

Fifteen *Fabulous* Flip Fixes For Under \$50

JUST LIKE PINTEREST FOR REAL ESTATE INVESTORS!

Websites You Must Know About

Houzz.com

The place to see high quality house ideas

Pinterest.com

Find all kinds of DIY ideas with instructions

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Keep up with competitor projects & style trends

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Make Your Flip *STAND OUT!*

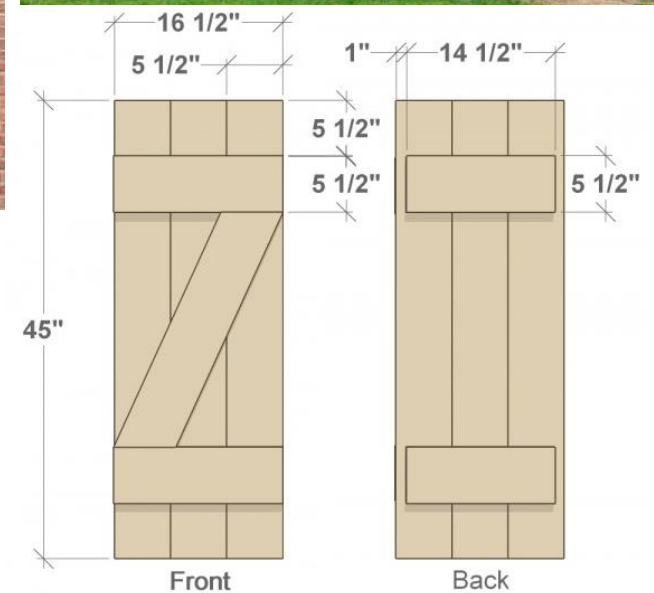
Incorporate impactful improvements that don't break the bank to create a *UNIQUE* Home that Buyers will *LOVE*

#1 Cedar Cottage Shutters

- ❑ Use Cedar Fence Pickets to Save Money
- ❑ Get Lowes/Home Depot to Cut For You
- ❑ Add Decorative Carriage Bolts or Hardware

Step-By-Step Instructions:

www.remodelaholic.com/2013/09/build-wood-shutters/



#2 Tile Accents on a Basic Mirror

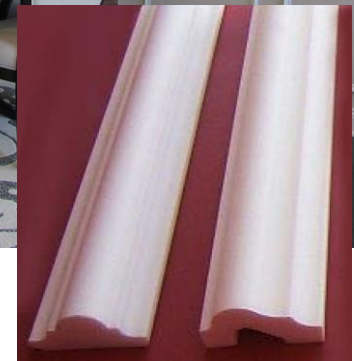
- ❑ Use tile to accent an otherwise plain mirror
- ❑ Glass tiles work perfectly and are affordable
- ❑ Frame a border with glass tile
- ❑ Entire wall behind the mirror
- ❑ Simple backsplash above the counter
- ❑ Vertical “Deco-Strip” offset behind or beside the mirror



#3 Add a Picture Rail Under Crown Mold

A very easy way to dress up very plain existing crown molding is to add a picture rail molding about 3-6" below the crown in your living & dining rooms. After adding the molding, paint the entire area your trim color and it creates the effect of double stacked or custom wide crown molding.

I stole this trick from Peachtree Homes in Charlotte, NC....



#4 Pallet Planter Box

- ❑ Pallets are available for FREE!
- ❑ Add interest to an otherwise boring patio
- ❑ Easy DIY Project with many options

Detailed Example & Instructions:

www.lifeonthebalcony.com/how-to-turn-a-pallet-into-a-garden/



#5 Add Glass to a Kitchen Cabinet Door

- ❑ Choose Cabinet (Corners or End work best)
- ❑ Remove Door
- ❑ Cut out insert panel
- ❑ Route a groove into back of door
- ❑ Measure opening & order from Madison Glass
- ❑ Silicone Glass in place and reinstall door

