

What renovations hurt your home's value?

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If you've decided to live in the property you've bought, you'll want to renovate it so it matches your needs. But before you go through the process of hiring designers, contractors and the works, don't forget to mull over how your proposed changes will affect your home's value.

Usually, home renovations or [additions](#) work in your favour when it comes to adding value to your home (unless the job is done poorly). We all know that the [rate of return on your home renovation](#) varies with the job that's done, whether it's an [upscale](#) or [midscale](#) reno, since just because a certain amount of dollars go into your home, it doesn't mean you'll get that back. It might also come as a surprise that some renovations drop your property's value instead.

Think long and hard about whether you want to go ahead with these renovations since they will hurt your property's value in the long run.

Adding a swimming pool

If you've swam in public pools, you've likely thought to yourself, wouldn't it be great to have your own pool so you won't have to share with others. Unfortunately, this may not be the best idea. Pool maintenance can be troublesome, which includes regularly cleaning the pool of any debris and ensuring that the pool has a safe chemical balance for you to swim in, which includes checking the water's pH levels, total alkalinity and the calcium hardness in your pool's water. You'll need to "shock" your pool once a week, which keeps the water clear of bacteria and other chemicals you might have brought in, such as sunscreen or your sweat. Also, pools may not appeal to families with young children since they are a drowning or falling hazard.

Scrapping your garage

If you don't own a car or you don't mind parking in the driveway, you might think converting your garage to another room in your home is a good idea. But some homebuyers won't consider a home without a garage, especially in the suburbs, which means you could be making a huge mistake. If you do choose to go ahead with this project, make sure you acquire any necessary permits and inspections to ensure that your property remains safe.

Overdoing the gardening

Gardening can be a very therapeutic hobby for some people or you might enjoy picking fresh fruit and vegetables from your garden. It's great for you to enjoy your yard and the flowers can beautify your property, but when it comes time to sell your home, the expansive plant life could be

intimidating for those who don't share your green thumb. If an extensive garden is something you're looking for, you might want to convert it back to a normal yard when it comes time to sell. (This advice also applies to extensive landscaping.)

Scrapping a bedroom

Many homebuyers look for homes based on the number of bedrooms available, especially if they already have children. If they're a young couple, they may plan to have kids and they'll likely have an idea of how many they want. If you're an empty nester, you might be tempted to open up a wider space by knocking down a bedroom wall, but you could be hurting your property's value if you expect it to be your retirement nest egg. Instead of [knocking down walls](#), you could convert the space into a guestroom or a home office since those are easily converted back.

Accessibility renovations

If you're looking to continue living in your property after you've retired, you may need to renovate to adapt to your changing health and lifestyle needs. While these changes will make it easier for you to get around, this could drop your property's value since a family with young children may not be interested in a walk-in bathtub, especially in the suburbs, [according to the *Financial Post*](#). On the other hand, with more and more boomers aging, this could reverse since the need for [multigenerational homes](#) is on the rise.

While you can choose not to do these home renovations, there are other things that could [hurt your home's value](#), which may not be up to you.

The best way to preserve your home's value is to regularly [maintain your property](#).

If you have done a [major renovation](#) on your property, Rebate4U can help you claim your [HST rebate](#) back from the CRA, whether it's a [rental property](#) or home. We strive towards offering our clients the most professional and quality service in obtaining rebates for their new and renovated homes. We are proud to offer our clients the most personal and attentive service, and we make sure that all of our clients are 100% satisfied.