

Ignore These 5 Things On A Home Tour

Don't let cosmetic bells and whistles distract you from the home's more permanent features.

When you're rushing from one showing to the next, it's easy to fall prey to shiny object syndrome—where the furnishings and finishes distract you from what really matters in a home: layout, structure, location, functionality, and the age of key systems.



To make a smart buying decision, ignore these five things on your next home tour:

1. STAGING AND FURNITURE

Beautiful decor can make any space feel like home—but you're not buying the furniture. Clever staging can make rooms feel bigger or more inviting than they actually are. Look past the styling and focus on the true size, flow and lighting of each space.

2. PAINT COLORS AND WALLPAPER

Don't let bold paint choices or dated wallpaper scare you off. These are among the easiest and least expensive changes you can make. Instead, check the *condition* of the walls, floors, and trim. If they're solid, the aesthetics can be easily updated to your style.

3. FLASHY KITCHEN FINISHES

New appliances and pretty countertops are appealing—but they don't always mean the kitchen is functional. Open drawers. Check cabinet quality. Make sure there's enough prep space and storage. A kitchen should *work for your life*, not just look good in pictures.

4. SMART TECH AND SURROUND SOUND

Fancy features like built-in speakers or lighting systems are fun extras—but they shouldn't outweigh more important factors like how sound carries in the house. Listen for noise from outside. Check the quality of doors and windows. Comfort and quiet matter more than gadgets.

5. LUXURY MATERIALS WITHOUT SUBSTANCE

Don't be dazzled by designer finishes if the home's core systems are outdated. Ask about the roof, HVAC, water heater, and plumbing. A marble bathroom won't matter if the pipes need replacing next year.

Focus on the features that are hard—or expensive—to change. Everything else is just a coat of paint.



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