

Tips on Renovating Your House Before You Sell



Deciding to sell your home is a big decision. And at the end of the day, you want to get the most for your beloved property. So, can you boost the value of your property by completing some jobs around the home?

The short answer, yes. There are multiple jobs that you can complete around your house now that can add value to your home.

Be warned though, don't expect to make a huge return on your investment, as with anything in the property game, profits are seen in years, not days.

There are a few jobs that will convince potential buyers that your home is in amazing condition. So, if you're looking for the answers to, "What to fix up when selling a house?" or "Best home renovations for resale?", the first answer is, paint.

Paint

If there's one job that can transform any space in an instant, it is paint. Whether you're trying to recreate a bathroom, makeover a bedroom, or set a new mood in a dining room, paint can help.

A new coat of paint can also really make a major difference to the perceived value of the property.

For most interior spaces it is wise to keep the color palette to a neutral one. A colorful interior can be difficult to cover up and it allows for potential buyers to envision their own belongings in the space.

It also creates a nice sense of space, while darker colors can darken a space, making it feel smaller.

The exterior should also follow the same route with color palette choices, as you want your potential clients to have the decision to select their own colors.

Also, bright and neutral colors are better at capturing light, which if you're listing your property, is a bonus for the photographer who won't need to hire additional lighting.

When it comes to the front door, the latest trend is to make it a feature and splash out on a bright color. While it will help with general curbside appeal, it will also draw potential buyer's eyes to your listing.

But generally, you want to repaint your home so the next owner can work from a clean slate. So, while there are many important repairs to make before selling a house, the first job is paint.

What's the next on this list of home improvements to make before selling?

Replace your garage door

According to [Remodeling's Cost Vs Value Report](#), the best return on costly renovations to complete in the U.S. is replacing the garage door, with an estimated 93.8% recuperation rate.

The garage door is a focal point on any American home, and when it is fresh, it makes the rest of the home look good.

Another point of garage aesthetic is its driveway.

Always ensure your driveway is well maintained to keep the appeal high, after all, no one wants to pull their vehicle over a rocky driveway.

Another benefit of a good driveway is that it is a safe space for children to play in and create memories. Shooting hoops in the driveway is a cliched pastime for a reason.

What other things should you fix before selling your house?

Improve curbside appeal!

Compared to other jobs around the home, curbside jobs have the best return on investment.

There are a number of jobs you can do, these include:

Lighting

Having small landscaping lights can really transform the front of the home from drab to something special, like a nighttime wonderland.

There's also the convenience factor of being able to see where you are walking at night if you are navigating your way from the pavement to the front porch.

The last factor of having great lights to boost your home's curbside appeal is security. Having your front garden well-lit means that criminals can't hide in the shadows.

We'd strongly suggest also installing motion sensor lights as these act as a deterrent for criminals.

So, what else should you remodel before selling?

Garden landscaping

A tidy garden is often an indication of how well you, as a homeowner, look after your home. After all, if you have time to maintain a lush garden you probably invest time in doing the inside.

According to [REALTORS](#), a standard lawn care service ranked as the number one project that appealed to buyers, estimating that lawn care would recover 267% of the cost evaluated by landscaping professionals.

This means, by simply cutting the lawn you could rake in a bit of extra cash for your home.

There are many landscaping jobs that will automatically help you push the value of your home upwards, these include:

- Purchasing ready-made planters
- Reworking old garden beds
- Pruning trees
- Creating new garden beds
- Building some new curbside garden beds
- Water features
- Garden pavers or stepping stones
- And so much more.

If you are going to be maintaining these areas, make sure to opt for grass and plants that are easy to look after such as Kentucky Bluegrass and succulents.

You want to ensure that your garden looks good. This front landscaping should also include upgrading the mailbox. Even better if you can create some landscaping features around the mailbox like a lovely flower bed.

Also, making sure that your curbside fence is looking sharp is important as it really frames the front area nicely.

So, now that the landscaping is done, what other jobs can you do to remodel the house for the sale?

Replace the carpets and clear the decks!

If you're looking to up the price of your home and style - install hardwood flooring. It's quick to install, there are tons of options, they are easy to clean and they don't retain smells. Think of walking into a home owned by a smoker, those carpets hide more than ash.

This quick turnaround will impress any potential buyers. Also, when it comes to comparing a luxury carpet to hardwood flooring, they are perceived to be of the same value.

Then, creating more outdoor space with wooden decking can help you recoup investment costs. Deck additions done in wood have been shown to recoup 65.8%, with decking done in composite recouping 63.2%.

So, no matter the finish, you'll be reaping the rewards of creating an outdoor entertainment area.

What's the last job when thinking about when you might remodel a house for sale?

Windows!

One of the best returns on your remodeling investment has to be windows. If you're considering using vinyl, you can see up to 68.6% cost recoup, and for wood around 67.4%.

The main reason for such a high recoup on costs is down to the fact that windows are more than "window dressing" items; they are a functional part of the home. Appraisers and potential home buyers will always notice new window frames.

Also, new windows are great for regulating heat and noise. With heating and cooling, new windows can mean future savings, while noise regulation promises peace of mind.

But what if you can't afford to do any of the remodeling jobs around the home? Maybe fixing a house to sell is just not an option as you're no good at DIY? Then you'll need to find a potential cash buyer to purchase your home "as-is".

Finding a cash buyer used to be a challenge until the introduction of iBuying home services. There are now plenty of players in the field, so why would you choose us to buy your home for cash?

Why trust us to buy your home?

Since 2001, we have bought houses in Maryland, Virginia, and Washington, DC. During this time we've innovated the real estate game, as well as impressed thousands of customers. It's this longevity and success that sets us apart.

Currently, we have over 100 reviews with 5 stars, with testimonies from a select few! Most of these reviews highlight that we will:

- Sell houses fast
- Pay cash for homes
- Treat you with the utmost respect

We have also earned an A+ rating with the Better Business Bureau (BBB), which is an organization that helps United States consumers find businesses they can trust.

When you're selling your home, you want to be 100% sure that you can trust the company you've contracted to help you. And nothing will put your mind at ease more than reading our clients' reviews of our services.

And because our clients have spoken about us with such fondness, we've been asked to contribute thought leader comments to America's most trusted media outlets, like:

- USA Today
- The Wall Street Journal
- CBS News
- ABC
- NBC
- And Fox

But how does our system work?

Our buying system

We've ensured that every step is simple, quick, and efficient. That's why our first step is you approaching us.

Simply give us a call or use our online form to get started!

Within 10 minutes, if the call is made during office hours, we will have a fair cash offer for your property. Once we've gathered your information, we will arrange a time for us to come by the house to finalize that important paperwork.

And once you've signed on the dotted line, the money will be in your bank account in a matter of days.

It's never been easier to sell your house fast.