



## 5 Important Questions to ask before starting a renovation.

Before you start that renovation after getting the money you need from [Investment Property Financing](#), ask yourself these important questions:

### 1. **Tile or wood**

If you're redoing your floors, you're probably in the middle of this debate. The growth of wood-look tile has only made the decision more difficult because you get an easy-care finish with the appearance you like. Keep in mind that wood is classic and relatively easy to take care of. But, it can scratch easily depending on the type of wood and the finish—and especially if you have dogs. Tile may seem like a better choice, but remember that it's cold under foot, hard to stand on, and even harder if you fall on it.

### 2. **Gas or electric**

When it comes to cooking, chefs swear by the performance of gas stoves, but electric does have its advantages - mostly from an easy-cleanup standpoint. "Each type has its devotees, and its detractors," [said Bob Vila](#). "Burgeoning chefs may be swayed by the versatility and accuracy provided by the flame heating of gas stoves. Meanwhile,

parents with young children may switch to an electric stove, seeing it as the safer of the two. Families also appreciate the easy-clean virtues of electric stoves. Strong as one's personal preference may be, economics play a role too: Depending on where you live, one or the other stove type might be cheaper to operate. If your current stove is scorching your sauces, burning the bacon, and ruining the roast, keep these considerations in mind as you choose between gas and electric."

### **3. Gray or beige**

The search for the perfect neutral is wrought with challenge. If you can't decide between the two because your worried beige is "out" but you're not sure of gray's staying power, do what an increasing number of people are doing: Go greige.

"What if you could take the best of beige and gray, to create a neutral that can avoid the worst qualities of each? Greige has been wildly popular for several years, because it does bring the best of both worlds to life, as a neutral color," said The Spruce.

### **4. Kitchen or bathroom**

If you only have the funds to renovate one of them, how do you choose? Both are important, obviously. We would personally give the edge to kitchen, if budget allows, because it has the ability to make a bigger impact. And, because potential buyers are more likely to react negatively to a worn kitchen in need of what they perceive to be expensive updates.

If you're weighing the two, consider these realities from [The Spruce: A bathroom is probably cheaper](#), a kitchen reno is slightly less disruptive, and a bathroom takes less time. The most important factor: "According to [Consumer Reports](#), 52% of real estate professionals consider the

kitchen the most important room to influence a house sale versus 42% who consider the bathroom to be the most important room."

## **5. Renovate or add on**

You could make an area of your home more fantastic and more functional or you could opt to add on space if you're feeling cramped. Which one is more advantageous? It all depends. If your space is just too small to accommodate your family or if you don't have enough bedrooms or bathrooms, for instance, you might not feel like you have a choice but to add on. Will it pay off? That also depends. [The Cost vs Value report](#) will give you an idea of what your return on investment will be before you set aside a bunch of money for something that may or may not pay your back.

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