	Number of windows (in thousands)					
TOTAL, EXCLUDING BASEMENT[3]	244.8	293.6	175.3	64.3	22.4	88.6
	Percent distribution of windows					
ALL TYPES	100	100	100	100	100	100
Double hung	45	37	37	85	7	9
Casement	34	28	27	4	81	31
Horizontal slide	5	12	9	4	(4)	16
Picture	9	8	6	4	6	7
With flankers[5]	7	6	5	3	5	6
Without flankers	2	2	1	1	1	1
Awning	1	3	2	(4)	(4)	4
Projected	1	1	1	(4)	5	(4)
Jalousie	4	9	17	2	(4)	33
All other	1	2	1	1	1	(4)

[1] Includes units in 2-to-4 family and 5-or-more family structures.
[2] Includes windows for which type of frame material was unknown.
[3] Complete count of basement windows in 2-or-more family structures was not obtained.
[4] No cases reported or less than 0.5 percent.
[5] Flankers are movable sashes at sides of picture windows.

Table 15. New nonfarm dwelling units in multifamily structures:[1] Interior decoration and finish-floor material, by type of room, 1956

(Percent distribution)

Characteristics	Kitchen	Living room	Dining room	Bedroom
WALL DECORATION	100	100	100	100
Decorated	83	87	83	88
Wall paper	2	2	8	3
Wood paneling[2]	1	1	2	1
Painted, all types of paint	80	84	73	84
Alkyd base	22	28	22	27
Latex base	14	17	12	17
Linseed oil base	37	31	31	31
Other	7	8	8	9
Undecorated[3]	17	13	17	12
INTERIOR-TRIM[4] DECORATION	100	100	100	100
Decorated, all types of paint	81	85	80	84
Alkyd base	18	23	22	23
Latex base	9	11	10	10
Linseed oil base	45	43	41	43
Other	9	8	7	8
Undecorated[3]	19	15	20	16
FINISH-FLOOR MATERIAL	100	100	100	100
Hardwood	4	60	59	59
Softwood	1	4	4	4
Plywood	3	7	9	7
Linoleum	46	(5)	(5)	(5)
Tiling material[6]	25	12	8	13
Asphalt tile	17	10	8	10
Vinyl tile	8	2	(5)	3
Concrete	2	2	1	2
Other	8	9	9	9
Unknown	11	6	10	6

[1] Includes units in 2-to-4 family and 5-or-more family structures. Percent distributions based on number of units having specified type of decoration or finish floors in specified rooms.
[2] Includes plywood and other types of wood paneling.
[3] Includes all units for which the type of interior decoration could not be determined.
[4] Door and window casings, moldings, baseboards, etc.
[5] No cases reported or less than 0.5 percent.
[6] Includes less than 0.5 percent of units with cork tile.
NOTE: Because of rounding, sums of individual items do not necessarily equal totals.

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