

Eastern Michigan Real Estate Investment Association

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November 2013

7 reasons rentals are rocking the housing market

By Beth Braverman of *TheFiscalTimes.com*

Home sales have finally begun to slow after a red-hot summer that saw prices soaring so quickly that some began to worry about the return of a housing bubble.

But despite the recent housing gains, the country's homeownership rate has continued to fall. Just 65 percent of households in the first half of this year owned their homes, the lowest level in 18 years, and a significant decline from the record-high of more than 69 percent reached at the height of the housing boom in 2004.

Although buying a home is 35 percent cheaper than renting in the long term, an increasing percentage of Americans are choosing to sign a lease rather than a deed. Experts predict homeownership will fall even more in the next few years.

"We could see levels we haven't seen since the 1960s," Patrick Newport says.

Although homeownership rates are likely to rebound a few years from now, the gains will be slow, and housing economists don't see them ever again reaching the unhealthy "bubble" levels hit in the early 2000s. Here's why.

1. There's a lingering impact from the foreclosure crisis

Foreclosure activity peaked in 2010, and August foreclosure starts were at the lowest level since December 2005. Just because the worst of the foreclosure crisis that led to the housing bust is behind us, it's not so far in the rear view that it's no longer impacting the market. Many of those who have lost a home to foreclosure have no desire to be a homeowner again. But even those who do will have to wait years before they can purchase another property. Foreclosures remain on a credit report for seven years, which can make it extremely difficult for those consumers who have been through one to get favorable terms on another mortgage.

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7 reasons rentals are rocking the housing market

2. Lending conditions remain tight

Potential buyers without a foreclosure on their credit reports are finding it tough to get a mortgage. Even with a down payment of 15 percent to 25 percent, nearly one-third of Americans will not qualify for a mortgage under today's lending standards, according to late-September Zillow study.

3. Investors have reshaped the market

Cash-rich institutional investors jumped into the market when homes were at their cheapest and built up massive real estate holdings that they've since turned into rental properties. In addition, many people who were underwater on their homes but needed to move became "accidental landlords," renting out their first home so that they could move to a second. The result: Four million more single-family homes are available for rent than there were prior to the recession, meaning potential renters have far more options.

4. Boomerang kids are going to rent first

Thanks to high unemployment rates and heavy student-debt loads, more millennials have moved back into their parents' homes after college. In 2012, 36 percent of the country's 18-to-36-year-olds lived with their parents – the highest share in at least 40 years, according to a Pew Research study released in August. Experts believe those millennials will eventually move out, but they're not going to jump straight from mom and dad's couch into homeownership. "Those young people are probably going to rent before they buy," says Jed Kolko, a housing economist with Trulia. That could push the homeownership rate down even further.

5. Fewer people are married with children

Just 21 percent of current households are married with children, a decline from 24 percent in 2000. Meanwhile, the number of single households has reached 27 percent, more than double the percentage a few decades ago, according to the Census Bureau.

"There's less of a need now for people to stay put and buy a house with space for all their kids," says Jim Lapides, a spokesman for the National Multi-Housing Council. "They're more interested in living close to work and being able to walk places."

6. Potential buyers are worried about mortgage rates

Nearly two-thirds of potential buyers told real estate broker Redfin that rising mortgage rates have negatively impacted their ability to buy a home. Twenty percent of buyers said they had slowed the pace of their home search in response to rising rates. Mortgage rates are about 4.5 percent, but the Mortgage Bankers Association predicts they'll reach 4.9 percent by 2014.

7. Buying isn't the 'American Dream' anymore

The "American Dream" used to be synonymous with homeownership. Not so anymore. Today, the most popular definition is retiring with financial security, followed by being debt-free, according to Credit.com. Just 18 percent of respondents to that survey said that buying a home was the American Dream.

Massive rent increases to continue By Laura Kiesel of Mainstreet

The average annual increase of 3.9% is outpacing inflation and income growth. Will renters be priced out of many cities?

It's no secret renters have been feeling the crunch of a competitive rental market for a few years now. If it seems like rent increases have been unusually high this year, though, that's because they have been.

In June, the real-estate data firm Trulia analyzed the rent prices in 25 of the largest rental markets in the United States. What Trulia found is an average annual increase of 3.9%. This is a huge increase when compared with inflation. And, generally speaking, incomes are not keeping pace with rent increases, putting renters in an even tighter position.

