

- Steinberg, Scott. January 20, 2022. *“How to get a loan for flipping houses”*.

<https://www.rocketmortgage.com/learn/loans-for-flipping-houses>

I found this site by looking on google, it was my second choice because the first one I looked at didn't tell me information that I could use. This article reminded me that you don't have to get a loan from a bank, you can get one from a private lender. There are also some loans that have a time limit on when it has to be paid off. At the end of the paper there was the Pros and Cons section along with a “Bottom line“ section which really provided some important but simple details about loans. It's a good article.

- *“Permits for your house flip” 2020.*

<https://rehabfinancial.com/flipping-houses-101/fix-and-flip/permits-for-your-house-flip>

I chose this source because I have not known for a while why you need construction permits and the significance of one. A building permit is like a piece of paper that lets people and buyers know that the property was made safely and legally, most of the time. Usually contractors get the needed permits to make houses. Any safety hazard will require a permit, like building a deck, installing new wiring, or installing a fence over 6 feet. Sometimes the people who issue permits will check up on your property though. This article gave me some pretty useful information.

- Araj, Victoria. December 14, 2021. *“Buying a house in 2022: a step-by-step how to.”*

<https://rehabfinancial.com/flipping-houses-101/fix-and-flip/permits-for-your-house-flip>

This website listed out the process in an easy way to understand, it also includes information I just searched. Along with getting approved for a

mortgage you also need a real estate agent. I sort of knew what they did but not really, they sort of work for you and look out for your best interest. They will find properties you may like and help you write offers and negotiate, however you don't actually need one to buy a house. Once you find a good house you need a home inspection. Home inspectors check the building for any imperfections, like lights not working, a sink that doesn't run, or a crack in the wall.

- Franklin, Jennifer. B. August 3, 2019. *"How to calculate the square footage of a home"*
<https://www.bankrate.com/real-estate/determine-square-footage-of-home/>

On this site, there is information on how to calculate the square footage of a home and why it matters. If you want to sell a house you need to know how much walking room there is. If there is a basement or an attic that is like a bonus, and it brings in more money. The way to calculate the square footage does not seem too hard, you calculate length times width of the outside of the house. You will need to include the square footing of the rooms and floors to know the highest number but if you are good at math and calculators it should not be too hard.

- Kaysen, Ronda. January 14, 2022. *"They remodeled before Covid. Here's what they regret now."*
<https://www.nytimes.com/2022/01/14/realestate/pre-covid-remodel.html>

This is the first article I have chosen, it is from the NY Times, my favorite newspaper. This article was from the perspective of an older NYC couple who decided to renovate the inside of their house before the Pandemic. I really liked this article because it was not boring and listed the parts of the

house they renovated. When they tore down some walls they had much more light in their home, but they lost the quiet they had, since the walls provided a sound barrier. They decided to add in a new staircase of wood and to add shelves. The total renovations cost \$250,000, which could have been more if they decided to redo the whole house.

- *“How to insulate walls and ceilings -- By Home Repair Tutor.”*

Youtube, Uploaded by Jeff. November 13, 2015.

<https://www.youtube.com/watch?v=nvDwXJLX074>

This is the first video I am doing, it is about insulating walls. I didn't think this video would be helpful because the people in it are a little silly but they know what they're doing. They had the frames for their house, the wood that shows where the walls will be. Apparently there are different sized insulation that fits into frames with certain widths and lengths, which I didn't know. By the way, insulation is usually made of cellulose, fiberglass, and mineral wool. They showed us how to install the insulation with glue, and you don't want to cram the insulation in, you want it to stay fluffy or it won't work.

- *“How to install hardwood flooring”* Home Depot. October 29, 2013

<https://www.homedepot.com/c/ah/how-to-install-hardwood-flooring/9ba683603be9fa5395fab9069698e54>

This may be the most useful website I have ever seen, it's about installing wooden floorboards. One of the reasons I pressed on it is because it's Home Depot. I love Home Depot, it's a very useful store. The reason I liked this site is because it describes in good detail the 3 popular ways to install wooden Floorboards, the glue down, nail down, and click-lock method. The site goes into great detail about the items you need to install the floor

boards and how you do it best for each method. That's all great but it gets better, there is a video that shows you how to install wood using the 3 methods.

- *"How to paint a room - Basic painting tips"* Youtube, Uploaded by Lowe's Home Improvement. July 10, 2014.

https://www.youtube.com/watch?v=CRXCB_3gLok

I chose another video, this one is from Lowes, I think I like Lowes. This video is pretty good, the first bit of info they give me is that 1 gallon of paint will cover 400 square feet. I didn't know this next part, you are supposed to paint from the top down, start with the ceiling, paint it with a brush then go over with a roller. Something about painting a wall that I already knew was to put painters tape around the edges of the ceiling. You should paint the edges with a brush to avoid any challenges when you go in with a roller. Painting the trim is easy, go over the edge of the wall with some painting tape when the wall has dried, then paint the trim, it seems pretty easy.

- Formisano, Bob. *"Hiring and managing your home repair contractor"*. September 22, 2019.

<https://www.thespruce.com/hiring-and-managing-home-repair-contractor-1825128>

This is a very important site for me because it relates to how you are going to fix the building. This article says that you may need to hire a contractor, their job is to renovate and install. They can hire subcontractors, they could be roofers, plumbers, carpenters, etc. I like how this website said it's important to think about the time you have and your budget. Local building instructors can drop by and inspect your work during and after. Contractors

are not always needed though, but if you do get one you may need to sign a contract.

- Lee, Jeanna. *“How to sell your house: A complete guide for sellers”* January 20, 2021.

<https://www.bankrate.com/real-estate/how-to-sell-your-house/>

I was worried I wouldn't find a good website that would tell me how to sell a house in a simple way, but this one is pretty easy to understand. It says that I would need a real estate agent and should, but don't have to, get a pre-sale home inspection, that will point out any flaws that buyers may think about. Some buildings are listed online on sites like Zillow or Trulia, in which case professional photos would help to make the house look more desirable. Some sellers let their agents show the house to potential buyers, my dad always rents furniture to make the inside look "homey." It's common to negotiate on the purchase price of a house, but after that there is only a bunch of paperwork to be done, like signing original purchase documents, mortgage documents, appraisal for the home, etc. After all that is completed, the house is yours.