

Sewage disposal is also faulty on some sites where the type of soil will not handle the affluent quickly and on others where proper disposal beds have not been provided and the affluent is allowed to drain into ditches at the rear of the property, this will create an unsanitary condition unless a satisfactory method of sewage disposal is developed, the land here is not considered to be suitable for satisfactory disposal beds.

2. *Designs and Working Drawings.*

Approximately twenty-eight (28) different designs of houses were used on these projects and while they give variety and present a very attractive appearance it is felt that a smaller number of designs, with careful planning as to grouping, would have achieved the same result and would have allowed the benefits of mass production in construction. On some projects as many as eighteen (18) different types of houses were erected which meant that the builder was forced to treat each house individually with the resultant higher cost. The individual designs allow maximum floor space, light, and air, but in some cases they lack simplicity and call for rather complicated framing and present difficult problems for insulation. In several instances the designs are not workable in their present state, there being structural weaknesses around the basement stairs which requires the addition of wooden posts to prevent deflection in the floors.

The working drawings sent to the field lack complete details and as a result it has been left to the ingenuity of either the builder or the supervisor to work out his own solution to the construction problem, hence there is a lack of uniformity. In many cases where the builder or the supervisor did not give this sufficient attention bad construction has resulted.

The heating lay-out is very sketchy and difficulty was found in making the installation of furnaces and ducts in almost every case.

3. *Specifications and Control.*

The specifications are very general and allow for many variations in material and methods of construction, added to this the scarcity of materials made certain changes in specifications necessary on various projects. It is apparent that no rigid specification was followed in construction of the houses and the contractor and the local inspector were left to proceed without sufficient guidance or control. The result is definite lack of uniformity in quality and details of construction. Each project should have been provided with specifications applicable to the type of construction and materials available in the district; all changes should have been recorded and the inspectors instructed to strictly enforce these revised specifications.

4. *Materials.*

Materials generally while not of first class quality are, with a few exceptions, up to the standard obtainable in the present day market. The difficulty of obtaining materials in a steady flow, however, was a most important factor in the construction of these houses. Due to slowness of deliveries the completion of most projects was delayed from four to eight months. This loss of time meant that a great deal of work was carried out under winter conditions and in many cases the houses suffered due to exposure of the interior to dampness and cold. The costs were increased by the loss of efficiency in the workmen and the necessity for providing temporary heat for the houses that were near completion.

The following are general observations of the quality of the different types of material as found in the houses inspected.