Instructions:

www.confessionsofserialdiyer.com/how-to-add-glass-to-cabinet-doors/

www.diynetwork.com/how-to/installing-glass-cabinet-doors/index.html



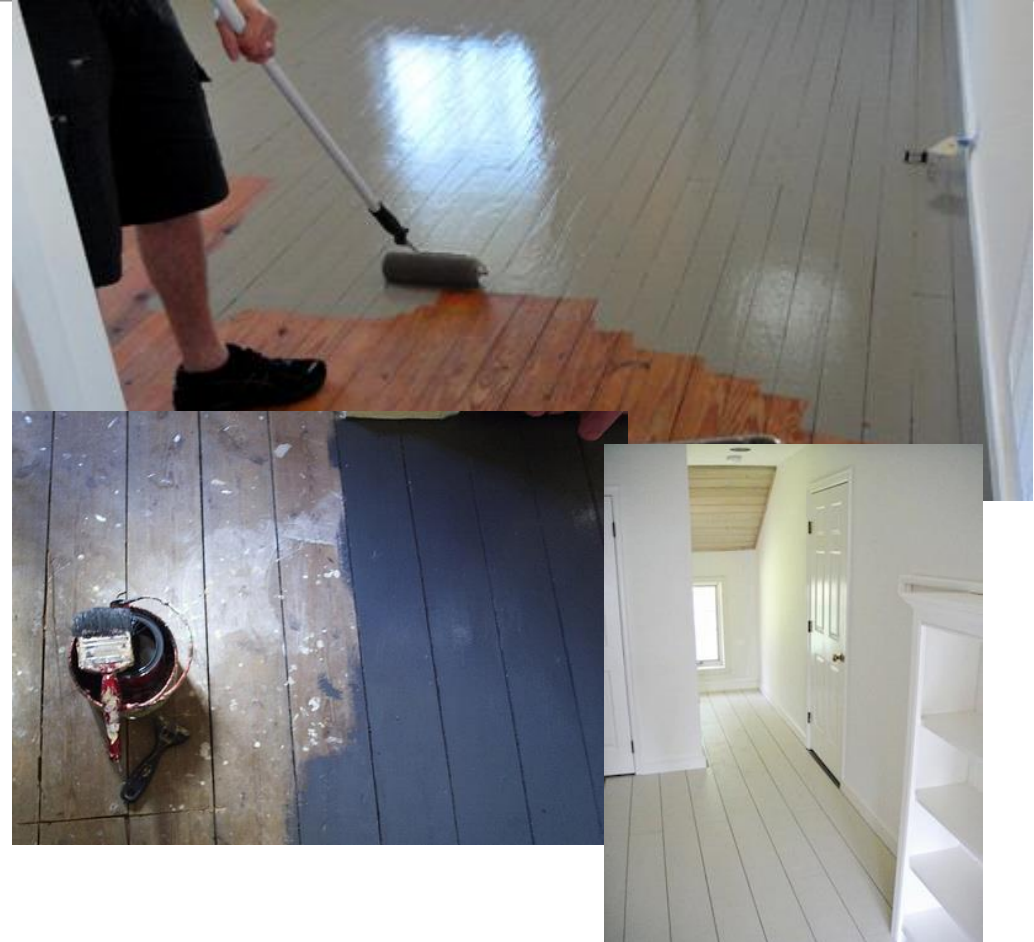
#6 Paint the Hardwood Floors

- Scuff sand the floor with 150-grit sandpaper
- Clean the floor
- Put on the primer
- Lightly sand again
- Put on the color in multiple thin coats
- Let it dry
- Apply topcoat(s) if desired

Instructions & more:

<http://www.bobvila.com/articles/how-to-paint-a-wood-floor>

<http://www.apartmenttherapy.com/how-to-paint-floors-210>



#7 Wrap Kitchen Island in Reclaimed Wood

- ❑ Face with reclaimed wood (barn wood)
- ❑ Paint the other side(s) to coordinate
- ❑ Use construction adhesive & nails or screws
- ❑ Easiest to install boards vertical
- ❑ Don't worry about tight fit—it's supposed to be rustic!

Buy your reclaimed wood at:

www.eaglereclaimedlumber.com

www.goodwoodnashville.com



#8 IKEA Kitchen Accessories

IKEA makes a ton of affordable, unique, functional and fun accessories for your kitchen. Use a few pieces in every kitchen to add interest and distract attention from non-updated areas.



www.ikea.com



#9 Resurface Your Old Bathtub

- ❑ OK, this is actually like \$65 but worth it
- ❑ Yes, you can do it yourself—but only IF you follow directions exactly
- ❑ Kits from Home Depot & Lowes Do Not Work
- ❑ This is the only DIY option I have found to last long term
- ❑ Multiple color choices (but only use white!)

