

## 4 red flags for your fixer-upper • Double-duty: guest room & playroom



  
REAL ESTATE MONTHLY

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Hi!

Please find below the latest copy of my monthly newsletter.

Each month, this newsletter will include interesting, uplifting, and inspiring news articles, together with a series of articles of interest to you, with money saving tips, advice, insider secrets, etc. I hope that this information is of value to you. Please feel free to pass these articles on to your family and friends.

Kind regards,

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**GLOBAL LIFESTYLE**  
P R O P E R T I E S

*4 red flags for your fixer-upper*



You have found the perfect fixer-upper - imagining what each room could look like with a fresh coat of paint and some upgrades. The reality, however, is that if you walk into buying a fixer-upper blindly, it might not be the dreamy outcome you hoped for but a never-ending money pit.

Here are 4 red flags you need to keep an eye out for when buying a fixer-upper:

#### **1. Water Damage**

Take your time when viewing the property to really check for water damage. Look for water stains on the ceilings and around the interior baseboards and trims of the home. If you can smell damp and mildew, you know that there is water damage that might not be visible.

#### **2. Structural Issues**

Foundations can be expensive to fix which is why it's important to look for any signs of structural damage — sloping floors, cracks in the ceiling, and windows and doors that won't open or close properly.

#### **3. Roofing Issues**

Not every house will have a brand-new roof, but it should be in decent condition. A roof can cost thousands to replace, and if it has not been maintained, it can result in issues down the road.

#### **4. Electrical or Plumbing that Is not Compliant**

If the home has been standing empty for a long time, your best bet would be to have electricians and plumbers come out and do an inspection for you. In newer homes, you should ask for the compliance certificates of the electrical work and plumbing to avoid costly issues later on.

Read the full article [here](#).

### ***10 Mistakes to avoid when buying a home***



## **FREE REPORT**

10 Mistakes To Avoid  
When Buying a Home

**>> REQUEST IT NOW**

There are many mistakes' buyers make when purchasing a home, but these can be very easily avoided with a bit of research and planning.

To get your free report which identifies 10 common mistakes most home-buyers make, call Demo on 0825795903 today. Why learn the hard way when you can learn from others?

### ***A perfect blend: Combining the playroom and guest room in style***



The playroom – guest room combination is easy to pull off and is a perfect fit for couples with kids who always love to have friends or guests over on weekends.

Here are a few pointers that will help you create a space that is elegant and comfortable for both your kids and guests!

#### **A Bed that Multitasks**

The most important little piece in this jigsaw is the cosy bed that can be easily folded away or turned into a daybed so that there is ample space in the playroom during the daytime.

#### **A Balanced Colour Scheme**

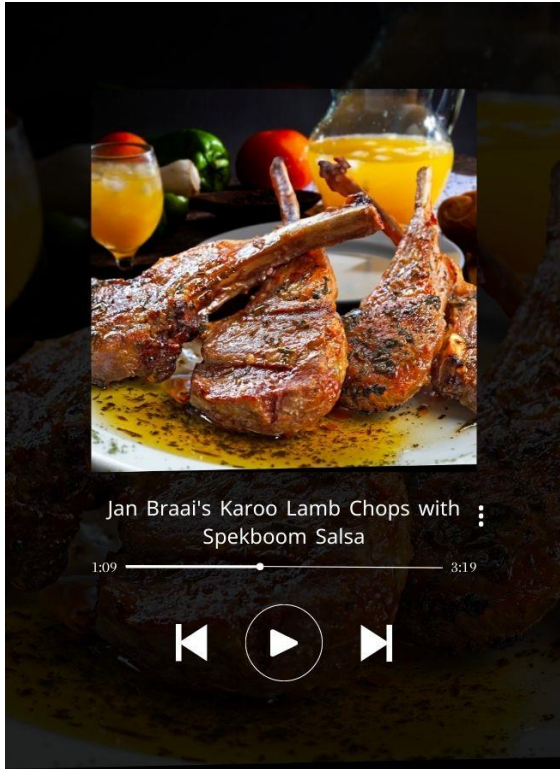
Keep the background as neutral as possible. This allows you to switch the playroom into a guest space with greater ease. Toys, a rug or other décor pieces can be used to add a splash of colour.

#### **Ample Storage Space**

Closed cabinets are an obvious must here, and you can even use a few lovely baskets or built-in, hidden shelves that disappear into the backdrop.

Source: [www.decoist.com](http://www.decoist.com)

***Be inspired***



## mo•ti•va•tion

Try to be a rainbow  
in someone's cloud.

- Maya Angelou -



### *Monthly humour*



Four buddies went camping for a long weekend. They had to bunk two to a tent. No one wanted to share a tent with Daryl because he snored so badly, so they agreed to take turns.

The first guy came to breakfast the next morning with his hair a mess and his eyes all bloodshot. The other two asked, "Man, what happened to you?"

He said, "Daryl snored so loudly, I just sat up and watched him all night."

The next night it was the second guy's turn. In the morning, his hair was standing up, his eyes all bloodshot. The other two asked, "Man, what happened to you? You look awful!"

He said, "Man, that Daryl shakes the whole tent. I sat up and watched him all night."

The third night was Frank's turn. Frank was a big burly ex-rugby player, a man's man. The next morning, he came to breakfast bright-eyed and bushy tailed. "Good morning," he said.

The other two couldn't believe it! He looked well-rested and wide awake. They asked, "Man, what happened?"

He said, "Well, we got ready for bed. I lovingly tucked Daryl into his sleeping bag and sweetly kissed him good night. Daryl sat up and watched me all night."

***How can we serve you?***



### **Need a bigger house?**

If you're thinking of buying or selling, call or text to learn about the opportunities to be found in today's real estate market.

I'm here to answer any questions you may have, as well as provide you with a FREE comparative market analysis on the current value of your home.

Call or text Demo on 0825795903 for all your property needs.

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### **I am here to answer your questions.**

Do you have any questions I could address in my next newsletter or any comments or ideas you would like to share?

I would love to hear from you and get your opinion about my newsletter!

I am always looking for innovative ideas and ways to improve and I appreciate your feedback.

***“If you know you’re going home, the journey is never too hard.”  
– Angela Wood***