According to Trulia, the five least-affordable rental markets in the country are New York City, Miami, Los Angeles, San Francisco and Boston. In these cities, rents often make up half or more of a renter's average monthly wage.

The cities that experienced the highest rent hikes for 2012-13 were Houston, Miami, Boston, Tampa-St. Petersburg, Fla., and San Diego. Some cities, such as Houston, already had lower rents than the national average for major cities, whereas in others the increases came on top of already higher-than-average rates. For instance, Boston — already one of the most expensive cities in the country — saw a 5.5% increase in rents this year. It would seem the recent rent increases are an enduring ripple effect of the foreclosure epidemic that catalyzed the Great Recession, flooding the market with prospective renters. At the same time, the gradual economic recovery has resulted

in rising employment rates. With a shortage of available rentals, landlords are in the enviable position of being able to name their price and have their pick among tenants willing to pay it. In their most recent survey, the apartment-research firm RealFacts found not only that rents are up nationwide in 39 of the 41 markets analyzed but that these increases also occurred even in cities that are building rental units at a precipitous pace. In particular, Seattle experienced a large rent increase this past year despite a projection that 12,000 rental units will be added to the market by the end of the year. Portland, which also experienced an impressive increase in average annual rents, did so even as 4,000 units were added in the city. In fact, Portland saw its occupancy rate jump a full percent this past year. San Francisco, which has also added thousands of units recently, saw an occupancy rate increase of 1.2%.

"So far, it appears aggressive rent hikes and new construction hasn't had a negative impact on occupancy rates," according to the RealFacts report. Though there seem to be no signs of rent increases slowing down, the report warned that the market will soon become oversupplied: The increased availability of new rentals, coupled with the rise in interest rates, will eventually lead to a downturn in the rental market.

Additionally, more people will turn to buying as an affordable alternative. That's because even though home prices rose 7% in the past year, outpacing rent increases, the gap between buying and renting is still quite large.

Forbes reported this year that buying is much more affordable than renting in all of the 100 largest metro areas in the nation. According to mortgage lender Freddie Mac, buying is an average of 41% cheaper than renting nationwide.

Why some families prefer to rent, not own

After getting burned in the housing market or watching things go wrong for others, many families are deciding that renting offers the life they want at a price they can afford.

By Marilyn Lewis Aug 8, 2013

After homeownership backfired on Mark and Rick-ele Wingo, the St. Paul-area couple and their children found that renting was a welcome path back to financial stability.

The Wingos' is but one of many stories of reinvention being played out across the country as renting takes a turn at stardom in America's saga of boom, bust and recovery.

The population of renters is growing, swollen by foreclosure refugees who can't get credit, by people finally starting new households after bunching up for years with family or friends and by still others who could buy a home but are holding back.

A new report from the Census Bureau shows homeownership at 65%, the lowest since 1996. Home owning briefly reached a peak of 69.1%, in 2001. Here's a demographic breakdown:

- 73.3% of white non-Hispanics own a home;
- 42.9% African Americans;
- 54.5% of people of all other races;
- 45.9% Hispanic (of any race.)

"More members of groups with traditionally high homeownership rates are becoming renters, including married couples with children, high-income households, and white households," says the Harvard Joint Center's new report, State of the Nation's Housing 2013.

Many of the new renters are, like the Wingos, fresh

from foreclosure. They want homes like the ones they lost -- three-bedroom single-family houses in neighborhoods with good schools, says Mark Fleming, chief economist at CoreLogic, which collects and analyzes data about housing.

"A significant chunk (of renters) are involuntary," Fleming says. "And I think a significant chunk is voluntary." The biggest increase in renters is among the 35-to-44-year-old age group, traditionally first-time homebuyers.

Watching the foreclosure tsunami has made many skeptical of homeownership. "A lot of them saw what happened to their friends and neighbors," Fleming said, in a phone interview. It's not that they don't want to own homes. But many, even among those who can, are taking a wait-and-see approach.

Disaster recovery

Homeownership, for Wingo and his family, was an utter disaster. In the exuberance of the boom Mark, 32 and Rickele, 30, imagined they were doing everything right when they bought their first home near St. Paul, Minn.

