

# 7 WAYS



**TO INCREASE  
YOUR HOME'S VALUE  
FOR UNDER \$150**

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# Introduction

If you're trying to sell your home, you're probably looking for quick, affordable ways to boost your home's value and get the most bang for your buck. While there are a lot of major home improvement projects that can be done to achieve this, there are also a lot of cost effective, do-it-yourself projects that can be done for under \$150.

The first impression of a home goes a long way for most potential buyers. By investing a little time and money into a few small projects now, you will significantly boost your home's value and you will reap the rewards down the road by attracting ideal buyers who will pay close to your asking price.

Throughout this article, you will discover 7 simple and effective home improvement projects that, combined, will significantly increase the value of your home. This will make it easier to sell your home and will make it possible for you to make a larger return on your investment.



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## **Tip #1: Make Necessary Minor Repairs**

To get the ball rolling on increasing your home's value, tending to minor repairs around the house can go a long way. Little things like stains on the walls or floors, cracks in the walls, rusty faucets, and even an unruly-looking yard can scare away even the most aggressive buyers. These sorts of things can hurt the overall value of your home and an appraiser will note them and reduce the appraised value accordingly.

Now, we're not suggesting a total home makeover. Rather, we suggest that you take some time to address basic repairs that can be done for cheap and take very little time. Some of these quick and easy fixes include repairing plumbing leaks, cleaning out the gutters, insulating the attic, repairing drafty windows, and/or tending to weedy flower beds and gardens.

Additional inexpensive projects are as simple as fixing leaky faucets or replacing burned out light bulbs. If a plug outlet cover is chipped or outdated, replace it. If a handrail is loose, bust out your tool kit and fix it. If there's a loose tile in your kitchen or bathroom, repairing it could be as simple as a dollop of thin-set mortar.

Throughout this process, it's important to put yourself in the buyer's shoes. What sort of repairs would a potential home-buyer be keeping an eye out for? What would cause them to walk away from your home and not make an offer? Sure, you might not want to start home improvement projects now that you're trying to sell your home, but repairing things like these will increase the value of your home and could mean the difference between someone making an offer on your house or not. It can also have an affect on the amount of money you walk away with in the sale of your home.

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## Tip #2: Be Mindful of Your Entryway

Another key area to be mindful of is the entryway. The entryway is one of the very first things that appraisers and buyers will notice so it needs to make a good impression.

For starters, make sure that the entryway is clean and inviting. Replace rusty door hinges with new ones, sweep the floors, and clean accumulated dust or dirt from any and all surfaces. If the entryway door is outdated, freshen it up with a new coat of paint or stain, or simply purchase a new one.

Don't neglect the windows. Outdated windows with torn screens, cracks, or chipped paint are unattractive and could negatively impact the value of your home. Make minor window repairs by putting on new screens and adding a fresh coat of paint.

While working on the windows, you should also consider updating any aged and unattractive curtains that are visible from the front yard or entryway. Swap out heavy, dark colored curtains and window coverings for either sheer or light-colored curtains. Doing this will brighten up your home and make it feel more inviting to potential buyers.

*“The entryway is one of the very first things that appraisers and buyers will notice so it needs to make a good impression.”*

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## Tip #3: Breathe Fresh Air into Your Home

Once you have your entryway polished and ready to greet would-be buyers or appraisers, set your sights on any cosmetic improvements that can be done with relatively little time and money. Believe it or not, cosmetic improvements, like adding trim or getting rid of unnecessary clutter, will go a long way in improving your home's value and making it more attractive to would-be homebuyers.

**Repaint The Walls.** A fresh coat of paint on the walls will give the inside of your house that 'new home' feel. You can easily repaint the walls of your home for under \$150. Choosing light, neutral colors will also brighten your home, and make it feel more inviting.

**Clean and Do Away with Clutter.** Now is the time to rent a dumpster and deep clean your house. Get rid of the unnecessary clutter that has accumulated over the years and de-clutter every room in the house. Walking through a neat, clean house gives potential buyers the opportunity to picture their furniture and other home furnishings in the house and will give them more of an opportunity to see themselves living there.

As an added bonus, doing away with clutter will also make the house feel more spacious. This is important because more clean space equates to a higher home value.

**Add Some Trim.** Adding cosmetic touches like baseboards, mantels, and other types of trim can be a fairly inexpensive way to add a bit more character to an otherwise bland, cookie-cutter home. Stick to inexpensive methods like choosing paint or stain-grade materials and you've got yourself another easy way to boost your home's value.

**Show The Fireplace Some Love.** It's easy to neglect fireplaces to the extent that they become breeding grounds for dust. Take some time to clean up the fireplace. Scrub the dirt and grime that may be stuck in the cracks of a brick fireplace, or be adventurous and give an outdated fireplace a fresh coat of paint. By showing your fireplace a little bit of love, you can improve your home's charm, something that appraisers and homebuyers look for.

