



Homes of Distinction, Built with Integrity



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"But Home Values are Down! How can it be a Good Time to Remodel?"

When they are considering undertaking a remodeling project, many homeowners focus on the amount of money that they will get back from their remodeling project when they sell their home. If you plan on selling your home soon, this is a valid consideration and there are remodeling strategies for homeowners who plan to sell soon.

However, if you are planning on living in your home for a while, there are other factors that you should think about. Consider these points:

1. Is the real reason that you want to remodel your home the financial return you will get from your investment in the future? Or is it because you are unhappy about something in your home and would like it changed today?
2. How do you quantify the value of the enjoyment and improved quality of life you will get each and every day from living in your remodeled home?
3. How do you quantify the daily frustration your current home gives you by not allowing you to do what you want to do, or by looking old and outdated?
4. How do you quantify the pride and satisfaction of your home looking better to you, your family, your friends, and your neighbors?



5. How will your remodeled home let you enjoy your life more? Will it let you entertain family and friends more comfortably? Have a place to relax? Enjoy cooking in a professional-grade kitchen? What is that worth to you?

Now let's think of your remodeling project as an investment. Your remodeling investment is almost guaranteed to provide you with daily dividends from added

certifications:

- Certified Remodeler
- Certified Remodeling Carpenter
- Certified Lead Carpenter
- Certified Kitchen and Bath Remodeler
- Certified Green Building Professional

enjoyment and improved quality of life. The value that you receive from these dividends is directly related to how long you live in your remodeled home, and is completely independent of home values and financial markets. The sooner you remodel, the more time you will likely have to enjoy your remodeled house and all the benefits it gives you.

Another important point to remember, especially for older homeowners, is that remodeling your home now may make it possible for you to live in your home comfortably for a longer period of time with specially designed "Aging in Place" remodeling. Whether you never want to leave your home, or only want to be able to live in it comfortably until home values are higher, remodeling may be the answer.

It is also true that you will most likely get a bonus from this investment in the form of an increase in the resale value of your home and an increase in the marketability of your home. For most people who remodel, this bonus is a capital gain and is realized in the future. No matter what the market looks like today, your return is dependant on the market when you sell. Housing and other markets tend to be cyclical. The market could be up or down when you sell your home, but either way, your home will be more valuable after you remodel.

While these financial benefits are very real, it is also important to remember the personal benefits of remodeling your home. The dividends that you get from extra enjoyment of your house are completely unaffected by the ups and downs of the real estate market. So, when you are deciding whether it is the right time to remodel, don't forget to think about how happy your remodeled home will make you and your family.

Seasonal Reminder: Inspect your Fire Extinguishers

Every home should have a fire extinguisher for the safety of you and your family. Make sure your extinguisher is not blocked by coats, boxes, or other objects. Inspect the canister for dents or rust. Also, check that the pressure is at the recommended level and there are no leaks. Always follow the manufacturer's instructions when dealing with fire extinguishers. If you are not sure whether your fire extinguisher is working properly, replace it or have it serviced.

We hope you enjoyed our e-newsletter. Remember, you can use the link below to forward this to friends and family who might be interested, so that they can sign up for it as well. Look for us again next month!

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