

Floor Covering Could Affect Your Marriage...

*by Ron Schildknecht, Association Executive,
Greater Texoma Association of REALTORS®*

In the past, I've written about many of the benefits of home ownership. There are some definite financial benefits. With a mortgage, virtually everyone can buy more home than they could otherwise afford. What else can you buy with such a small down payment and still say you own it? Homebuyers also benefit from tax advantages with the IRS and typically build equity over time. Homeowners usually have a higher net worth than renters. People who pay off their mortgage have the advantage of living in a "paid for" home and can live almost rent free. Homeowners tend to put down roots, maintain their properties and feel more a part of the community. Homeownership has many rewards.

Another reward of homeownership few people talk about is the ability to decorate their property as they see fit. Of course, some homeowner associations have rules about the color of the roof shingles or the parking of cars on the front lawn, but for the most part, owners can decorate their homes to suit their tastes. Renters, on the other hand, are usually forced to live with the landlord's choice of paint color and cannot change much more than the roll of paper in the bathroom. Renters seldom have the freedom to change the décor in the landlord's property.

Along with the benefits and rewards of homeownership, however, come big responsibilities. Redecorating your home is one of the big responsibilities. Sure, there are easy redecorating decisions, like deciding to paint the living room "Realtor beige" or planting a few flowers in the yard, but do you have any idea how hard it is to change the flooring in a home? Believe me, it is not an easy task! Maybe it's easy for a bachelor ... just leave the current carpet in place, pick up a few beer cans, empty pizza boxes and old newspapers, and the redecorating is complete.

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But if you're married, it is a whole new story. No self-respecting wife will settle for picking up the papers and calling it good. After a few years, carpet cleaning and rearranging the furniture will no longer satisfy her redecorating bug. Sooner or later, most husbands find themselves in redecorating discussions that are much deeper than they ever dreamed possible.

When a husband hears, "Do you think we should change the carpet, honey?" he knows he is in trouble. The carpet is going to be changed! The unsuspecting husband might reply, "Okay dear, go buy some new carpet" and think all he has to do is pay the bill. But carpet changing is not that simple. Oh no! Any discussion about changing the carpet soon

morphs into talk about changing the floor covering. And once the topic of floor covering is open for discussion, husbands enter into a whole new world of discovery.

Did you know that carpeting is not the only option for floor covering? No, it isn't ... not by a long shot. Once the topic changes from carpeting to floor covering, the options are almost endless. Would you like to replace the carpet with another type of carpet (plush, berber, shag, etc.) or would you rather buy something else for the floor? Maybe hardwood floors will fit your lifestyle better. Speaking of wood, do you want real wood, engineered wood, fake wood laminate, vinyl wood, etc.? Have you thought about replacing the carpet with tile (travertine tile, glazed tile, ceramic tile, terrazzo tile, etc.)? Don't forget to consider replacing the carpet with stone (flagstone, marble, slate, etc.). Finally, one can consider the endless possibilities for concrete floors (polished, acidstained, stamped and stained, color imbedded, etc.). I don't know for sure, but you may even be able to buy ceramic carpet with a fake wood grain tile look.

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husbands would rather avoid ...***

Each possibility presents numerous choices. After straining your eyes looking at samples and tiny color swatches of choices, talking to countless sales people with personal agendas and spending many good golfing afternoons shopping for the best deal, you will be thoroughly confused. Now, the real floor covering education begins. In the internet age, everything you ever wanted to know about anything is online. Floor covering is no exception. My recent Google search for "floor covering" found 3,490,000 different websites. Helping to choose a new floor covering from all those choices is a really, really big homeowner/husband responsibility. Your marriage could be riding on the decision.

Speaking from personal experience, I think redecorating is a swamp most husbands would rather avoid. Don't get me wrong, I love my home, almost as much as my dog and not near as much as my wife. But couldn't we just pick up the newspapers, grab a cold drink and change channels on TV to a different football game? I think that would give the living room a completely new and different "look". If wives would only be satisfied with that, most husbands wouldn't think redecorating was such a big deal. And, we probably wouldn't need as many marriage counselors!

Please, don't even get me started on the subject of changing the kitchen counters.

If you would like more information about the best redecorating tips for preparing your home to sell, I encourage you to visit with a REALTOR® member of the Greater Texoma Association of REALTORS®, or visit our website:

www.TexomaRealtor.com