The home looked newly renovated. The workmanship was shoddy, however. Soon, the plumbing exploded and the roof leaked. Drafts pushed through gaps in the walls so large that bats flew right into the house. Unfinished windows wouldn't lock, letting thieves climb right into the house.

The cost of repairing the mess was overwhelming. Worse, the schools were bad. The neighborhood was dangerous and growing scarier. Still, they struggled on, bracing for an impending \$400-a-month increase in their adjustable-rate mortgage payment.

When Wingo lost his job with a mortgage lending company and Rickele, on maternity leave, wasn't working either, they threw in the towel. They'd spent so much money trying to fix up the house that they'd fallen behind on the mortgage payments. They tried to refinance but by then, the home's value had dropped.

"We decided just to take our losses and seek renting,"

Why some families prefer to rent, not own (conclusion)

he says. The bank took the home, and in 2007, two years after buying their first home, they became renters again.

'The best thing that could have happened'

Now he sees, Wingo says, that "it was the best thing that could ever have happened to my family. Being able to pack up and move has allowed us to relocate to the suburbs with a safer neighborhood and school system. In return, our kids are excelling in the community and in their academics."

Back at work again, Rickele is a full-time medical scheduler and part-time real-estate agent. Mark now runs a tax, insurance and financial services company from their rental townhome. He self-published a book, "Wingonomics," about their travails and recovery "to share my story so others wouldn't make the same financial mistakes."

Those odious, expensive home repairs are history, allowing them to repair their credit, pay off debt and build savings.

New choices

The transfer of so many private homes into the hands of investors has created what Fleming, the economist, calls "a structural change in our (rental) housing stock." Between 2009 and 2011, 1.4 million privately owned single-family homes became rental properties, the Harvard report says.

Renters now have a larger array of choices, from apartments to repurposed condos to single-family homes, in cities and in suburbs. With options like these, renters may feel less urgency to buy than before, Fleming says.

"There's still a very, very strong desire among Americans to be homeowners," he adds. "It's more of a timing consideration."

Renting has downsides. If the landlord raises the rent too high, or sells the place, it may be hard to find another home in the same school district. "You're throwing away money," Wingo points out. "You're making your landlord rich. You're not building any equity. There are tax deductions for homeownership."

He wants to own a home again. Someday. Not now.

Top 10 Apartment Resident Complaints

by Keat Foong

J Turner Research has released its latest ranking of the top 10 apartment resident complaints. The results are based on an analysis of 10,000 customer satisfaction surveys conducted over the past two years at apartment communities nationwide.

"Residents remain concerned with a broad range of customer satisfaction issues," comments J Turner Research President Joseph Batdorf. Nevertheless, the quickest way to increase resident satisfaction levels is to address dissatisfaction with onsite staff responses to resident concerns, he suggests.

J Turner Research tracked more than 19 different types of complaints. According to Batdorf, "The results were unequivocal: resident relations with apartment community staff are one of the key focus areas resulting in concerns that ultimately impact community reputation management and online ratings and reviews."

1. Rental Rates
2. Poor grounds/common area upkeep
3. Disorganized staff/lack of communication with staff
4. Quality of response to maintenance requests
5. Overall customer service of management staff
6. Quality of parking/parking availability
7. Concerns over security/safety lighting
8. Lack of upgraded amenities
9. Pet not on leash/poor pet waste removal
10. General lack of preventative maintenance

"At a certain point, you have to make the case to the owner that it's time to put some money into the property and upgrade the amenities," says Goss.

The other most frequent resident complaints revealed by J Turner Research's latest survey, such as disorganized staff lack of communication with staff, or poor customer service provided by management staff, are all areas that can be addressed with proper training, according to Goss. "I don't care whether it's a Class A-plus, Class C or affordable housing community—your staff should be on top of things."

The starting point of staff training can be personnel evaluation. The staff can also be professionally shopped in order to discover customer service strengths and weaknesses and areas in which improvements can be focused. Supervisors can then provide one-on-one coaching to their staff, says Goss. The apartment company can also organize in-house educational seminars, continued on page 10

October home-maintenance checklist

By Anne Erickson of MSN Real Estate

October is the first full month of fall; by the end of this month, most of your winterization should be completed. Falling leaves and dwindling daylight signal a final opportunity to do some outdoor organizing before winter settles in.

