

What are the Best Ways to Add Value to Your Home?

Home Builders Association of Greater Southwest Illinois

Which home remodeling projects are the best ones for those looking for a solid return on their investment — and higher profits come selling day?

Not all home remodeling projects are equal. Here are some top ways to add value to your home:

A Home Office Remodel

Home offices are becoming less of a luxury and more of a necessity, with more people telecommuting. The number of Americans that work from home is in the millions, and that number has continued to grow every year. Telecommuting has become a viable solution for many in the working world. Making sure that your home has a state-of-the-art space for potential teleworkers is a surefire way to increase your home's value.

Replace the Roof.

The roof is one of the first impressions people have of a home. Make sure yours passes the test by replacing an old roof. You can also change the character of your home by looking into architecturally styled roofing tiles.

Landscape Your Yard.

Along the same lines of thinking as the roof, landscaping can give a great – or not so great – first impression. Backyard landscaping can transform ordinary spaces into incredible entertaining areas by including elegant water features and lush plants.

Replace Old Windows.

Thirty percent of a home's energy is lost through its windows. Replacing old windows with energy-efficient ones signals to home buyers that you really care about the house and it reflects on the quality of the house as a whole. Plus, who doesn't like to save money on energy bills?

Remodel Your Basement.

Look at space you already have. Do you have unused space that serves as a black hole for all things without a home? Try remodeling your basement. Remodeled basements can make excellent game rooms or guest suites, adding value to your home without adding space.

Paint, Paint, Paint.

Enough said. But remember to hire a professional if you need help and keep the colors neutral if you're looking to sell.

Remodel Your Kitchen.

Small changes can result in big value. Upgrading appliances, door handles and painting tired walls can add new life to your kitchen, and add value to your home. Sometimes doing it yourself can save money, but always bring in a professional for the big jobs.

Remodel or Add a Bathroom.

A bathroom remodel can often mean simply making the most of your current space, by upgrading fixtures, flooring and lighting. Have a little more money in the budget? Adding a bathroom is a great way to increase the value of your home.

For more information on adding value to your home through remodeling contact Home Builders Association of Greater Southwest Illinois for names of member remodelers. Learn more by visiting www.hbaswil.org or call us at 618-343-6331. You can also follow us on facebook at www.facebook.com/hbaswil