Order Online Only From:

www.tubbyamerica.com



#10 Rope Hung Shelving in Kitchen

Easy DIY Project with Big Style. Use in Kitchen in place of a wall cabinet for major impact.



<http://www.homedit.com/diy-hanging-rope-shelf/>

<http://www.myhomeideas.com/how-to/weekend-projects/diy-shelves>



#11 Custom Dining Room Chandelier

- ❑ Great Opportunity to re-purpose old materials
- ❑ Simply wire corded light sets into a junction box
- ❑ Add Your Decorative Impact Elements
- ❑ Hang with chains, rope, electrical conduit, etc.
- ❑ Create a Low Cost – High Impact fixture

Examples & Instructions:

<http://www.instructables.com/id/Mason-Jar-Chandelier/>

<http://www.makeit-loveit.com/2014/04/25-diy-chandelier-ideas.html>



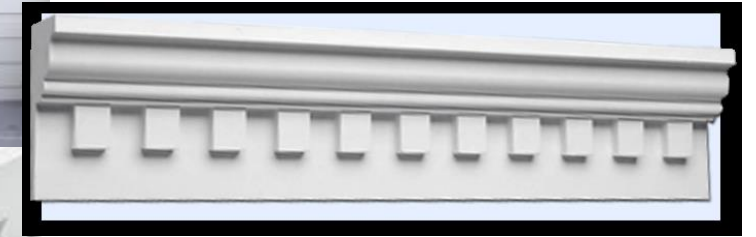
#12 Window Planter Box from Gutters

- ❑ 1 Pre-made gutter (6" or larger half-round works best) cut to size of window
- ❑ 2 Premade End Caps siliconed on
- ❑ 3 Drain Holes drilled in bottom
- ❑ 4 Hidden gutter clips to hang it
- ❑ 5 or more little plants to call it home
- ❑ Low Cost with White or Brown Off-the-shelf gutters or upgrade to Galvanized Aluminum or Copper for a premium look.



#13 Create a Craftsman Style Door

- ❑ Plain Old Slab Doors can be easily updated to have a “Craftsman-ish” look with easy to apply molding
- ❑ Add Dentil Molding & Ledge 2’ from top
- ❑ Add 2 Shadow Boxes using chair rail or 1x2 at Bottom
- ❑ Paint Brown or even a bright color



#14 Trick Out Your Trim

- ❑ Don't remove plain old trim, just improve it
- ❑ Add an extra band of trim around basic window casing
- ❑ Add a decorative trim cap onto doors
- ❑ Only needed on the 1st floor in impact rooms
- ❑ Don't be afraid to experiment with different trim molding combinations

Instructions and examples:

www.sawdustgirl.com/2013/06/14/how-to-trick-out-your-trim-molding-in-5-easy-steps



#15 Plugs, Switches & Covers

Little touches can make a big difference!

- ❑ Recessed plugs get noticed by flat screen TV owners
- ❑ Install USB Ports in a kitchen outlet
- ❑ SnapRay Integrated LED Light in covers
- ❑ Stainless Steel covers add an industrial edge
- ❑ Touchscreen Thermostats – Stock up when they go on sale!

Product Information:

<http://www.snappower.com>



Five Catalogs You Must Study Religiously

Why? Because they spend MILLIONS of \$'s to keep up with trends, colors, styles & more....why not use their research department for free?

BALLARD DESIGNS

west elm

RESTORATION
HARDWARE

POTTERY BARN

HOME
DECORATORS
COLLECTION

BONUS TIME!

- Yes, Vinyl Siding Can Be Painted—I've done it many times for many years. It will last at least 5 years. Just use appropriate paint (like Sherwin Williams Super Paint). And stick to light colors!
- Yes, Roof over the existing layer. Does it hurt shingle life? Yes. Does it save you money? Yes. Does it hurt ability to sell the house? No.
- The Hardwood Floors are Too Beat Up to Refinish. No, they are not. Sand them and Stain Dark, like Ebony, if you need to cover bad discoloration. The "Distressed" look is in right now. They'll be fine.
- Shower Curtains are WAY CHEAPER than re-tiling a shower surround. De-emphasize the negatives without spending money on unnecessary work
- No, you cannot get away with laminate counter tops. Spend money where it counts, in the kitchen. Granite is so affordable these days there is no reason to install laminate anymore.



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Copies of this presentation available on my “secret” webpage (type exact to find it)

<http://www.kudzuhomes.com/tips-and-tricks.html>