

A REHAB NIGHTMARE!

Read this Special Report on the Top Renovation
Ideals worth making before you Sell your Home!



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INTRODUCTION

Home renovation is crucial to realtors. As a real estate agent with several years of experience in home renovation, I have firsthand the struggles of homeowners who desire to renovate their houses.

Many questions such as when are the right time to renovate your house? Is home renovation significant? Is renovation a great way to upsell your home? all of these questions and many others will be answered in this book?

When it's time to sell a house, many homeowners start thinking about sprucing up the place or doing some renovations to get the most out of the sale. While renovations are a good idea, some are more important than others. In this book, you will discover different strategies for home renovation and distinct methods to sell your home.

WHAT IS HOME RENOVATION?

Home renovation refers to restoring your home and transforming your home from a state of repair or damage to a state of newness.

Home renovation involves three processes:



The Act of Renewing

Homeowners renew their home by re-painting, installing light, re-facing cabinets, adding new fixtures and other finishes to their house.



Upgrading and Updating

The purpose of home renovation is to update and upgrade your house to a better state and standard. The end goal of renovation may be to sell or to live. Places like the kitchen, room, and bathroom are often the most renovated part of the house. Renovating your home makes your house attractive and adds value to your house.



Cosmetic Improvements

Renovation also means that you are updating an existing structure with cosmetic changes and not necessarily altering the house's existing structure. For instance, replacing your kitchen cabinet with new cabinets is a renovation project.

WORTHY RENOVATION TO MAKE BEFORE YOU SELL YOUR HOME

Home renovation can either be the renovation of the entire house or some parts of the house. Depending on the type of renovation you want, you might want to renovate a part of your house or every segment of the house. Regardless, you must understand what part of the house should come first in the renovation. For example, Kitchen and bathroom renovations help a homeowner recoup the investment more than putting in new sod or replacing the home's siding. Some renovations are relatively simple, inexpensive, and are worth doing.

Kitchen

The kitchen is one room where you'll find that making renovations are worth it. If you have old appliances, you'll want to update those. If you have a faded-looking backsplash, you'll want to replace it. If it's not as modern as the ones in newer homes, you'll want to replace it because an older backsplash detracts from a kitchen's appeal. Things like new tile look fresh and spruce up a kitchen. Potential buyers also check out the countertops in a kitchen. The most popular of all materials used on countertops are granite. It's long-lasting and will stand up to a lot of wear and tear.

If you have old countertops - incredibly if your home is dated - and you have those old Formica ones, you'll want to replace them. That doesn't mean that you have to tear out the cabinets. You don't want to do that - especially if they're good ones. You can get granite countertops from a home improvement store and have them professionally cut and fitted.

It's a lot less expensive than you might think. If your cabinets are in good shape, you can spruce them up with some paint or new hardware. In addition to the kitchen, the bathroom is a strong selling point in a house. One that has a stained tub or an outdated vanity doesn't have much appeal. This is one renovation that will help you sell your home. Put in a new vanity if it needs it and either refinish a stained tub or put in a surround.



The Bathroom

The bathroom is also a significant part of the renovation in a house. Thus, you will need new flooring, bathroom vanities, new bathroom fixtures are essential elements of your bathroom. You may need to reglaze your tub instead of getting a new one to cut your cost. One crucial fact when renovating your bathroom is to pay attention to details. Whether it is your master's bathroom or a smaller bathroom, upgrades such as shiny knobs on cabinets, getting a new faucet will go a long way to impress your buyer



 **Walls and Baseboards**

Over time, the walls and baseboards can look dull and have marks where the paint has been dinged. An instant renovation that can make the home look up to date and fresh is to paint the rooms in your house that need it. Suppose you have an accent wall in an extremely bold color. In that case, you might want to paint anyway because most potential buyers prefer neutral paints. It helps them be able to imagine themselves living there.

