

A Win! Win!

HOME RENOVATION PROJECTS

+ VALUE TO YOUR REAL ESTATE INVESTMENT
& + HOMEOWNER LIVABILITY SATISFACTION



Home renovations can be costly, time-consuming and messy. Whether your goal is to increase the comfort and enjoyment of your current home or to prepare a property for sale, make sure that you choose the right projects for your investment dollars and time. While some projects only satisfy one or the other, included in this flyer are ten go-to projects that achieve both of these purposes.



REMODEL A KITCHEN

Studies have shown that more activity takes place in the kitchen than any other room in the house. Remodeling the kitchen will not only personalize a home, it will also increase the value of it if the remodeling is done well and correctly. Consider adding recessed lighting, granite counter tops or re-finish cabinet fronts.

59%

A Complete Kitchen Renovation ROI Average, According to the NAR 2019 Remodeling Impact Report.

RENOVATE AN EXISTING BATHROOM

This investment and emotional return is based upon project scale. Low range ways to breathe new life into the space would be to install new light fixtures, linens and accessories. While mid-upscale updates might include creating separate his-and-her areas with separate sinks, updating the tub and tile, installing a bidet or adding a skylight to bring in natural light.

64.6%

A complete Bathroom Renovation ROI Average, According to the NAR 2019 Remodeling Impact Report.

UPGRADE THE BACKYARD LIVING SPACE

Add to your entertaining space by taking it outdoors. This can be done in variety of ways like adding a patio with a cooking area, entertainment and relaxing features. In the short term, you'll love the new living space. For a future sale, buyers will get excited about the new opportunity right outside their own back door.

85.2%

A Backyard Wood Deck Addition ROI Average According to the Austin Remodeling 2019 Cost vs. Value Report (www.costvsvalue.com).

INCREASE THE AMOUNT OF USABLE SPACE

Anytime you can add square footage and living space to your home, it's a winner. Build an attractive sun room, add a new bathroom or closet space. The creation of more space makes life more enjoyable for a current homeowner and adds an appealing selling feature for the future.

50%

A NEW Master Suite OR Bathroom Renovation ROI Average, According to the NAR 2019 Remodeling Impact Report.

INSTALL HARDWOOD FLOORING

It's a classic for a reason! Much like a well-built structure from the distant past, a well maintained hardwood floor can literally last for hundreds of years! If you plan to eventually sell your home, installing wood floors that were not already there can increase the appeal and market value. If you are planning to stay, you will save money that would have been required for the eventual replacement of other types of flooring. Remember that carpet, laminate, vinyl, linoleum and tile are often considered throw-away floors, once they are used up, they're destined for the dump. Meanwhile a hardwood floor can go 25 years or more on it's original factory finish, and then you just refresh with a re-finish and it's like new again!

106%

The hardwood floor installation ROI Average, According to the NAR 2019 Remodeling Impact Report.

REPLACE YOUR GARAGE DOOR

A new garage door is often underrated, but can do a lot to improve the appearance of a house. They come in a variety of designs and colors that match with the personality of a home. When it comes to curb appeal, the garage door is often a large surface that is seen. Outside of appearance, consider these top reasons below for replacing a dated garage door.

- **Security** - New garage doors can be synced with the latest in home security. Having a door that opens only when you want it to is very assuring.
- **Safety** - New garage doors offer the latest in safety. Whether you have small children or want to protect that precious vintage car, having a new door will allow you to feel secure knowing that key features keep your door operating safely.
- **Insulation and Utility** - Many new garage doors are built to be highly insulated. This even allows you to "extend" the living space of your home by having a garage that has a reasonable temperature for being present in.

93%

A Garage Door Replacement ROI Average, According to the Austin Remodeling 2019 Cost vs. Value Report (www.costvsvalue.com)

HVAC REPLACEMENT

HVAC stands for Heating, Ventilation and Air Conditioning. If your system is more than 10 years old, you may want to replace it as a selling point. This is because the unit is often no longer under warranty and could leave the new owners with significant and unattractive maintenance costs shortly after buying a home. Besides being a selling point, consider these reasons for replacing an HVAC in your home.


