

### **Pete Youngs - BIO**

My name is Pete Youngs a.k.a. Mr. Rehab. I started in the R.E. business with my brother in the late 80,s after he purchased some books and tapes from a seminar in Atlanta. As he was buying properties, I was fixing them up, and we quickly formed a partnership buying, fixing and selling houses for huge profits.

After sending checks to the T.V. guru, he flew us out to Hawaii many times to be on his infomercial, and at that point we started training students for major real estate gurus and well known speakers. While traveling around the country with all the top names in the business, we signed with another T.V. guru to do our foreclosure-rehab boot camp and it became so popular that we earned 14 awards for the top rated boot camp in the country.

I spent the last seven years doing boot camps for other organizations and decided to do trainings on my own. I now speak on my Rehab 101 system at major conventions and real estate clubs nationwide.

### **QUICK, INEXPENSIVE ROOF REPAIRS**

By Pete Youngs...Mr. Rehab

When you have a damaged roof, time is of the essence. The first step is to make sure that the roof does not leak as this will cause more damage to the home and it's contents. If you have a leak, move anything of value out of the area and catch the water with whatever you can until you can stop the leak.

I recommend that you always have a blue tarp that is large enough to cover a major portion of your roof just for such emergencies. They are inexpensive and it could be days, even weeks before the roof can be properly repaired.

Here are some suggestions for fast, do it yourself roof repairs that are easy and inexpensive to do. If you have asphalt shingles that have blown off and don't have any spares, then check with your larger hardware chain for matching the shingles. I always recommend that you keep at least one bundle of shingles for repairs. If you need to replace any plywood, never replace with piecework. Always use a full sheet (4'x8') exterior grade and in most cases, it should be 5/16 or better. Before you put down the shingles, make sure that your # 15 felt is in good condition. I do not recommend using staples on shingles. I prefer to use 12 gauge hot dipped galvanized roofing nails measuring 1 1/4" in length.

For smaller leaks and repairs around roof vents, skylights and seams I like to use roof cement or black vinyl that comes in tubes as well as gallons and five gallon sizes. This product can be used in wet or dry conditions. You can literally put it on totally wet surfaces. It can be used with a caulk gun in tube form, or trowelled on in the canned forms. Any place that you make a repair that it joins the house siding or chimney and such, you may need to install aluminum flashing under your repair area to waterproof gaps between roof material, siding and other roof venting protuberances.

If you have flat roofs or mobile homes that have leaks, you can use Kool Seal Roof Patch®, for large deep areas. After that you can use regular Kool Seal Elastomeric® coating to waterproof your entire flat roof. If your flat roof is covered in tar and gravel, then use roof tar for your repairs. Remember that thicker is better, so make sure that you don't get some real thin tar based liquid, as it will ooze through the cracks and repairs requiring more than one application. On metal roofs you may also use thick tar based products. And for membrane roofs or Ethylene Propylene Diene Monomer (EPDM roofs) use products called Liquid Roof® or Liquid Rubber EDPM® to make your repairs. Note that these coatings can be rolled on or use an airless spray gun.

As a general contractor turned investor it has been my goal to teach people as many ways as possible to get the highest quality work and results for the lowest possible price. To bring up the value of an

investment property, create equity and protect that investment are the three major factors in building wealth.