Repair roof shingles

Try to do this on a warm day if you have asphalt shingles on your roof, so the shingles will be flexible. Use roofing cement to seal cracked and torn shingles and to reattach curled shingles. Then tack down the damage further with galvanized roofing nails, and cover the exposed nail heads with roofing cement. Split wood shingles can be patched with roofing cement as well.

Repair siding

Do a fall siding inspection and remedy any problems you find. Look for damaged paint, warped or split wood, cracks or holes in stucco, and missing or slipped siding panels. Your repair tool kit will depend on what kind of siding you have: For example, wood siding may require wood putty, waterproof glue, nails and screws; stucco may require wire mesh, stucco patching compound, a trowel and a chisel. Most types of siding require a coating of sealant or primer, and paint to finish the repair and ensure waterproofing.

Reinforce windows

Replace your screens with storm windows. If your screens are dirty or damaged, repair and clean before storing them to prevent further deterioration. Light scrubbing followed by a blast from a hose will eliminate bird droppings and other grime. Small tears can be sewn up with

thin wire. If you have older single-pane windows and no storm coverings, apply heat-shrink plastic to the inner or outer window frame to create an insulating air space and save heating expense.

Fire fluency

Make sure your damper is in good working order by opening and shutting it prior to lighting the first fire of the season. If you didn't clean your chimney at the end of the heating season, do it now — especially if you burn soft woods, which release more creosote. Often the first indication that a chimney needs cleaning is a chimney fire, so preventive maintenance is important.

Detect deadly gas

If you heat your home with wood heat or a gas heater, a carbon-monoxide detector is a must. These devices look and sound like smoke detectors, but they detect carbon-monoxide gas instead. Units that plug into an outlet are also available.

Check batteries in smoke detectors

Daylight saving time ends Nov. 7. Get into the habit of checking smoke-detector batteries when you "fall back" and "spring ahead." Also make sure household fire extinguishers are fully pressurized and in good working order.

Close seasonal air conditioners

If you live in a place where air conditioners are used seasonally instead of year-round, this is a good month to close them down. Switch off power, make sure the condensate drain is clear, and clean condenser coils and filters (a vacuum will do). Either remove window units or cover them, to protect your home from drafts and the units from inclement weather.

Bleed air from radiators

October home-maintenance checklist

Radiators can get air pockets in them when not in use. If air pockets stay, they will keep the unit from heating up to its full capacity. If your unit doesn't have automatic air valves, you need to bleed it prior to every heating season. To bleed air out, turn on the furnace and circulator and open the supply valve to the radiator. Find the bleeder valve (it's usually opposite the supply valve) and open it while holding a pan to it. Air should be released, followed by hot water (thus the pan). Close the valve as the water comes out. Lightly feel the radiator to make sure it is heated along its entire surface; if there are gaps, repeat the procedure.

Cut brush back from the house

Before stowing all of your gardening equipment for the winter, walk around your house with a weed whacker and a pair of pruners and cut back any brush, weeds or branches that contact your house. This task will eliminate a common access point for insects, rodents and rot. It will also keep branches and shrubs from scraping away at your siding during windstorms.

Watch those leaves

If you don't want the tannin in fall leaves to leave hard-to-clean imprints on your deck and concrete walkways, keep those surfaces leaf-free. If you do get some leaf prints, try a solution of half water and half bleach (test it first in an unobtrusive spot — it may lighten the wood on your deck) or trisodium phosphate (commonly known as TSP) and warm water. Or, just leave the prints and consider them an artistic addition to your exterior look.

Store outdoor furniture

Scrub and store outdoor furniture; even furniture designed to stay out year-round will last longer if

protected from extreme cold and wet. Store or cover your barbecue unless you cook with it all year. Empty and store large planters — clay or terra-cotta units will crack if left out to freeze and thaw. Clean and store your gardening tools, but don't put them completely out of reach — shovels are useful year-round.

Winterize external plumbing systems

This is the most important job of fall if you live in an area that freezes in the winter. The simple fact that water expands upon freezing has caused countless homeowners innumerable woes. Ignore this job and flooding, water damage and thousands of dollars' worth of plumbing bills will be your constant winter companions.

