

Eco-Friendly Upgrades

Sustainability can be as good for your wallet as it is for the environment, especially if you are planning to sell your home.

Eco-friendly upgrades can increase the value of your home and attract potential buyers. Several upgrades offer a solid return on investment and can provide long-term cost savings for you and for your environmentally conscious buyers.

WINDOWS AND INSULATION

Replacing old windows with energy-efficient alternatives and improving insulation are eco-friendly upgrades that offer excellent ROI.

Energy-efficient windows help retain indoor temperature, reduce heat transfer and minimize reliance on heating and cooling systems. If you are on a tight budget, consider replacing just a few windows at a time. According to Angi's List, you can get an ROI of at least 70%.

SOLAR PANELS

Installing solar panels and renewable energy systems can significantly increase your



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REAL ESTATE 101

Hard-Money Lenders

Hard-money lenders are private businesses or individuals that provide money to people in the house flipping business. They give loans out in a much quicker manner than traditional mortgages, sometimes providing a bridge for flippers who need cash quickly — such as for an auction — until they can secure longer-term financing or flip the house. The loans are typically at a much higher interest rate than traditional loans.

home's value and appeal. Solar panels generate clean energy and offer long-term cost savings. Incentives like tax credits and net metering can further enhance the financial benefits of these upgrades.

A study by Zillow reported that solar panels increase the value of a home by 4.1% on

average though this varies by location and the strength of the solar market.

PLUMBING AND IRRIGATION

Replacing traditional fixtures with water-efficient alternatives such as low-flow toilets, faucets and shower-

heads can appeal to environmentally conscious buyers concerned about water conservation. Any plumbing fixture made after 1994 must use less water than their older counterparts.

The Environmental Protection Agency said switching to a toilet that is labeled

WaterSense can save homeowners up to \$140 a year in water costs.

Many home-selling experts recommend upgrading to tankless water heaters. Energy.gov says that homes that use 41 gallons or less of hot water daily can save 24% to 34% of its energy costs when using tankless water heaters. They also tend to last longer than traditional water heaters.

APPLIANCES AND LIGHTING

Replace outdated appliances with energy-efficient models and switch to LED or CFL Lighting. Energy-efficient appliances such as refrigerators, dishwashers and washing machines save energy and appeal to buyers looking for modern, eco-friendly amenities.

LANDSCAPING

Plant native, drought-resistant plants and trees, incorporate rainwater harvesting systems and install permeable paving to help reduce water usage. Native plants and trees require less maintenance because they will naturally resist disease and pests. They benefit local wildlife and are already adjusted to the area's climate, meaning they require very little extra watering, fertilizer or pesticides.



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HOMEWISE GLOSSARY

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Metes and bounds: Land measurement of real property described by using directions, angles and distances. To properly describe the subject property, it begins and ends at the same point and is usually done by a licensed surveyor. SOURCE: MLS.com

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