

## Investing in your new home



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I was inspecting a home recently for a couple and it was clearly in need of help. One of the questions they ask was “is it a better investment to upgrade the kitchen or bath”? I thought they couldn’t go wrong with either and told them so. This got me thinking what the actual return value was and the answers were surprising. I checked with three sources: National Association of Realtors (NAR), National Association of Home Builders and Remodeling Magazine. The return for remodeling either room is between 80% and 90% according to these sources, which was a great return. According to Remodel Magazine, even remodeling with upscale fixtures doesn’t hurt your return; so don’t be afraid to buy premium fixtures that suit your taste. Obviously, if you go really over the top and add the built-in espresso maker to your kitchen, the return value will diminish.

Homeowners with dated kitchens and bathrooms who are considering selling their home in the near future shouldn’t wait on remodeling. A frequent mistake I see with sellers is remodeling immediately before they go to sell. Yes, they will get much of their money back but they lose the benefits, convenience and usage of a freshly remodel room as the value really doesn’t diminish much in the first couple years after the work is completed.

Based on my research the best investment my clients with the fixer upper can make is to remodel both the kitchen and bathroom then consider adding a bathroom. Considering both the kitchen and baths are the most frequently used rooms in the home, the investment is a good one. Then, if they want to add value to the home they could add a bathroom. According to NAR, the addition of a bathroom could add as much as 24% to the value of a home. Given a 1 full bath starter home with a value of \$150,000, another full bath could add \$36,000 to the value of the home. This would have to rate among the best return on investments a homeowner could make today.

Rick Bunzel is the Principle Inspector at Mountain View Property Inspections. If you would like to know more about your home go to **[WWW.MVPinspection.com](http://WWW.MVPinspection.com)** If you have questions or comments, Rick Bunzel can be contacted at Mountain View Property Inspections @ 303-443-9063 or [MVPInspection@comcast.net](mailto:MVPInspection@comcast.net)