

The Crackdown on Hispanic Immigration Is Hurting the Construction Trades

Like any homeowner who has lived in Colorado for a long time, I have experienced roof replacements due to a hail storm more than once, and have observed that the roofing industry, like many construction trades, is particularly dependent on Mexicans and other Hispanics for their work force.

So I've been wondering how the President's unrelenting (and increasing) crackdown on immigration from Central American countries has been affecting construction trades, including roofing.

Fortunately, my last big hail storm requiring roof replacement was in May 2017, before the crackdown on such immigrants had matured into what we are seeing today.

Googling the topic and surveying the many roofing companies with which I've dealt over the years, I find that what I suspected is indeed the case. Roughly 20% of that industry's work force has been lost

directly or indirectly. It makes me wonder how we will fare in the event of another widespread hail disaster.

The problem is that few non-immigrants jump at the offer of earning minimum or higher wages climbing on roofs in the hot sun and doing the back-breaking work of removing and replacing a roof. The same is true in the farming industry where migrant labor has been essential to getting seasonal work done.

I remember Elliot Eisenberg, the "Bowtie Economist," telling Realtors at a 2017 event that immigration is essential to growing the economy, and that we need at least 1 million immigrants every year to achieve the kind of growth which President Trump was promising.

(He also pointed out that cutting taxes while the economy is doing as well as it was in 2017 was not smart and could only have a short-lived effect, which is now evident.)

REAL ESTATE TODAY



By JIM SMITH, Realtor®

I was reminded of all this on Sunday night, watching a 60 Minutes segment on the Japanese economy hurting because of its historic limitation on immigration in addition to its declining birth rate.

Immigration is good, and it's necessary to maintain and grow our economy. The effect of restricting immigration and terrorizing immigrants by raiding businesses with immigrant work forces ends up hurting us all.

According to one website that I Googled,

- A U.S. Department of Labor study prepared by the Bush Administration noted that the perception that immigrants take jobs away from American workers is "the most persistent fallacy about immigration in popular thought" because it is based on the mistaken assumption that there is only a fixed number of jobs in the economy.

- Experts note that immigrants are blamed for unemployment because Americans can see the jobs immigrants fill but not the jobs they create through productivity, capital formation and demand for goods and services.

- Immigrants pay more than \$90 billion in taxes every year and receive only \$5 billion in welfare. Without their contributions to the public treasury, the economy would suffer enormous losses.

Personally, I think we should welcome, not shun, immigrants.

Opening at Golden Real Estate

Do you know a Realtor who would be a good "fit" at our brokerage? Due to a couple departures we have openings for 1 or 2 experienced agents who share our values of integrity and sustainability. Candidates should call Jim Smith at 303-525-1851.

Inspection: The Most Important Step in Homebuying

A key element of every contract to buy a home is the inspection contingency, giving the buyer the opportunity to inspect the home for hidden or not-so-hidden defects.

The process begins with a *general* inspector, who looks at every component of the house. Expect to pay \$300 or so, depending on house size. This inspector will typically...

- ◆ Run all the appliances—washer, dryer, disposal, dishwasher, cook-top burners, ovens, hood fan, etc.
- ◆ Fill, then drain, all sinks and tubs and run all showers, searching for leaks.
- ◆ Test the garage door opener, including checking to see if it has working sensors which reverse the closing door if something is detected or if it will reverse upon hitting an obstruction.
- ◆ Check the garage for holes in the fire break (drywall) and if the door between the garage and home is fire rated and has a working door closer.
- ◆ Use a moisture meter to detect moisture within or behind the drywall.
- ◆ Operate all electrical switches to

see if they are working.

- ◆ Check a sampling of (or all) electrical outlets for correct polarity, and all outlets within 5 feet of water sources (and in the garage or outdoors) for ground-fault protection.
- ◆ Open the breaker box, checking for proper wiring and no double-tapping of individual breakers. Note whether the breaker box in Federal Pacific or Zinsco, which lost their UL approval due to fire risk.
- ◆ Determine whether to recommend a secondary inspection for asbestos (such as for popcorn ceiling), mold (if moisture has been detected), sewer scoping (if the home might have clay sewer pipes), or a more thorough electrical or plumbing inspection based on observations made by the inspector.
- ◆ Look for foundation problems.
- ◆ Check all windows and doors for operability and for missing or damaged screens.

That's just the beginning! Your agent can recommend a trusted inspector.

Great Development Opportunity in Sunnyside!



This small 1950s bungalow at 4260 Osage St. in northwest Denver's dynamic Sunnyside neighborhood is zoned for a duplex and is a prime development opportunity. It's a 15-minute walk or 4-minute drive to the new light rail station at 41st and Fox, with easy access to downtown, I-70, I-25 and the red-hot Highlands neighborhood. There are few undeveloped corner lots in the area, so grab this one while you can! Offered at \$600,000. Call Chuck Brown at 303-885-7855 for more info.

Regulation of Inspectors Nixed by Sunrise Review

Home inspectors are the last remaining professional in the real estate transaction process who is not regulated by the State of Colorado. I have long recommended that they be regulated.

Typically, home inspectors are given the lockbox code to enter a home, since the buyer's real estate agent may not be there to provide access. That alone should justify the regulation, including criminal background check, of inspectors by the Division of Real Estate.

However, Colorado will remain one of the few states that doesn't register or regulate home inspectors, based on a "sunrise review" by the Colorado Office of Policy, Research & Regulatory Reform,



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