



# ADD VALUE TO YOUR HOME WITH THESE 9 DIY IMPROVEMENTS

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Whether you're prepping your house to go on the market or looking for ways to maximize its long-term appreciation, these nine home improvement projects are great ways to add function, beauty, and real value to your home.

The best part is, once you've secured the materials, most of these renovations can be completed over the course of a weekend. And they don't require a lot of specialized skills or experience. So grab your toolbox, then get ready to boost your home's appeal AND investment potential!

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1

### SPRUCE UP YOUR LANDSCAPING

Landscaping improvements can increase a home's value by 10-12%, and many buyers put a lush lawn at the top of their wish list. Fill in bare spots with grass seed or new sod for an average return of 417% and 143% respectively.<sup>1</sup>

2

### CLEAN THE EXTERIOR

Use a pressure washer to remove built-up dirt and grime from your home's exterior, walkway, and driveway. This simple project can add as much as \$15,000 to a home's sales price.<sup>2</sup>

3

### ADD A FRESH COAT OF PAINT

New paint is one of the most cost-effective ways to update a home. Maximize your return at resale by sticking with a neutral color palette that will appeal to a broad range of buyers.

4

### INSTALL SMART HOME TECHNOLOGY

Buyers are often willing to pay a premium for homes with smart technology features.<sup>3</sup> Fortunately, many smart devices are simple to install and pay for themselves over time by making your home more energy efficient.

5

### MODERNIZE YOUR WINDOW TREATMENTS

Upgrading your window coverings has gotten easier and less expensive in recent years. A number of retailers specialize in affordable shades and blinds that are simple to hang yourself.

6

### REPLACE OUTDATED FIXTURES

Give your home a facelift by swapping dated light fixtures, faucets, and cabinet hardware for modern alternatives. For maximum impact, prioritize replacing those that are in highly-visible areas, like your entryway and kitchen.

7

### UPGRADE YOUR BATHROOM MIRROR

Much like a work of art, your vanity mirror serves as a focal point for your bathroom. Replace a basic mirror, or try adding a frame. Several retailers offer DIY kits that can be made to your specifications.

8

### SHAMPOO YOUR CARPET

According to Consumer Reports, you can rent a machine and purchase cleaning fluid and supplies for around \$90. With an average return on your investment of 169%, it's well worth the effort and expense.<sup>4</sup>

9

### CUSTOMIZE YOUR CLOSET

A closet remodel can add \$2500 to a home's selling price. And while a professional renovation can cost upwards of \$6000, there are many less expensive but high-quality DIY closet systems you can customize and install yourself.<sup>5</sup>

Sources: 1. HomeLight 2. HouseLogic.com 3. T3 Sixty  
4. HomeLight 5. National Association of Realtors

## GET A COMPLIMENTARY ANALYSIS OF YOUR PROJECT

We've been talking averages. But the truth is, the actual impact of a home improvement project will vary depending on your particular home and neighborhood. Before you get started, contact us to schedule a free virtual consultation. We can help you determine which upgrades will offer the greatest return on your effort and investment.

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