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## **Tip #4: Don't Forget the Floors!**

Floors are one of the areas that appraisers and potential homebuyers pay a lot of attention to. Well-kept hardwood floors, carpet, or tile can significantly improve the value of your home. So if you have your heart set on boosting your home's value, it would be worth it to spend the extra money to properly clean them before appraisers and potential buyers view your home.

While totally replacing all of the floors in your home might exceed your \$150 budget, there are certainly other methods available to give your floors that 'new home' vibe.

Restore the shine to hardwood floors in your home using a high quality polish. Because wood floors get regular exposure to dirt and dust, it can leave them looking less than attractive. When potential homebuyers and appraisers walk into a home with clean, polished hardwood floors they instantly feel as though the home has been well taken care of.

If you have carpets, have them professionally cleaned. A professional carpet-cleaning service will be able to make your carpets look brand new by removing stains, allergens, and any built up dirt.

If you have tile, take the time to properly scrub the grout between the tiles, cleaning away the dirt and grime that has most likely built up over time.

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## Tip #5: Spend Some Time in the Kitchen

Because the kitchen has become so important to potential homebuyers, it has also become a room where appraisers invest a significant amount of time when determining the value of a home. Families spend a lot of time in the kitchen, so anything that can be done to update it and make it more appealing is a wise investment.

There's no need to completely remodel your kitchen. That can get very costly very quickly. Believe it or not, there's a lot you can do on a \$150 budget. For instance, you can repaint the cabinetry and update outdated cabinetry knobs. Updating the faucets and adding under-cabinet lighting are also worthwhile investments that will increase your home's value and impress potential buyers.

Perhaps one of the biggest updates you can make to a kitchen for relatively little money is adding storage. Outfitting your kitchen with plenty of storage space is a huge selling point. Add shelves with decorative features to bare walls or add a pantry in a bare corner. Trust me, you won't be disappointed with the return you will get on this inexpensive investment.

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## Tip #6: Splurge on the Bathroom

Next to the kitchen, bathrooms are the most important rooms to update. An outdated bathroom can significantly reduce the value of your home, which is silly when you consider the fact that it can be updated very affordably.

Implement similar upgrades as the kitchen. Repaint the walls and cabinetry. Update the cabinetry hardware and light fixtures. Get adventurous and splurge on a double-sink vanity. You would be surprised to discover that some double-sink vanities run for as low as \$150, keeping you within your budget. This would be a worthwhile investment because double-sink vanities are a hot commodity amongst homebuyers right now, meaning a higher value on your home if you install one.

Another simple update would be to replace the showerhead. Add even more value to your home by installing a handheld or sliding bar showerhead that will accommodate both adults and children.

Lastly, we all know that shower stalls are notorious for mold and mildew. Installing or replacing a vent fan will not only eliminate your mold and mildew problem, but it will also rid your bathroom of any unpleasant smells. Also be sure that there are no signs of any mold or mildew in the shower, or anywhere in the bathroom, when appraisers or potential buyers view your home.

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## **Tip #7: Tend to the Exterior of Your Home**

Lastly, it cannot be stressed enough how important it is to stay on top of the exterior of your home. Next to the kitchen and bathrooms, your yard will play a huge factor in the value of your home.

The very first thing an appraiser and potential homebuyer will notice will be the yard surrounding the house. Because of this it is imperative that you spend some time cleaning up the exterior of your property. Not only will this cost you very little in terms of money, it will boost the value of your home significantly.

Not only that, but it will make a huge impact on the first impression that potential buyers get when they first step foot onto your property. If the first thing they see when they pull up to the house is a weedy, disheveled yard with toys and/or pet droppings everywhere, then they will expect to find the same thing inside and will probably go into the viewing less than excited.

Some suggestions for cleaning up your property in preparation for an appraisal or showing include tucking items like bikes, trash, lawnmowers, lawn care items, and anything else that does not belong out on your lawn into your garage or a storage shed. Doing this, and tossing any unnecessary clutter into the trash, will clean up your yard enough for you to determine what other yard work needs to be done.

Tend to unruly shrubs and trees. Clean up any branches that are in the yard and mow the lawn. Weed any gardens and flowerbeds you may have, and plant grass seed or lay down turf on any dead patches of grass that you see.

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If your yard is lacking in the flower, garden, or shrub department, invest in some and carefully place them to create an inviting outdoor area. You don't have to go overboard, but adding a little color makes a big difference. If you're feeling creative, you can easily add a bit of character by planting new trees and surrounding them with aesthetically pleasing shrubs and flowers. Adding a garden pond, bird feedings, or bird baths will also amp up the value of your home.

Once your yard is cleaned up and tidy, spend some time cleaning up the exterior of your home. Chances are there will be dirt and debris on the surface of your home that has built up over time. Luckily, cleaning the house exterior is inexpensive and simple to do. You can rent a power washer for \$50 - \$75 per day, which will instantly brighten up the outside of your home.

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# Wrapping Up

There you have it; 7 ways to increase your home's value for under \$150 by yourself, and on your schedule. If you follow these simple suggestions, you will be well on your way to improving the value of your home just in time to attract new buyers.

Here is one last look at the 7 ways to increase your home's value for under \$150.

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