




FIXER UPPER CHECKLIST

How to know right away if a house has potential by spotting key areas to add the most value.



How do I know if a house has potential?

One of the most asked questions. And as so many things in real estate the answer can vary depending upon the market. But, there are some quick and easy areas that you can spot right away to know if a house has some areas to add value.

These eight questions from the checklist are a simple and fast way to help you determine if you have found your own diamond in the rough.

Set yourself up for success by using these questions to see if a house has fixer upper potential.

IS IT A NOT GREAT HOUSE IN A GREAT LOCATION?

This adage holds its weight when it comes to real estate. Location is something that cannot be changed and it does affect pricing. If you decide to compromise and choose a less desirable neighborhood or location (i.e. busy street), make sure to calculate those factors when figuring your resale value.

DOES IT FALL SHORT ON CURB APPEAL?

Attracting buyers may be a problem for some homes but that is an easy fix. There are all kinds of ways to update curb appeal. A new front door, lighting, mailbox, and address numbers are fairly simple tasks. Don't forget trimming overgrown landscaping or just removing it all and starting fresh with some mulch and potted plants.

IS THE KITCHEN READY FOR AN UPGRADE?

With a typical kitchen renovation, a homeowner may be displaced for four months. This makes this project a daunting task for many, but the convenience of a newly renovated kitchen to a buyer, means the highest returns on investment for you.

WHAT'S THE BATH SETUP AND CONDITION?

Is there only one bathroom? It is not uncommon in many older homes to only have one bathroom. Or baths with less than great layouts. If you find a house with potential to add bathrooms and renovate existing bath spaces that's a definite bonus.

IS THERE UNFINISHED SPACE THAT CAN INCREASE SIZE OF THE HOME?

Upstairs spaces and lower levels can increase living space and maximize a homes potential. These are also areas where you can often add a master suite or a bar area for entertaining.

IS THE STRUCTURE OF THE HOUSE SOUND?

Straight walls and floors and "good bones" are a must! If there is something odd or significant that you notice right away, then other buyers will notice that too when it's time for your to sell.

IS THE HOUSE LACKING WHEN IT COMES TO LIGHT?

Usually this is from heavy window coverings or awnings but can also be from dark walls due to paneling or wallpaper. This is easily remedied with paint. Also, the addition of new lighting (like recessed) can greatly improve the bright factor.

DOES IT HAVE A CERTAIN SOMETHING EXTRA?

When it comes to older homes there can be a special odor. This can be due to carpet that has been in place for years, a home being closed up for an extended period of time. By removing it, you can easily increase the home's value by adding hardwood floors. Bonus if there is already hardwood installed under the carpet.

About Amber

Hi-If we haven't already met...Welcome! For the past 15 years I have been buying, renovating, designing and selling houses...otherwise known as "house flipping."

What started as a part-time "let's see how it goes" leap became a full-time business in 2013, with more than 200+ completed projects.

After answering questions and speaking to new and experienced investors for the past several years, I decided to create tools and resources for others to get started renovating. Whether working on your own home or looking to flip houses for profit, I hope that this information will help along the way.



Want to Learn More?

For more tips on house flipping, real estate, renovation, design and investing in real estate check out the following:

Podcast - My Flipping Life hosted by Amber Miller
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