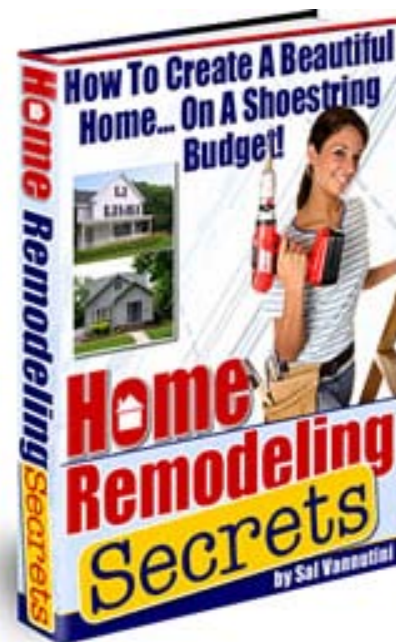


~ **SNEAK PEEK** ~

# ***Home Remodelling Secrets***



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## **~ FREE SNEAK PEEK ~**

### ***“Home Remodeling Secrets”***

#### **Foreword**

If you'd like to get a fixer upper ready to sell, increase market value or just make your own home more comfortable, “Home Remodelling Secrets” will lead you down the right path, helping you complete inexpensive remodeling and renovation projects with little expense!

Here is a summary of some of the things you will learn:

- A fresh coat of paint makes your home look clean and fresh.
- Take the guesswork out of colors, types and amount of paint required.
- What about wallpaper?
- How to measure, purchase, apply or remove wallpaper dressing.
- Do the floors need attention?
- How to rejuvenate wood floors, repair or replace carpet or tile.
- Is the house dark and gloomy?
- Discover tips to brighten any room.
- Are updated window treatments are in order?
- Learn how to clean or upgrade window coverings.

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~ **FREE SNEAK PEEK** ~

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**~ YOUR SNEAK PEEK INTO ~**  
**“Home Remodeling Secrets”**

By Sal Vannutini

Everyone has different reasons for remodeling and improving houses:

- Getting a fixer-upper ready to sell.
- Increasing market value.
- Adding convenience.
- Making your home larger, more energy-efficient, or more comfortable.

Whatever your reason for remodeling, you want to choose improvements that will give you the best return for your money. You never want to spend a huge amount of money on a property if you're planning on selling in the near future.

This book will help you choose remodeling and renovation projects that will help you achieve your goals quickly and without a lot of expense. It focuses on quick remodeling projects that return a lot for your investment – a fresh coat of paint inside and out, spruce-ups for the kitchen and bathroom, new window treatments, and easy landscaping ideas.

It also provides you with practical projects that can easily be undertaken and completed on the weekend by anyone with a basic level of “handy person” skills.

However, when it comes to major work, it is strongly advisable to hire a qualified professional at all times. Whilst you may be tempted to “save a few bucks” doing it yourself, the end result could end up costing you more in terms of costs and headaches than you bargained for.

When renovating a home for investment purposes, I try and set a maximum renovation budget of no more than 10% of the property’s market value. The reason for this is that by following this formula, you tend not to over capitalize, and generally the increase in value will exceed the renovation costs.

Unfortunately, not every property can be renovated within this 10% allowance. So what do you do if you think the needed renovations might outstrip your budget? The secret is to prioritize where you will spend your money. I suggest you follow these guidelines when setting renovation priorities:

1. First, check your cost estimates to see if all the renovation work you want to do can be completed within your budget. If they can – lucky you! If not, continue to step 2...
2. Replace items where you will get the highest returns such as paint, kitchens, bathrooms, and exterior curb appeal. Remember that “brand new” always outsells “refurbished.”
3. Refurbish the rest of the house up to your budget.

Remember that there is little advantage in completing a renovation 95%, only to have few items detract from the home’s appearance.

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**END NOTE**

Home Remodeling Secrets has tons of additional tips, including how to prepare a “homebuyer’s notebook” for the house. Learn how to create a listing of items such as paint colors, warranty information for appliances, source for floor coverings and window treatments, companies that have worked on the home, and any other information that would be helpful to someone buying the home. Sal Vannutini is the author and provides the following expertise:

- Renovated real estate for personal and professional purposes for over 10 years.
- 11 years in the real estate profession where he witnessed what works, and what doesn’t work when remodeling a home, and the effect this can have on the eventual selling price; as well as his “in the trenches” experiences as a full time renovator.
- An international author and highly respected speaker on the topic of investing in fixer-uppers.

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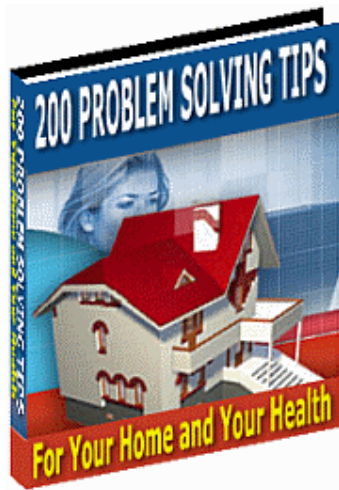
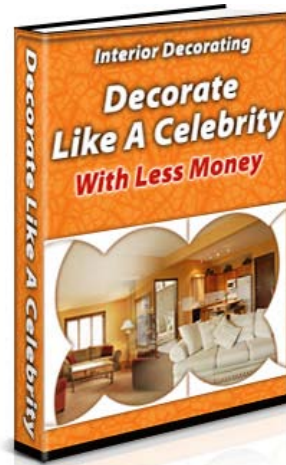
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