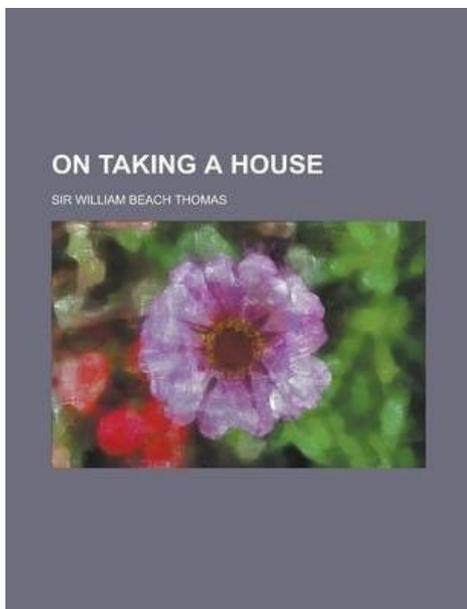


On Taking a House

William Beach Thomas



This historic book may have numerous typos and missing text. Purchasers can usually download a free scanned copy of the original book (without typos) from the publisher. Not indexed. Not illustrated. 1905 edition. Excerpt: ...adds more to general expense. The efficiency of the kitchen itself is one of the most important points in a preliminary inspection, and in the kitchen first comes the kitchener or range. It seems to be a peculiarity of people, to Judge by experience, to desire to let their houses at the moment that their range is worn out. An old range is not only disagreeable to use--and a certain cause of unrest in that mm avis a good cook--but involves excessive expenditure in coal. Always discover the antiquity of the range, and at the same time inquire into the nature of the boiler. There are boilers and boilers, and many of the older ones are conspicuous for the lukewarmness of the water which they distribute over the house. The best ranges cost as much as 20 odd, and 5 or 6 additional for fitting. But in smaller houses a thoroughly efficient range may be got for 12 to 14, and the cost of fitting will be about 4. It need scarcely be added that this is a sum which the tenant will do well to impose on the landlord if he finds out any gross inefficiency in the existing state of things. Another small detail which may be forgotten is the size of the coal-cellar. In many of the flats the capacity is very small, and the coal has to be brought in half-sacks. The smallness of the coal-hole is not likely to be a determining factor, but it is a real disqualification in a house. The general state of repair of a house needs almost a specialists eye. In flats there is little to look to except that the sashes are in order, and the bells working, and the degree of papering necessary, supposing the landlord is not papering the whole of it afresh. But in a house, especially if the tenant is making himself responsible for...

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