

Homeowners' five biggest remodeling regrets

Remodeling any aspect of a home can be a big job and a lot can go wrong when owners aren't adequately prepared. Houzz, a home remodeling website, asked a panel of renovating experts the most common remodeling blunders they see. Here are a few of their responses.

Not budgeting properly

Underestimating the costs of a project can be a dire mistake that could leave homeowners either with an unfinished property or having to incur a financial loss. Have a detailed budget so you don't run out of money. Remodeling experts advise always including a 10% to 20% buffer in the budget for any unexpected costs when tackling a remodel.

Assuming DIY will save you money

Remodeling experts call it the "DIY trap," and rookie remodelers are especially prone to it. It's not always cheaper to do a project yourself. It may not look right and could take triple the amount of time to complete than if you would have just hired a pro. "Limit your DIY tasks to things such as painting and simple landscaping jobs, and dedicate your time to project managing the renovation," experts told Houzz.

Selecting the cheapest contractor

Another common pitfall is to go with the cheapest quote from a contractor. You don't want to have to redo poor work. Don't just focus on the affordabil-

ity of a contractor's quote but evaluate fully what it specifies, experts recommend. Gather quotes from at least three contractors and compare them in detail. Also, evaluate the quality of their work through project photos and professional recommendations.

Failing to describe what you want accurately

Know exactly what you want before you start and use the right words to describe it. Create idea books; search online for ideas online or in magazines; and have a specific list of layouts and finishes you desire. Become familiar with the proper terminology of those looks and finishes so you communicate them correctly to the pros, the experts recommend.

Not researching the material options

In the same regard, choosing materials often requires some homework. Builders or contractors may fall back on the same materials they always use, but that doesn't always mean those are right for the project. "Spend time researching the various materials options available—including looks, price, pros and cons, sustainability, durability, and which ones are best suited to your location, and take this information to your builder," Houzz notes. "Armed with this knowledge, you can decide together the most suitable materials and finishes for your project."

View more common remodeling mistakes at Houzz.com.

Source: National Association of Realtors

Open HOUSES

Open Houses Sunday, March 15, 2020



2213 Kanawha Terrace, Saint Albans
\$89,900 • \$2,500 in closing on accepted offer
 2:00-4:00 PM

Well maintained home for anyone. Over 1300 square feet of living space. Two bedrooms and 1.5 baths. Master bedroom on first level with full bath. Upper level one bedroom. Convenient to all amenities. Two car garage detached. This home has been well maintained. Washer and dryer remains with property. Level fenced lot. DIRECTIONS: Turn on Walnut St. in St. Albans go to stop light, turn right and it will be on your left. Directly across the street from the first parking lot at high school.

Bill Javins
 (304) 539-5211

RE/MAX CLARITY
 "The CLEAR Choice for Results!"
 3520 Teays Valley Road, Ste. 3
 Hurricane, WV 25938
 Brokered By Traci Thomas Walker



720 Rolling Hills Circle, South Hills
\$219,900
 2:00-4:00 PM

Gorgeous 3 BR 2.5 BA home with updated kitchen & new stainless high-end appliances, hardwood floors with open floor plan, 2 fireplaces, tiled LL family room with spacious closets, park-like setting with massive rear yard, fenced, with covered patio too, Dbl garages and a FLAT DRIVEWAY!

DIRECTIONS: Corridor G South to R on Lucado, just before Krogers, up hill @ stop sign go R at top, bear R into Rolling Hills & take first L on Rolling Hills Circ, 2nd on L.

Sandy Kessell
 304 545-5678

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 3520 Teays Valley Road, Ste. 3
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1578 Kanawha Boulevard, Charleston
\$389,900
 2:00-4:00 PM

Stunning condo in prestigious Parkside - beautiful views of river & capital. Portions of the condo have been redesigned from studs out including kitchen & dining area - Darin Fisher kitchen w/quartz countertops, top of the line appliances, custom cabinetry, cork flooring throughout. Freshly painted w/new light fixtures. 3 new windows w/custom blinds - 2 full baths redone w/new cabinetry, toilets, & glass shower enclosures.

DIRECTIONS: Kanawha Blvd., 2 blocks west of Capitol.

Wilma O. Ellis
 (304) 545-7206

RE/MAX
 Real Estate Unlimited
 1556 Kanawha Blvd., E • Charleston, WV 25311
 Jim Walker - Broker




1856 Loudon Heights, Charleston
\$250,000
 2:00-4:00 PM

New listing. This one-story ranch in the heart of South Hills is looking for a new family. Just hit the market with some awesome updates. New roof, gutters, and gutter guards. New paint and new bathroom updates including some new plumbing Beautiful hardwood floors and some carpet throughout. Partially finished basement is great for a man cave or for teenagers hang out. Come see Sunday won't last long

Chase Tipton
 304-590-8763

RE/MAX
 Real Estate Unlimited
 1556 Kanawha Blvd., E • Charleston, WV 25311
 Jim Walker - Broker



1214 Dudley Road, Charleston
\$259,900
 2:00-4:00 PM

Privacy & old-world charm, situated on 1.68 acres with, handmade touches and updates for modern living. Includes, open floor plan, high ceilings, original built-ins. Hardwoods, 2 stone FP, Patio & Screened in porch create an inviting energy for gatherings, minutes to downtown. Bonus 400sq ft cottage w/kitchenette and copper lined shower.

DIRECTIONS: South Side Bridge to Loudon Heights, left on Dudley, driveway veers to the left.

David Bailey
 (304) 415-4999

SELLINGWV
 REAL ESTATE BROKERS
 SELLINGWV.COM
 D.C. Bailey, Broker



106 Sheridan Circle, Charleston
\$197,000
 2:00-4:00 PM

Brick Ranch home located in desired area of Fort Hill-South Hills. House has been updated w/new appliances in ONE of TWO Kitchens! Quartz Countertop w/new grey premium granite composite sink w/brushed gold faucet. New light fixtures throughout. Bathroom has contemporary floating vanity w/updated faucet. Too many updates to list, its a must-see! If you need a nanny suite, in-law suite or just a man-cave, the downstairs living quarters are just the place.

Lisa Reed
 304-553-6190

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