Here's your to-do list:

- Drain underground sprinkler systems.
 - Have outdoor pools drained and professionally serviced.
 - Drain exterior water pipes and any pipes that run through unheated areas (such as a garage, crawl space or unheated porch). If draining these pipes isn't possible, wrap them with foam insulation or heat tape.
 - Cover exposed spigots with foam covers. Or, if cosmetics and ease of removal don't matter, wrap spigots in layers of newspaper, cover the newspaper with a plastic bag, and seal the whole affair with duct tape.
- Drain and store garden hoses. Leave one hose and nozzle somewhere that's easily accessible; you'll need it for gutter cleaning and car washing.

Checklist: 10 health hazards to avoid when remodeling

By Kelly Pate Dwyer of SwitchYard Media

Perhaps you're gutting an old kitchen or adding a master suite. As you daydream about the ideal layout, ambient lighting and cabinet finishes, remember the less thrilling but essential safety aspects of remodeling.

We're not just talking about the hard-hat variety. During the project, you have some big issues to consider.

Air-quality issues account for the lion's share of remodeling health dangers. Then there's where to dispose of paints, solvents and other potentially toxic materials properly.

Here are 10 hazards to be aware of before you start your remodel.

1. Asbestos

If your home was built before 1980, hire an inspector or environmental consultant to check for asbestos before cutting into or removing potential asbestos-containing structures.

"Always test suspect material," says Devin Arnett, an environmental consultant in Charlotte, N.C. "It's cheap, and then you know what you're dealing with."

Asbestos can be found in wall, heating and plumbing insulation, siding, roofing, flooring, caulking, window glaze, drywall, joint compound and plaster.

Any project that involves exposure to old insulation or cutting through walls, floors and roofing in homes built before 1980 are most likely to need testing and abatement.

2. Lead

Federal law requires contractors be certified in the safe removal of lead and to test for lead before remodeling homes that were built before 1978. Exposure to lead paint typically starts with scraping and sanding old paint, or when paint chips are ingested.

Arnett recommends remodelers skip stripping and sanding and replace the painted item,

such as a window frame. If you own a historic home, hire a lead-certified renovator to complete the stripping safely.

Lead can be anywhere you have old paint, indoors and out. It also can be found in soil, water and pipe soldering.

Sanding and scraping wood trim is one of the main ways lead exposure occurs.

3. Mold

In 2002, Johnny Carson's sidekick, Ed McMahon, won a \$7 million settlement after alleging that toxic mold made him and his wife sick and killed his dog. Most mold situations are less dramatic but can still cause allergic and asthmatic reactions. Unchecked, some mold can cause death.

Mold typically grows on drywall and other organic materials, often in kitchens and bathrooms. Homes in humid climates are more likely to develop mold, and homeowners often find it when they remove old cabinets and drywall.

4. Volatile organic compounds

Most building materials contain volatile organic compounds (VOCs), including formaldehyde, which are emitted into the air as fumes. If you whiff a heavy dose of VOCs, they can irritate your eyes or respiratory tract and cause headaches, dizziness, visual disorders and memory impairment.

When possible, choose low- or zero-VOC paints and other finishing materials. Wear a mask and goggles and keep air flowing while working with VOCs inside your home.

VOCs are emitted from a long list of construction and household products, including paint, paint strippers, glues, cleaners, carpeting, flooring, upholstery and cabinet finishes. Nearly every remodeling project is bound to involve some VOCs.

5. Mercury

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Mercury was used in heating systems and thermostats in older homes, and it can be found in fluorescent bulbs and thermometers. It can leak when these features are removed. According to the Environmental Protection Agency, when a product containing mercury spills, it can emit an odorless toxic vapor, which even in small amounts can cause learning disabilities and liver damage.

"Mercury vapor is one of the most toxic things on the planet," says Brent Jorgensen, an environmental consultant in Tualatin, Ore.

6. Radon

Radon is an odorless, invisible radioactive gas that seeps into a home, typically from rock below the foundation. It can flow anywhere in your home. The EPA estimates that radon causes 21,000 U.S. lung-cancer deaths every year.

Inspector Dale Pope of Pope Associates Inc. in Gloucester, Mass., tells clients in his area -- which has a high incidence of radon -- to add pipe around the foundation of a ground-level or below-ground addition. It can be vented outdoors if high levels of radon are detected.

Projects that add to your home's footprint need a fresh radon test once work is complete. Homes in the Northeast have some of the strongest radon-gas readings.

