

Improve Your Home's Value



Are you thinking about renovating and improving your home? Before you start spending, you should know a few things, so you don't end up wasting any money.

There are many home improvement programs; people expect the quality they've grown accustomed to seeing. That is one of the reasons many tend to expect their

next house to be as nice as the homes on these shows. Improving your life style is a good investment; it can increase your home's value. Some improvements can be, improving your master bedroom, media rooms and create outdoor rooms.

Maintenance is the number one improvement you should be doing in your home. Buyers just naturally expect everything to be up to date, and as a result not keeping up with maintenance and appearance of your home can actually decrease the value. Be sure to have your home up to date, this includes fixtures, bathrooms, kitchens and flooring. These call all show the age of your home and some are easy fixes.



Flooring not only wears over time, but can also date your home. If you are thinking you are going to sell your home soon, make sure you update any flooring with rips/tears, stains or any outdated rooms. You don't want to turn a buyer off when they see that they have to make more updates to the home after they purchase it.

It's a good idea to do some of the cosmetics touch ups yourself, if you can of course. Jobs like painting and stripping wallpaper is something you might be able to do. And it can improve the look of your home.

But be careful of improvements if you plan to sell within 2 to 5 years. If your house is improved beyond the entire neighborhood that surrounds you, it's possible that the value of your home won't be recognized when you are ready to sell.

And lastly you should keep track of your home's value. The best way to do so would be to look at homes that are on sale that are similar to yours. That way you can compare with the value of your home. If you find out that a house down the street from you sold for \$400 000 with an outdoor room and a new kitchen, then you can get an idea about your own home. About the improvements you should look into.



Consider some of these points before rushing into a home improvement. Carefully planned decisions will give you a better outcome and value in the end. DYH



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