

Historic from page 1G

Deborah L. Reginek Builder of Howell is constructing a New England colonial, a two-story traditional home that remains popular. "Some builders are still building them today," she said.

Like the other builders in the development, Reginek said she has built historically inspired homes before, but never within a development before.

"Why put up another subdivision of modern homes — there are enough of them already," she said.

"I think if you ask people what they like, they like this," she said, referring to old-style homes. "It's not for everyone, but people are getting back to the family."

Reginek said she lives in an older home and tries to instill the charm she is attracted to in her own houses. She believes that the projects that do the same will be those to succeed in the future.

"These are the types of homes that require a family. That's what I think this development is trying to do," she said.

The contemporary homes that became popular in the 1980s and appealed to the young upwardly mobile generation are beginning to lose their luster for the new generation of homebuyers, she said.

"There are still some people who like the modern look, but you're going to have to have places where families can live," Reginek said.

Lawyer from page 1G

"If a buyer agrees to buy a home, the seller will say: 'Here's the keys. Do you have the money?'" The lawyer will say: "Wait a minute. Let's talk about a few items first." And if nothing is written on paper, when a problem does develop, you get into an I-said-you-said debate."

To avoid relying on oral agreements, which are much tougher to prove in a court of law than the written variety, McKenney strongly recommended that potential buyers get all points of contention and agreements with a seller on paper.

"Before you sign any document involving a real estate transaction, have it examined by an attorney," McKenney said.

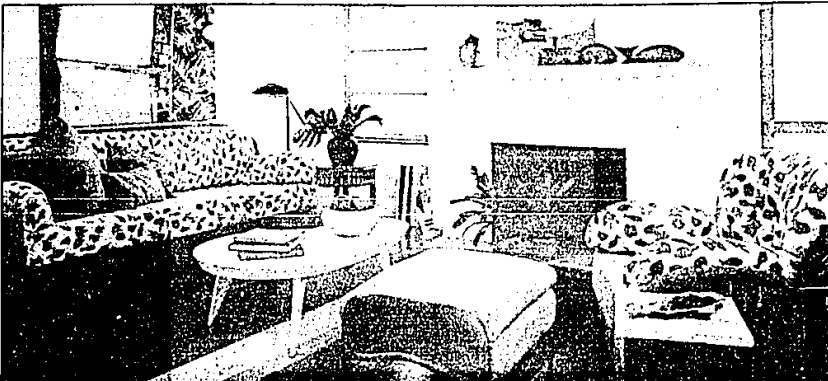
Meanwhile, in the case of a home inspection, a buyer should plan on

meeting an inspector at the home to review structural and maintenance concerns. Following an examination of the roof, foundation, heating, plumbing, electrical and other systems, most inspectors will submit a written report within 72 hours.

"For a new or existing home, we check everything from the grading of the property to insuring that materials in the building contract were not substituted," said Doug Hart, director of marketing and a licensed builder for Total Check International in Southfield.

"For instance, does the ground slope away and down from the home to prevent water build-up along the foundation? If not, you're likely to have water problems almost immediately."

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