- **Stay Comfortable Year Round** - HVAC is a general term for systems that keep you warm and cozy in the winter and feeling cool and fresh in the summer.
- **Maintain Better Health** - HVAC systems filter and clean indoor air to keep you healthy and maintain humidity.
- **Energy Efficiency** - The wonders of technological advancement mean that new units are much more energy-efficient than old units, which could save you money on energy bills. Experts suggest that a new energy-efficient system can save between 20% and 30% more energy each month.

 The HVAC Replacement ROI Average, According to the NAR 2019 Remodeling Impact Report.

REPLACE YOUR EXTERIOR SIDING

Historically, replacing siding has a high expected ROI, which makes it one of the most financially sound home renovation projects that you can invest in. Since first appearances are vital in real estate, quality, maintained siding adds curb appeal. Besides visual presentation, here are some considerations for knowing when it's time for siding replacement:

- **Energy Efficiency** - Are your energy bills high? Up your insulation's efficiency and reduce the transfer of heat and cold. Many modern siding materials have insulation incorporated into their design.
- **Mildew, Fungus or Mold** - Any growth on your home's siding, particularly near the seams, might be sign that water is passing through and being held in the wall. The effect of this pooling is mildew, fungus and/or mold. Growth on its own isn't worth being alarmed, but it does warrant deeper investigation.
- **Holes and Cracks that Cause Pest Problems** - The smallest holes should be cause for concern. Insects and rodents that have wiggled through your siding are enough to make a person squirm, but add to that the damage from the holes, which allow moisture to get in. No good!
- **Age and Materials** - Age is a factor in this since different materials deteriorate at different speeds. Different materials also provide different esthetically pleasing looks.


 Exterior Siding Replacement ROI Average, according to the Austin Remodeling 2019 Cost vs. Value Report (www.costvsvalue.com)

ROOFING REPLACEMENT

The roof is arguably the most important component of your house. After all, it keeps water out of the building. How do you know when it's time for a whole new roof design vs. repairs? Have a roofing professional do a check up when experiencing the following:

- **Signs of Moisture or Water Damage** - This includes brown spots on the ceiling, peeling paint or mold.
- **A Recent Disaster** - Experiencing an especially violent storm can quickly cause damage to a healthy roof.
- **Age and Materials** - Age is a factor since different materials (slate, asphalt or metal) deteriorate at different speeds.


When it's time to replace your roof, consult with a home roofing expert. Also keep in mind that price shouldn't be the only factor that influences your choice of roofing contractor. You wouldn't choose a "discount" heart surgeon. Likewise, you shouldn't choose a roofing installation company based solely on a cheap price. By initially investing in a quality product and expert installation, you can rest easy knowing your home is protected for the long haul and future buyers will feel the same way.

 A Roof Replacement upgrade using Metal Shingles ROI Average, According to the Austin Remodeling 2019 Cost vs. Value Report (www.costvsvalue.com)

REPLACE WINDOWS

Windows are one of the most prominent features of a home, and if they look worn, your house will too. Your house may not be able to talk to you, but nevertheless, it gives you signs when something's not right. If your windows are more than a few decades old, listen carefully to what they're telling you. Here are some considerations for knowing when it's time for window replacement:

- **Damaged, Warped or Broken Windows** - It's sometimes possible to repair a window instead of replacing it. If your window's problem is minor, such as needing new weatherstripping or hardware, a repair might be the best option. But replacing a damaged, warped or broken window sash or frame is almost always preferred to attempting a repair.
- **Energy Efficiency** - Windows provide some heat in the winter by letting in sunlight. But drafty windows can cause your energy bills to be about 10% to 25% higher, according to Energy.gov. Replacing your windows with energy-efficient ones can reduce your heating and cooling bills.

 The upgraded Window Replacement using Vinyl ROI Average, According to the Austin Remodeling 2019 Cost vs. Value Report (www.costvsvalue.com)


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Investment Return Data Sources:

Return averages are listed according to the National Association of Realtors (NAR) 2019 Remodeling Impact Report. © 2019 National Association of Realtors and National Association of the Remodeling Industry. Complete data from the Remodeling NAR 2019 Remodeling Impact Report can be downloaded free at www.nar.realtor/research-and-statistics/research-reports/remodeling-impact

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