

Home builders propose house warranty system

By ANN BECKER
Of the Emerald

Buying a house is probably the biggest investment a person will make during his or her lifetime. Spending all that money can be pretty scary, especially if there is no guarantee that the house won't fall apart after the customary one year warranty runs out.

The Joint Housing Committee of the Eugene City Council and Planning Commission heard testimony Tuesday noon on a plan that may help the homeowner regarding this problem. The plan is an experimental 10-year warranty system, proposed by the National Association of Home Builders (NAHB).

Oregon has been designated as a "priority state" by the NAHB to try out this warranty program. If Oregon is chosen, homeowners may be able to get a low-cost warranty on their home for a 10-year period. It must be approved, however, by the state and the local governments before it can be put into effect.

Robert Suess, president of the Eugene-Springfield Home Builders Association, explained the proposed program to the Joint Housing Committee, so that they would have prior background in the matter in case Oregon is selected as a test state.

Patterned after English program

The 10-year warranty is patterned after a similar program in England, which has been in operation for nine years. After World War II in England, the government sponsored a large building program where construction was done by the national government, instead of individual builders. Nine years ago builders began to object, so they began to guarantee their houses. The program quickly caught on, according to Suess, and now 95

percent of all English houses are purchased under this warranty program.

Suess said that the program the NAHB will adopt is similar to this. He said it came in response to an increase in consumerism in the United States. He said the NAHB hopes this warranty program will "pre-empt the need of repressive legislation" on the state level, adding that it's an attempt at "self-policing to assure quality construction of homes for the people of Oregon."

The aims of the warranty program, according to Suess, are to provide a means by which consumers can be assured of quality construction and to make reliable builders easier to identify.

Will eliminate incompetent builders

Suess said the benefits of the warranty program are that inspection of the houses will help eliminate incompetent builders and help to educate marginal ones. It shows the public that builders can voluntarily police themselves without adding to the taxpayer's expense or increasing government bureaucracy.

Suess explained that this will be a very inexpensive program for the homeowner. It will probably be included into the cost of the house. He stressed that only NAHB members would be able to offer this particular 10-year warranty plan. Other builders could work out arrangements on their own with an insurance company if they wanted to provide a warranty on their houses, too, but that the cost for this would probably be "substantially more."

Suess said that to get into the NAHB you must have been in business at least one year, must be a reliable builder and pass a credit check.

Councilman Tom Williams asked if this program would be so far superior to what other non-NAHB builders could offer, wouldn't it discourage (Continued on Page 11)

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In., Deerfield, Mass. 01342.

The National Science Foundation will support a travel grant program for the 1974 International Federation for Information Processing conference in Stockholm. Applications may be obtained through the math division, National Research Council, Washington, D.C., 20418.

The National Research Council announces its research associateship programs for 1974 in chemistry, space science, physics, atmospheric and earth sciences, engineering, life sciences, and mathematics. Applications are due Jan. 15, 1974, and may be obtained from the Associateship Office, JH 606-P, National Research Council, 2101 Constitution Ave., N.W. Washington, D.C. 20418.

Tutors are wanted for Chemistry 104. Credit available on deferred basis. See Nancy Ames at 269 Condon Hall or call ext. 3226, or 343-6793.

KWAX

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Deferred tuitions...

(Continued on Page 1)

"Till we know from experience, we won't be able to determine overhead costs either," he says.

"Everything nowadays has come down to the installment plan and such," concluded business manager McLaughlin.

Results on collections for the first deferred tuition installment should give these three loan officers a better understanding of the system and what lies ahead for the program.

Deferred tuition will again be available during winter and spring terms for all eligible students.

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