 **Yard**

Make sure that you renovate your yard, too. You want plenty of curb appeal so that your home makes an excellent first impression. You can place some new mulch around trees and shrubs and add colorful flowers in planters on the porch. This is a renovation that doesn't have to cost much.

5 EFFECTIVE IDEAS TO SELL YOUR HOME ONE MONTH AFTER RENOVATION

The purpose of showing your home is to hook a buyer. You want the buyers to come through your house and be impressed - so impressed that they're ready to make an offer. You'll have one chance to make a first impression on the potential buyers, and you want to make it count.



Focus on The Yard of Your House

Focusing on the outside is the first tip. Make sure that you don't neglect the outside of your home. Curb appeal can make or break the odds of someone even bothering to get out of the car to come in.



If they pull up and see a home with a lawn that needs edging and has an unkempt flower bed, they're going to wonder what else hasn't been cared for properly. You want the outside of your home to be spotless. Clean the siding, the windows, and the doors. Make sure there are no dirt smudges, no cobwebs, and that anything that needs painting has been spiffed up.



Clear Every Form of Personal Property

Ensure that you take yourself out of the house. Take out all your stuff; this may include your family photos, paintings, or any personal or religious aesthetic.



You must make your home look neutral so that the potential buyers can look at your house and picture it as themselves living there. Everything should be as neutral as possible in terms of personal items.



Declutter Your House

If you look around your home, you will be amazed at the number of things you have accumulated over the years. It understands if these things are essential, but it is not appropriate for your buyer to see these accumulated things.



When you have a lot of clutter, it shrinks the living space of the house. It makes it look and feel cramped and smaller. Many homeowners get something called house blindness. They've lived in the home for so long with the same clutter that they don't even really see it anymore. But a stranger will always notice. So clean out your house and make the space as big as possible. The fourth tip is that if you have a pet, no one who walks through your home should be able to notice it exists. That means no cat litter box, no dog to jump on anyone, no food sitting around in a dish. Your home should not have any pet odors. Having a clean house that's odor-free is a big selling point. You don't want to lose a possible deal just because they can smell your pet's presence or your pet makes a bad impression. The fifth tip is to stage your home. You can hire a professional, or you can do it yourself.



Stage Your House Properly

Stage your living areas in a way that shows off your home. You can rent furniture to make your home furnishings look good if you don't use a stager. Someone who knows how to stage a house knows how to play up your home's best features and knows what to bring in or get rid of to make the entire house appeal to a buyer.



Summarily, you don't have to spend a lot when staging a home. Just make smart decisions that will make your home attractive and sellable to people. You might also need to hire a real estate agent to help you with your home sales.



Make a Good Impression

The first thing a buyer gets to see in your front entrance, so ensure that you create a strong impression. Remove every form of seasonal decorations, pictures that can affect your buyer's impression.



If you have a front stoop, you might need to wash and scrub off the house's dirt. Then add a touch of hominess and a fancy doormat in front of the house. Ensure that you keep the space in your welcoming and straightforward enough to attract your buyers.

Rearrange your furniture

One of the most important things is to create enough space as possible. Arranging your furniture brings space to your home, and it helps you navigate the space. Ensure that you put extra furniture in-store; get them out of the way. Damaged furniture, oversized pieces should be cleared to make the view of the room better and more beautiful.



Presence of Light

Dark houses and rooms aren't good enough to showcase your home's interior and exterior features to a buyer; brighten up every part of the house and let the light shine in the house as much as possible. Open the blinds of all the windows for better brightness and showcasing.



When you are done staging your home, you can show your home in the best light while you sit back for the best buyer to buy your home.

FINAL NOTE

The end goal of home renovation is to sell your house and make a profit successfully. I have successfully helped homeowners renovate their houses and profit from selling their homes. We can purchase your home in "as is" condition quickly; we get a buyer who will pay you for the value of your house. What that means to you is less headaches, and knowing that we can closing quickly because we are paying cash we don't have to wait for a bank etc.

Contact us now and sell your house now!

Thanks

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