

Wave pool

The spacious Wave Action Pool at Waterford Oaks is one of the Oakland County Parks and Recreation Commission's biggest attractions.

The pool and its carpeted deck can accommodate up to 1,200 persons. Waterford Oaks is also home to county's long-standing recreation

programs. For more on Oakland's parks, see Page 1E.

Senate bills aimed at bad building practices

Legislation which would provide purchasers of new houses with protection against lengthy construction delays and shoddy workmanship, was recently introduced by state Senate Majority Leader William Faust (D-Westland).

"Unless a completion date is written into house purchase agreements, there is little that can be done about construction delays. Under Faust's legislation, developers would be required to put in writing the date construction would be complete.

The legislation also provides that a "liquidated damages clause" be included in the building agreement. This clause would establish and guarantee that reasonable living and inconvenience expenses be paid by the builder if he fails to present the dwelling completed and habitable by the date specified.

Faust has also introduced a bill which would require house sales contracts to contain the following warranties:

*One year after sales for defects caused by faulty workmanship and defective materials due to non-compliance with building standards.

*Two years for plumbing, electrical, heating and cooling systems.

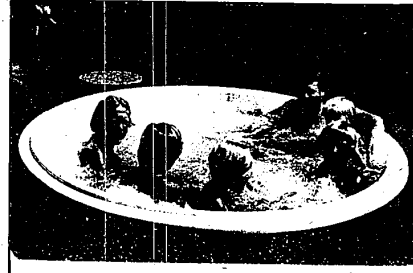
*Ten years for major construction defects such as cracks in basement walls or damage which weakens the weight-supporting structures of a dwelling.

The warranty legislation also includes a provision that is very similar to the recently enacted "Auto Lemon Bill." If defects occur and are not remedied in a reasonable amount of time, consumers may petition the court for relief.

The court, after giving proper notice and conducting a hearing on the matter, may divert the consumer's mortgage payment to a disinterested third party. The third party would hold all mortgage payments until the defects were corrected, court action is completed and the court orders the money disbursed.

Parks pamphlet available from state agency

The Department of Natural Resources has a free pamphlet with information on all state parks in Michigan. For a copy, write to DNR Information Services Center, Box 30028, Lansing 48909.



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