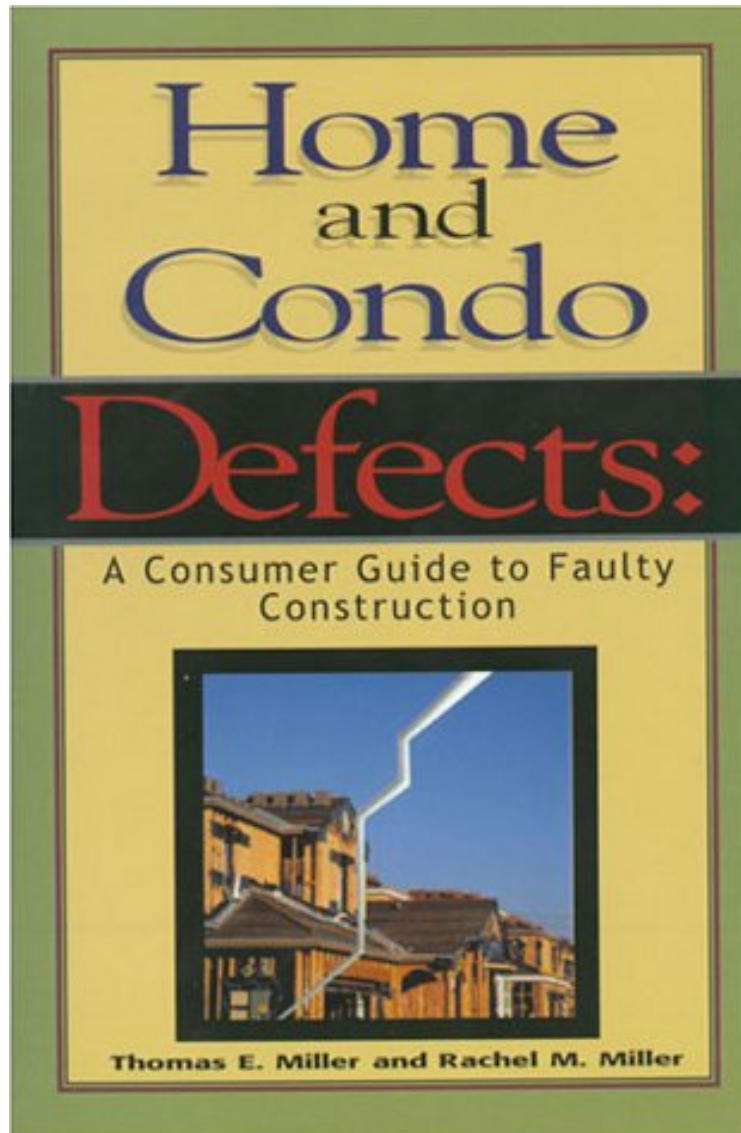




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Home and Condo Defects: A Consumer Guide to Faulty Construction

Thomas E. Miller, Rachel M. Miller
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Thomas E. Miller, Rachel M. Miller : Home and Condo Defects: A Consumer Guide to Faulty Construction before purchasing it in order to gage whether or not it would be worth my time, and all praised Home and Condo Defects: A Consumer Guide to Faulty Construction:

9 of 10 people found the following review helpful. San Francisco Chronicle, Dec. 16, 2001:By A CustomerSF Chron: The Millers are attorneys whose firm has won many millions of dollars in awards from developers for construction

defects. Their slender, soft-cover book guides the home buyer through the typically long and winding process. At its best, the book serves as translator for all of the legalese that confronts a consumer in search of relief for such problems as leaking roofs, toxic mold and cracked foundations. At its worst, the book underscores the need for attorneys, which, need I remind you, is what the Millers are. Yet they resist the temptation to say, "If we were representing you, we would. . . ." And they freely remind you that you can get much of the information in their book for a click of the mouse. The scoop is presented in both places in a fairly breezy, confidential, tete-a-tete style of writing that any reader would find accessible. For emphasis, each chapter ends with do's and -don'ts (about who can sue, what lawyers can argue, the role of insurance), which are recapped in the appendix. The appendix also answers 12 of the most-asked questions about construction defects, lists 11 "Trust me, I'm the builder" myths and outlines the top 15 reasons builders face construction defect lawsuits. No. 1 of the latter, by the way, is poor customer service. Which is the big reason why, if you suspect your home has defects, you will want to pick up a copy of this book. -- by Susan Fornoff3 of 3 people found the following review helpful. A "must" for every homeownerBy Midwest Book ReviewHome And Condo Defects: A Consumer Guide To Faulty Construction by Thomas and Rachel Miller offer the non-specialist general reader a wealth of information and resources designed specifically for homeowners, and presented in direct, straightforward language for the lay person. Its primary purpose is not a do-it-yourself repair book, but rather a guide to complex and variable legal codes covering what is a defect, what a homeowner's responsibilities are, the responsibilities of the insurance companies, and what to do if one is sued or forced to sue. An extremely practical book, Home And Condo Defects is a "must" for every homeowner stranded in today's increasingly complex and problematic legal system.5 of 7 people found the following review helpful. Save your money and type in the words "Home Defect" into GoogleBy M. MlakarThis book feels like it was written by a college student who does lousy internet research. Most of the information in the book is basic common sense, outdated, and I found that you can get better up to date info. by just doing research on the internet. There are many typos throughout the book and the author's credentials often contradict themselves if you pay close attention. I feel as if I clearly read this book closer than the editor or author ever did. Don't waste your time or money here.

This Second Edition of the Consumer Guide is written specifically to aid and educate homeowners, board members and industry professionals in the construction defect claims process. Rachel and Matt join their father Tom in this publication, which presents new materials including the SB800 process, board fiduciary duties, the role of the property manager, and what to expect throughout the pre-litigation and litigation process. Construction defect claims continue to escalate as new projects come to market, and this edition provides further information on types of building standard deficiencies and defects, recoverable damages, developer insurance, and required disclosures. This guide simplifies a complex legal area in order to empower the reader, who is involved in, or contemplating, a construction defect claim against their developer. It is the best resource book on the market an all in one guide for owners and buyers and board members.

Today more than ever, community associations and their boards need education on the ins-and-outs of community association issues. When faced with potential construction defect issues, homeowners need to understand what the process entails and the impact to their community. This reference book offers excellent insight to the process and opportunities to understand this complex issue. --Karen D. Conlon, President of the California Association of Community ManagersThis is an excellent book. It is the definitive reference by an acknowledged expert in the field. A must read consumer protection manual for home and condominium owners and for those who serve on HOA boards of directors, who wish to know more about their rights, duties and obligations. --Frank H. Wu, Chancellor and Dean of the University of California Hastings College of the LawAbout the AuthorThomas E. Miller, the founder and president of The Miller Law Firm, has represented owners and owner associations board of directors throughout California and the Western States for over thirty years and has recovered more than \$500 million dollars on their behalf. Mr. Miller received his B.A. with high honors from California State University Long Beach (1970), and his J.D. from the University of California, Hastings College of the Law (1973). A nationally recognized specialist on construction defect and land subsidence claims, Mr. Miller has written and lectured extensively on these subjects. He is the author of the only legal textbook and treatise on the subject, California Construction Defect Litigation: Residential and Commercial (1986 1993) and Handling Construction Defect Claims: Western States (3rdEdition, 1999; Supplemented Annually).