7. Underground oil tanks

Before sending digger trucks into your backyard, consider whether an old heating oil tank lies beneath. Heating-oil tanks are typically buried within several feet of the foundation and 7 to 8 feet below ground, Jorgensen says. They often come into play when you're expanding on your property.

The steel tanks often corrode and leak, caus-

ing oil to seep into groundwater or posing a fire hazard, Jorgensen says. Removing the tank may cost thousands of dollars. If it leaks, cleanup costs climb much higher. Inspectors search for tanks with a magnetic scanner or test soil for leaks.

Dangerous leaks are most common in areas that get lots of rain or where groundwater levels are high.

8. Pressure-treated wood

If you have wood garden beds, decks or play sets that were built before 2004, chances are they are made of a pressure-treated wood that contains chromated copper arsenate, or CCA, which contains arsenic and has since been banned.

Arsenic is linked to some cancers, and it can leach into garden soil.

"You get in trouble with the treated wood when you're working directly with it," Jorgensen says.

If your remodeling or landscaping project involves cutting or moving pressure-treated wood, wear gloves. Do not grind the wood or burn it.

9. Electrical hazards

Electrical wires run through nearly every wall of your home. They can run along exterior walls and through your yard.

Any remodeling project that involves electrical power poses the risk of shock or fire, particularly those in kitchens and bathrooms that involve additions or changes to wiring, plumbing or both.

Many do-it-yourselfers get shocked or create a fire hazard when doing their own electrical work. Inspector Peter Hopkins of San Diego-based SoCal Infrared, which uses thermal imaging to diagnose energy

Apartment demand keeps climbing

By Diana Olick, CNBC

Despite recovery in the single-family housing market, demand for apartments continues to surge. Just 4 percent of U.S. apartments nationwide were vacant in the second quarter of this year, according to a new report from Reis. That pushed rents up 3 percent from a year ago.

"The simple fact that vacancy continues to compress despite such low vacancy rates speaks volumes about the ongoing demand for apartments," said Ryan Severino, senior economist at Reis. "The national vacancy rate now stands 380 basis points below the cyclical peak of 8 percent observed right after the recession concluded in late 2009."

As a result, construction is surging ahead, with 34,834 units completed during the quarter, the highest level in four years and up from 21,237 a year ago. This large surge in new apartment product will meet head on with strong demand, and is therefore unlikely to cause any easing in rents.

Rents are still rising, but not as fast as might be expected given the supply constraints. The culprit: weak income growth.

"Landlords would like to raise rents faster, but most tenants simply can't afford to pay more right now," said Severino.

While single-family home prices are recovering, and sales are picking up, younger Americans are still cash-strapped and some lack the credit scores to qualify for a home loan. That has left more of them renting. Household formation is increasing, but not nearly as quickly as some had predicted.

On a local level, New Haven, Conn., and Syracuse, N.Y., had the lowest vacancy rates at 2 and 2.1 percent, respectively. Both markets are home to major universities.

The lowest vacancy rates are concentrated in East and West coast markets, according to Reis, where home prices are the highest and new construction is constrained.

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which present additional opportunities to impart the company culture.

Staff can be sent to external educational programs as well. Local apartment associations are always great sources of such courses, says Goss. "It is always great to obtain an overall perspective" in such outside classes, and "not just the company's perspective," adds Goss. Plus, residents may more readily accept certain viewpoints if they originate from a seemingly impartial outside source.

Continual education is important in the apartment field, Goss emphasizes. Too frequently, apartment companies "bring on new people, put them through training, and assume that they know everything they need to," says Goss. "We forget that people may get lax, they may forget what they have learned. Keep your staff fresh and engaged through training, and you will get better customer service."

Checklist: 10 health hazards to avoid when remodeling (conclusion)


issues, says that there are unexpected dangers that only a licensed electrician knows to avoid. These include one brand of square outlets that can cause a fire when used with aluminum wiring.

10. Combustion appliances

Combustion appliances -- such as furnaces, clothes dryers, space heaters, boilers and gas stoves -- warm your home or provide cooking fuel. They use natural gas, petroleum, kerosene, oil, coal or wood.

"Homeowners know not to move these without a professional," Pope says. "It's the long-term threats many people don't understand. Combustion appliances are the air-breathing dragons in your house."

Projects that involve moving these appliances, disconnecting them from vents, rebuilding vent systems or building walls or doors near or around them require caution and expertise.



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