



Sunday Column

By Kim Bragman, 2020 Chairman

7/12/20

What Buyers and Sellers need to know about Upgrading a Home

Home improvements can be costly but when it comes to your home, some investments pay off more than others. Whether you're buying or selling a home there are certain projects you can do that allow you to enjoy your space and also provide a great financial return when it comes time to move.

Energy is Always Efficient

Energy saving home improvement projects not only save you money but also create a more enjoyable environment in your home. Converting a wood-burning fireplace into a gas fireplace is a great place to start. It will also add value to your home while saving you money on energy costs.

Updating the insulation in your home can also help substantially with energy conservation. Insulation acts as a thermal barrier that helps your home stay cool in the summer and maintain heat in the winter. A well-insulated home can lower your heating and cooling bill. The National Association of Home Builders surveyed homebuyers across America and found that nine out of ten potential buyers would purchase an energy efficient home with lower utility bills over a less efficient home even if it was priced lower.

Plant a Tree

I know what you're thinking, how is that really a home upgrade? Aside from trees being visually pleasing they also help protect your home from the elements and prevent erosion from pouring rain and roof runoff. Trees provide shade which also saves on energy bills depending on the location of the tree itself and they actually increase the sales price of a home.

Ceiling Fans are More Important than you Think

Ceiling fans are number one on most people's decorative wish list. There are a wide variety of styles, colors and designs that can complement any home. Replacing or installing a ceiling fan gives a room a fresh update without too much cost. Quality ceiling fans can cost anywhere between \$200 to \$600 and you'll get less noise and better cooling efficiency. Something to keep in mind is that size matters more than the number of fan blades. The bigger the fan, the better you'll be.

For more information on buying or selling your home visit SABOR.com and use a San Antonio area REALTOR®.

###