



Home Improvements

Brent Paine
303.956.0866
brent@brentpaine.com
www.brentpaine.com

#1. Declutter: No one likes to walk into a residence with “stuff” everywhere. The tiger rug hanging across the wall might be a cultural treasure, but to a prospective buyer, it can be a huge red flag and send them away without asking any questions. Best to remove personal objects, paintings, family pictures and put things into an orderly fashion to help set a tone for visitors to feel invited.

#2. Interior Paint: Nothing says freshness like a new coat of paint. Painting helps to clean and depersonalize the interior of a home and allows prospective buyers to feel more likely to visualize their presence inside the property.

#3. Flooring: If your carpet looks to be over 15 years old and fraying in places, it is time to replace. New carpet has that “wow” factor that immediately hits the human senses of seeing, smelling, and touching to evoke a sense of tranquility and cleanliness.

#4. Kitchen: The kitchen is essentially the centerpiece of the home. More time is collectively spent inside the kitchen than any other room in the house. It feeds; it entertains; it gives comfort; it is the lifeblood of a home. The kitchen is also where the interior design of the home originates and infiltrates throughout the rest of the domain. Before upgrading, look at the current buying audience and examine their tastes. A good interior designer can quickly help you make the right décor decision: Shaker for a cleaner and more contemporary feel. Or glass panels to make the appearance more specialized. Only upgrade to the preference of the buying market. That way, there is no overspending or underspending and will deliver more value than any other room in the home.

#5. Bathroom: Out with the old and in with the new. Old is the shorter vanities with smaller doors. New are the taller vanity boxes with panel doors offering more open space to organize personal items, toiletries, and towels. In addition, the newer vanities are more capable of holding the heavier stone countertops and undermounted sinks. Next, don't forget to replace the toilet with a more water efficient flush tank. A new porcelain piece of furniture can give buyers peace of mind knowing they will be using something new, fresh, and clean. Lastly, think about your audience – do you install tile or vinyl flooring planks. Both options have unique characteristics of function and status. Examine the audience and install according to their taste.

ADDITIONAL UPDATES:

#6. Windows: Add energy efficiency window that add décor to the interior and start collecting your investment back now.

#7. Roofing: Often covered by insurance and delivers a 100% ROI upon sale of the home.

#8. Decking: Expand your living capabilities and generate a “WOW” factor with a major ROI.

#9. Siding: Improves the lifespan of the home, increases weather resistance, and modernizes the appearance of the home.

#10. Patio: Another way to expand living capabilities. Think about stamped concrete, brick, or simply nice exterior furniture to showcase the possibilities.

#11. Landscaping: Remove weeds, trim trees, and add foliage as necessary with a nice mulch or rock for accent.