

Charlotte

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Inside the home of artist Stephen Wilson

Contributor

HOME REMODELING



BRAD
LITTLE



FINDING A HOME
WITH REMODELING
POTENTIAL

The spring house-hunting season is just around the corner and finding the perfect home can be a challenging journey. A lot of Charlotte newcomers have consulted with Case Design/Remodeling to help them determine the best way to remodel a newly purchased older home to best fit their needs. We also hear from past clients who have moved across town and would like help with their new place. Whatever the circumstance, they have all searched to find a home that has good bones to build from or remodel.

So what exactly does it mean to find a house with good bones? Here are a few things to look for:

Proper Drainage – Poor drainage is enemy number one for a home. Take a good walk around the home and pay attention to the landscaping and topography. Overgrown shrubbery, negative grade towards the house, pooling

water, poor guttering, or rotted trim or siding are signs that a house may have more serious moisture management problems. How old is the roof? Is the crawl space dry? Does the house smell musty? These are all things that if not maintained over time are red flags for more severe problems that will eat into your remodeling budget.

Floor Dips or Humps – While you're house shopping, pay attention to any dips or humps you feel under your feet as you tour the house. These could be a sign that the home's framing was not supported properly. A house with good bones will have a sound and level floor system, and if the floor was built well, chances are the rest of the home is sound also. Always hire a structural engineer and home inspector before closing on a home purchase.

Consider the Age – Each era of home building in Charlotte's history has its own unique characteristics. Just because a home was built in the '90s doesn't





necessarily mean it will be easier to remodel than a home built in the '60s. An experienced remodeling firm will know what to look for when considering the age of the home.

Ownership History – Learning a little about the ownership history of a home can be revealing. Generally, long-term owners will have invested in keeping the home well kept, whereas homes that have been rentals or had transient ownership tend to have had expensive improvements put off or ignored.

Flipped Homes – It can be a relief to find a home that has been freshly remodeled by an investor that bought a distressed home and fixed it up to resell. These homes are move-in ready and convenient for those who are not interested in remodeling themselves. However, make sure the 'flipper' has a solid reputation for quality work and ask for references just as you would if you were hiring a remodeler.

Happy house hunting!◆



Brad Little is the president of Case Design/Remodeling of Charlotte and has been leading a team of award-winning designers and craftsmen since 2005. To view more of their projects and schedule a free consultation visit www.casecharlotte.com or call 704-759-3920.