

5 Home Improvements

THAT MAY NOT PAY OFF WHEN YOU SELL

1. A chef-quality kitchen

An upscale kitchen renovation recoups just 54% of its cost in added value.

2. DIY painting

Streaky, chipped or low-quality paint can knock \$1,700 off a home's sale price.

3. An expanded primary suite

If your home has four or five bedrooms, losing one might pay off. But losing a bedroom in a smaller house could lower your selling price.

4. Wall-to-wall carpeting

Carpet as the main flooring in a house drops the value by \$3,900 – and carpeting in the primary bedroom causes a \$3,800 plunge.

5. A swimming pool

Any pool can be seen as a drawback by buyers who don't want to deal with maintenance or insurance.

SOURCES: *The News & Advance*, Lynchburg, VA; *Opendoor*; *Remodeling magazine*



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