

REPAIRS & ENHANCEMENTS: GET TOP DOLLAR FOR YOUR HOME

*Today's buyers want move-in ready homes.
Focus on smart updates for maximum impact:*

KEY AREAS:

- **Kitchen:** Refresh cabinets, update counters, replace appliances, paint.
- **Bathrooms:** RegROUT/recaulk, update fixtures, new flooring, paint.
- **Curb Appeal:** Landscaping, power wash, paint front door, update lighting.
- **Energy Efficiency:** Improve insulation, replace windows, check HVAC.
- **Flooring:** Replace worn flooring.
- **Lighting:** Update fixtures, ensure all bulbs work.



HIGH RETURN ON INVESTMENT ITEMS TO CONSIDER:

- **Minor Kitchen Updates:** Cabinet refacing/painting, new hardware, updated lighting.
- **Bathroom Refresh:** Re-grouting, new faucets and showerheads, fresh paint.
- **Curb Appeal Boost:** Landscaping, power washing, front door refresh.
- **Energy-Efficient Upgrades:** Sealing drafts, adding insulation.

PROJECTS WITH LOWER RETURNS (CONSIDER CAREFULLY):

- **Luxury Finishes in a Modest Home:** High-end materials in a less expensive neighborhood may not recoup their cost.
- **Highly Personalized Upgrades:** Unique features may not appeal to a wide range of buyers.
- **Major Renovations in a Declining Market:** Large-scale projects may not yield the desired return if home values are falling.
- **Over-Improving for the Neighborhood:** A home significantly more expensive than others in the area may be difficult to sell.

TIPS:

When improving your home, focus on repairs first to boost its value. Work on projects that give the best return on investment (ROI) for financial gain. Understand your market to choose upgrades that appeal to buyers. Getting help from a contractor or real estate agent can offer useful advice. Also, keep detailed records of your work to track expenses and progress.