



7 Key Steps to Follow when Rehabbing an Investment Property- The Order of Doing Things

By: Victor Vonico Johnson

- 1) Clear out property/demo the house (inside and out). This helps you get a clear idea of all work needed (walls, floors, fixtures, etc.)
- 2) Fix the foundation if needed, and wall structure, then roof (most important items). These are the BIG items that should be tackled before starting the 'Make Ready'.
- 3) Landscaping should be done last unless it is needed to complete other work on home (trees touching roof, vines growing on house, etc.). **Pro Tip:** Check out Rye seed for landscaping.
- 4) Trade guys and plumbers should come in early in the project (before drywall is up), so they can get to pipes. Electrician, plumbers, framers. Windows should go in as early as possible.
- 5) Carpet should go in on the last day of work. We prefer to use Wood Laminate Floor (it is durable and lasts longer than carpets). We got tired of replacing carpet each time a new tenant was moving in.
- 6) Fixtures (plumbing and electrical) done close to the end. **Another Pro Tip:** Do not store these items at the property, they get stolen.
- 7) Appliances go in after cabinets are installed. Check all drawers, faucets, light switches, buttons, knobs, etc. Make sure door stops are installed.



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