REAL ESTATE LISTINGS

Listings features news and notes about subur-ban real estate. To list an announcement, write Listings, Real Estate Editor, Observer & Eccenti Newspapers, 36251 Schoolxaft, Livonia 48150 Our fax number is (313) 591-7279.

B.F. "Bud" Chamberlain was honored by the state of Michigan with a Special Tribute to celebrate the 40th anniversary of Chamberlain, Realtors.

"This milestone represents innovation, commitment to the highest standards of service, and vision," according to the state tribute intro-duced to the state Legislature by state Sen. Michael Bouchard, R. Birmingham based real restate company in 1948 in a cunverted garage in Royal Oak. The company has become synonymous with success and integrity.

"With hard work, interest in the community, involvement in state and national issues, and unshakable bellef in the American dream of home ownership, Chamberlain, Realtors has become the largest wholly owned, private real estate company in Michigan," reads the state tribute.

It adds: The company was an innovator years ago in opening the first multi-office operation and, with its unique marketing approach, it continues to set new standands. This is also evident in its extensive relocation and referral services."

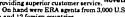
Offices are in Birmingham, Troy, West Bloomfield, Allen Park and Royal Oak.

Howard Novetsky, sales associate at ERA
Rymal Symes Realtors in West
Bloomfield, was among the honored
top producers at ERA's annual international business conference in
San Antonio. There are 4,000 ERA
brokers and agents worldwide.
Through meetings, seminars and
demonstrations, attendees were
trained to combine teamwork and
technology to achieve their goal of
providing superior customer service.
On hand were ERA agents from 3,000 U.S. offices and 12 foreign countries.

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REAL ESTATE NEWS

Video may help you uncover home defects

The house you've found may be the place of your dreams, but don't let emotion keep you from hiring a home inspector to check it for potential problems.

problems.

That's the advice of Don Booth, a state of Michigan property manager, and Mitch Kuffa, a private home inspector, who have produced a video, "Are You Buying a Home? A Professional Guide to Home Inspection," (\$16.55).

(\$16.95). The two say it will help home buyers find defects that could wind up costing thousands of dollars to repair after the transaction closes. "Most serious home buyers narrow their choice down to six to 12 homes, but they can't have them all inspected," said Booth of Bochester Hills. "Refulors tell me they have clients who want to buy, but they're afraid of finding surprises and hidden defects after the sale."

Q. My homeown-er association is considering drop-ping the bonding requirement of the

Booth said the video doesn't re-place a personal home inspection, but it will help home buyers and sellers red-flag conditions they might other-wise overlook.

A private home inspection around Michigan costs about \$225 to \$250, he

The 62-minute video, part of a series filmed by dkb Educational Services, Rochester Hills, covers all phases of home construction, among them:

- Property grade.
 Electrical, plumbing and heating.

- Roof.
 Roof.
 Foundation.
 Framing.
 Doors and windows.
 Firewall.
 Brickwork and siding.
 Kitchen and bath.

The info-video also discusses the

danger of radon gas and tells how to examine a roof without climbing a ladder.

"I can't begin to stress how vulner-able home buyers can be and how im-portant it is to have a home inspected before buying," said Booth. "I've seen the worst things happen when people don't take time out for this proce-dure."

Example: Never overlook a grading problem or a 'alight leak'' in the basement — two costly, labor-intensive repairs that will have to be done soon after moving in.

after moving in.

The filmmakers teach home inspection and home maintenance seminars for area community Colleges and for Rochester Community Schools' continuing education division.

Robert A. Jones, a West Bloomfeld builder and president of Builders Association of Southeastern Michigan, agrees it's a good idea to have some used homes inspected before buying:

"Depending on the age and condition of the house, it may take a trained inspector to identify some potential problems."

Since new construction is checked by city inspectors throughout the building process, Jones said, inspecting a new home would be duplicating what's been done.

Booth thinks it's a good idea to have new homes privately checked, too, "because city inspectors look for code violations not at building standards."

us. The filmmakers' next video, almed at women, is due out in June: "Do-it-Without Him! Home Maintenance for

"Are You Buying a Homel A Pro-fessional Guide to Home Inspection" is sold at Construction Bookstore in-Franklin Plana, 29113 Northwestern Highway, Southfield. To order a copy. by mail, call Don Booth at (810) 375-1164.

Keep bonding status; minutes must be kept



A. It would appear to me to be poor judgment on the part of the association to drop the bonding requirement on any officer which would jeopardize the association's monies.

While it is not necessarily malfeasance on the part of the officer who is making such a proposal, it may be

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deemed so if there is a loss down the road and/or if there is any collusion involved in regard to any ultimate problem which may occur to the association.

You are best advised to continue the bonding requirement as well as to utilize all other protections with respect to the handling of funds, as well as putting two signaturies on the

apect to the handling of funds, as well as putting two signatories on the check which may be a safeguard in any event.

It may also adversely affect the ability of the members of the associa-tion to get similar lending approval on mortgages.

Q. I am owner of a condominium and since the builder has control at the present, do I automatically be-long to an association. Since state law requires bylaws for condominiums, shouldn't all meetings be conducted by parlia-

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mentary procedure and have recorded minutes?

A. Under most condominium re-gimes, you become a member of the association automatically when you purchase a unit in the condominium

prochase a unit in the condominium project.

The association is generally placed in existence by the developer at the time he establishes the condominium project, since there must be an entity in place to administer the affairs of the condominium project, typically a moprofit corporation.

While state law does not mandate that all meetings be conducted by parliamentary procedure, generally the bylaws of most condominium associations provide that some sort of parliamentary procedure be followed, including the recording of minutes, so that the actions of the association and/or the board of directors, as the

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case may be, are recorded.

State law does require the keeping of minutes. To the extent that the developer of the association who is incontrol of the association at this time is not complying with this legal and/recontractual obligations, it should have the steering committee pursue the developer with respect to this matter.

Robert M. Meisner is a Birming-ham-arra altorney concentrating his practice in the areas of condomini-ums, real estate and corporate law. You are invited to submit questions by writing: Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham, Farms, MI 48025. This column prozides general information and shouldnot be construed as legal opinion. To leave a voice-mail message for Robert M. Meisner, dial 953-2047, mailbox. 1871.

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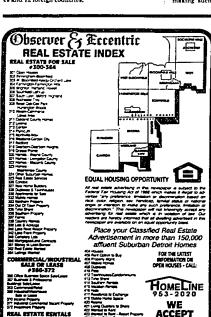
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