

Your Worst Mistake

And How To Avoid It

John is a builder. He once had a customer who made a big mistake.

John was helping Susan find a home. He found a plan that met all of her requirements. He felt sure she would like it. When he showed her the plan, she looked at its exterior and said “I don’t like this house. Let’s look at another one.” John tried to persuade to her to at the floor plan, but she refused. Eventually, she decided not to build and bought an existing house.

A few years later, Susan was invited to a dinner party. The party was at a house John had built. The house was built from the plan that she had refused to consider. When Susan walked inside, she felt immediately at home. As she walked through the house she thought **“This house could have been my perfect home!”**

You might find the right home and not realize it. This can happen if you don’t understand what to look for in a home. This guide helps home buyers avoid 8 common mistakes. You may want to share this with others.

How To Find The Right Home By Avoiding Common Mistakes

Mistake #1: Beauty Is Skin-Deep And Cosmetic Surgery Is Available

Some people will only look at a house if they like its appearance. Experienced designers know that a house’s exterior can easily be changed. In fact, the changes can be so dramatic that you won’t realize you are looking at the same house. To change the exterior, designers can use different windows, modify roof lines, and change exterior details. Shown below are two houses that have the same floor plan. As you can see they look nothing alike.



You can often customize a house’s exterior to suit your tastes. Don’t judge a home by its appearance. It’s the inside that really counts. After all, you’ll spend 90% of your time on the inside of your home.

Mistake #2: People Think They Know What They Want

It’s important to be open-minded when looking at houses. By doing this, you’ll learn things you never realized. Over time, your ‘ideal’ home will evolve and change. If you are like most people, you will probably buy a home that is different from what you thought you wanted. Don’t quickly discard houses. You will have a better understanding of what you want by taking a close look at many houses.

Mistake #3: Overlooking Hidden Potential

You might discard the right home because you don’t see its hidden potential. For example, say you don’t like living rooms and you avoid houses that have living rooms. Did you know a living room could serve another purpose? It could become a den, a nursery, or an additional bedroom. It could also be an excellent dining room. Changing the location of a doorway or adding a wall may convert a room into something you would really love.

Sometimes all you need to do is rename a room. When looking at houses, look for the hidden potential.

Mistake #4: Trying To Find The Perfect Home

Some people spend years searching for the perfect home. However, they never find it because the perfect home

is an imaginary dream found only in their mind. Their perfect home is a fantasy. It doesn't really exist.

It's important to be realistic when shopping for a home. Ask yourself what are features you must have and what are features you want to have. When you find a house that meets your requirements, it may not have all of your wants. However, if you hold on to your dream of a perfect home you might pass up the right house and regret it later.

Mistake #5: Misinterpreting Yourself

It's important to understand the reasons for your preferences. By doing this you may discover things about yourself. For example, say you prefer older houses. Perhaps the reason you like older houses is because you like larger trees. If so, maybe you would like a newer house in a wooded area. In fact, maybe you would prefer a newer house because it needs less maintenance and is more energy efficient.

Mistake #6: Champagne Tastes And A Beer Budget

Two of the main things that affect a house's price are its size and features. Some people look for a large house with many features. Because of this, they are unable to find a home they can afford.

It is possible to have a comfortable home with many features. Designers can make a house feel larger than it actually is. They accomplish this with efficient use of space, open floor plans, high ceilings, and good traffic flow. Effective window placement and sunlight can also make a house feel larger. It's not the size of a house that matters. What's more important is how comfortable your home feels. Perhaps you should consider houses that are smaller than what you think you want. By doing this you may find a comfortable home with the features you want.

If you build a house, you will probably make changes to the floor plan. Changes can increase the size of a house. If you start with a smaller plan, it is easier to make changes and stay within your budget. Because of this, you may want to consider plans that are smaller than what you think you want.

Mistake #7: The Static House

Remember, a house can be changed. For example, say you find a house you like but wished it had a fireplace. You can often add a fireplace to a house.

If you are considering new construction, it's even easier to modify a plan. For example, perhaps you've decided that your home's garage must face a certain direction. You can sometimes move the garage door to a different wall. By doing this, a house with a front garage can become a house with a side garage.

You can also change the size and location of rooms. For example, you can often increase or decrease the size of a garage. You can also reverse a plan to change the placement of its rooms. For example, say you found a plan with the garage on the left side and you want it on the right side. The plan's mirror-reversal may suit your needs.

Mistake #8: The Under-Utilized CD-ROM

AbbiSoft's Home-Plan FinderTM is a powerful tool for quickly finding house plans. However, if you only search for what you *think* you want, then you might not discover what you *really* want. You will more likely find your home if you experiment with different searches. Try searching for houses using different square footage ranges. Search for different styles of homes. Search for different rooms or features. Search for plans from your favorite designers. When searching, be flexible and set more of your criteria to be wants rather than musts. This way, your favorite houses are shown first, but you won't rule out houses you may like.

Take advantage of the software's features. Use the reverse button to see a mirror reversal of a plan. Read the descriptions for the houses. Bookmark your favorite plans. Magnify the pictures. Compare various parts of a house using the multiple-picture view. Study your favorite houses by using 3 styles of printouts including: feature sheets, full-page pictures, and reversed pictures.

This guide helps people who are shopping for a home. It also helps people who sell homes.

You may want to give copies of this guide to others. You have permission to reproduce and distribute this document, as long as you do not change it and you include the following phrase:

AbbiSoft's Home-Plan FinderTM has 2,300 house plans on CD-ROM, 65 powerful search criteria, 12 leading design firms. **To order call: 800-345-HOME** (800-345-4663) For more tips go to: <http://www.abbisoft.com/>
Distributor inquiries welcomed (call 309/662-0901) ©1996 AbbiSoft, Inc., PO Box 743, Bloomington, IL 61702, USA (Homes shown: plans 89595 & 89596, ©WD Farmer)