



**DO IT
YOURSELF
ADVICE
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Most of my seminars are about rehabbing properties for profit as an investor and I usually cover how to hire the work out at a discount rate, therefore you can profit on your own rehabs. I also teach a lot of do it yourself things also. Here are a few topics that you should find helpful to your real estate careers.

When rehabbing property, no matter if it's a plaster wall interior or drywall, consider this. You will probably make the wall repairs using sheetrock. Regular ½ inch sheetrock can run about \$8 or \$9 per sheet and is great to make rooms new again. I am recommending that for maybe \$2 more per sheet, that you get the new sheetrock on the market from Georgia Pacific. It's non-paper surface and also is mold resistant. It has a fiber based facing that actually reduces the chance of mold growth on interior walls. It feels, finishes, sands and performs the same as the sheetrock everyone is used to, but with all the hype out there about mold, I think it's worth the extra dough for the piece of mind it will bring.

Here's a tip that I find very useful in my investing in fixer houses. I try to clean up my houses with a pressure washer and get great results, but sometimes on gutters that are painted white, they have black streaks that just won't come off no matter what. Do you know the streaks I mean? Well I found that if I use a product called Simple Green (about \$5) that will remove the stubborn black stains. All I do is spray about a three-foot section, let it sit for a couple of minutes and wipe with a cloth or brush and it disappears. Then I rinse with the garden hose when done.

These products that I mention can be found at most larger hardware stores in your area. And with that, I run across smoke stained walls and ceilings all the time. It's either from nicotine (cigarette smoke) or heaters and chimney smoke. Well hiring this out may cost you a bundle, but do it yourself and save big bucks. Here's what you do. Buy some powdered T.S.P. (tri sodium phosphate) and following the label directions, mix it with warm water and sponge mop the walls and ceilings to clean the sticky problem away. After it dries, you may want to put a coat of primer on the wall and paint with a good latex paint. You can do it !!!

For a nice bead of caulking around bathtub, shower stalls or wherever you need a good looking caulk line, don't fret. Most people I talk to say they can't caulk well at

all. Well try this...Use a good brand of caulk (White Lightning or Dap Alex) that is a latex caulk so it cleans up with water and can be painted. To get a pro look from a do it yourselfer you need this tip. Get a small container like a shot glass, put clear dish soap in filling it 2/3 full. Then top off with 1/3 tap water. Now every time you put caulk anywhere, dip your finger in the soap and water solution and then gently drag your finger across the wet caulk and you will get a perfect look every time. The caulk won't stick to your finger either. Big tip : If you are caulking around your bath tub, fill it with cold water first, then caulk the edges. Then after the caulk dries, let the water out. The weight of the water weighs the tub down and when the caulk is dry and the water is let out, it makes a tighter seal around the tub as it will rise up slightly.

Fixing the edges on wallpaper that's peeling or the edges and seams are loose is a common thing I run across. And sometimes, I paint over wallpaper too. So how would a DIY person stick these little problems down? Easy, Use Elmer's school glue. That's right, the white stuff you used in school or have bought for your own kids. It works great and the excess glue that may get on the outside of the wallpaper can be sponged away with just water. And if you don't want to stick the edges down and paint over it, you can remove the wallpaper a lot easier by using a scoring tool called a (paper tiger) and then mixing up some Snuggle fabric softener (1 quart) with 2 gallons of warm water and spraying it on the score wallpaper. This will melt the glue underneath and will also amaze your friends too.

Don't like having to paint windows because you get paint all over the glass and then have to spend hours scraping the paint. No more!! Get your car wax from the garage... That's right the Turtle wax or whatever kind of car waxes you have handy. Sponge the wax all over the glass like you would on your car. After the wax dries to a nice chalky white, then paint your windows as fast and sloppy as you want. When the paint dries, just put some newspaper under the window on the floor and using a four in razor scraper, remove the wax and it will fall to the floor as a white dust powder and your windows will easily be clean and look like a pro did the job.

For those ugly rust stains you see in the toilets and bathtubs of fixer properties, most of us want to spend hundreds of dollars getting the surfaces refinished by a pro. But in the spirit of DIY, go get some Lime Away by Lysol. This normally will do the trick and only costs a few dollars per bottle.

This last tip is from my version of do it yourself pest control. Many houses I go in and get totally wiped out by the FLEAS ! I just did a bus trip with a group and as we were estimating the repairs, I noticed that my white socks had turned to black from the fleas. Here's a DIY trick...Borax brand laundry soap is very effective on flea problems. Vacuum the carpet well and dispose of the bag. Then sprinkle the Borax laundry detergent all over the carpeted areas. Then work it into the fibers with a broom and leave it for a few days. As I understand it, the borax dehydrates the fleas and therefore kills them, then vacuum the rugs again and throw away the

bag. You may need to do this once a week for about three weeks to totally rid the house of fleas, but hey, how many visits does a pest pro have to make at several hundred dollars? For more info visit www.peteyoungs.com or www.rehabinsider.com

To Saving Your Profit!

Pete Youngs