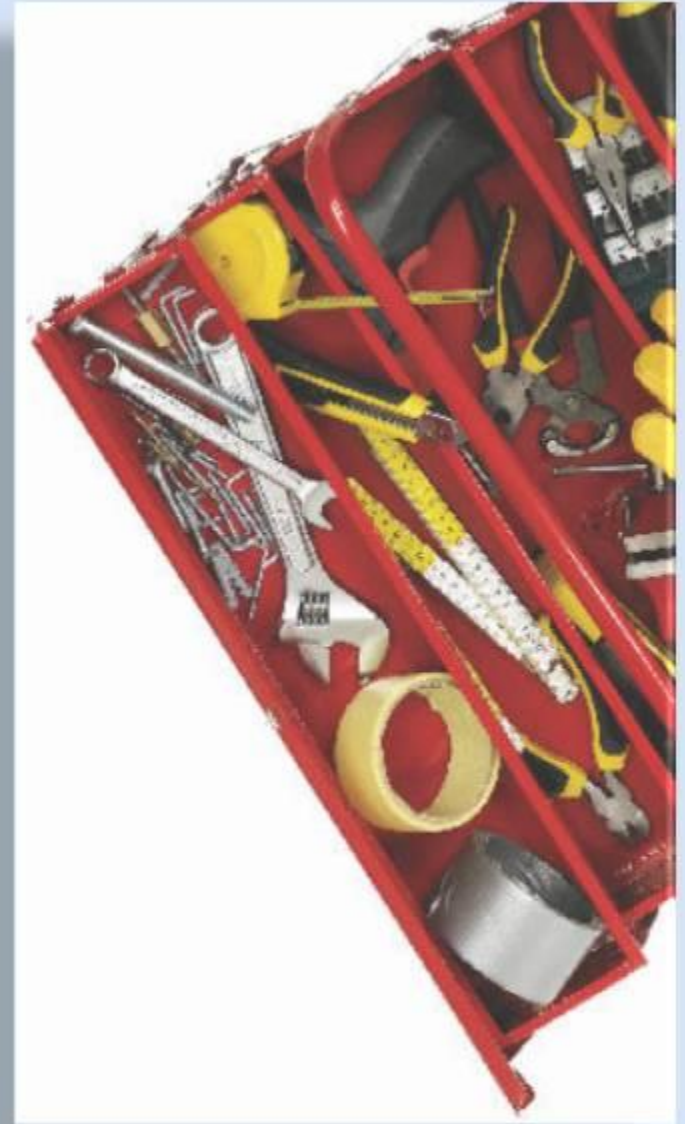


TOP 10 HOME IMPROVEMENT

"Best Bang
For Your Buck"

TIPS



TIP #1:

1. Update Your Front Door

Curb appeal is the first step in a successful home sale, and installing a beautiful, high-quality entry door is a simple home improvement that delivers impact both in buyer drive-bys and online listings. A new entry door will also help lower home energy costs and stand up to weather extremes







TIP #2:

2. Siding Is Not Longer Taboo

A tight, tidy home contributes to curb appeal and takes major home improvement worries off a potential buyer's list. Yes, you could repaint, but nowadays siding is the way to go for low maintenance, long term care. Spruce up your home's exterior by adding or repairing siding for an eye-catching, protective finish. And consider adding easy-to-install decorative trim elements to spruce up an otherwise dull exterior.





TIP #3:

3. Repair or Replace Your Roof

SA leaky roof allows water to penetrate inside, where it can ruin insulation and drywall, and create opportunity for mold. On a sunny day, use binoculars to spot cracked, curled, or missing shingles, which are signs that the roof is near its end of life. Also check flashing around chimneys, skylights, and roof valleys, and the rubber boots around vents for cracks.





TIP #4:

4. Install Energy Efficient Windows

Installing replacement windows is a home improvement that pays for every one, especially if you are considering selling your home. You'll earn valuable tax credits and the buyer will enjoy lower home energy bills. Even if you aren't planning on selling, you'll benefit greatly from the increased energy efficiency aspect.







TIP #5:

5. Low Cost Kitchen Updates

The kitchen is a major selling point for a home, and its appearance and layout can often be a deal-breaker. Improving your kitchen doesn't have to be a huge investment, however. Just replacing countertops, key appliances or cabinet hardware can transform a kitchen's look and impact.





TIP #6:

6. Spruce Up Your Bathroom

Along with kitchens, bathrooms tend to age easily, so neutralize potential design objections by replacing the vanity, installing efficient fixtures and choosing hardware that facilitates easy access for all.





TIP #7:

7. Hard Wood Floors Are In

Everyone wants open concept and hard wood floors these days. Of course, if you have an older house, tearing down walls to get an open flow is not always feasible. But, if you lift up the corner of your carpet or tile, you might find the jewel of hard wood flooring underneath. If not, it's easy and not too expensive to install it yourself – and it is a lot easier to maintain, especially if you have pets!







TIP #8:

8. Paint Interior Walls

There's nothing like a fresh coat of paint to freshen a room up. It's one of the simplest ways to improve the looks of a room and hide all the scuffs and scrapes that come with every day living. You might even consider using a bold color on one wall to spice things up, especially if you are working with a larger space.





TIP #9:

9. Add Some Trim

By adding two simple lines of trim — a chair rail and a crown molding — you create the perfect framework for any handsome two-color wall combination. This is one of the secrets of fast, easy redecorating. To have the biggest color impact, paint your trim. This also simplifies installation. You don't have to cut perfect joints, because a little filler and paint will leave them looking sharp and crisp.





TIP #10:

10. Add A Deck

Building a deck is one of the least-expensive ways to extend your living space. Composite decking is a great low-maintenance option, and even building a deck from pressure-treated wood can bring a return on investment of up to 80 percent at the time of sale.



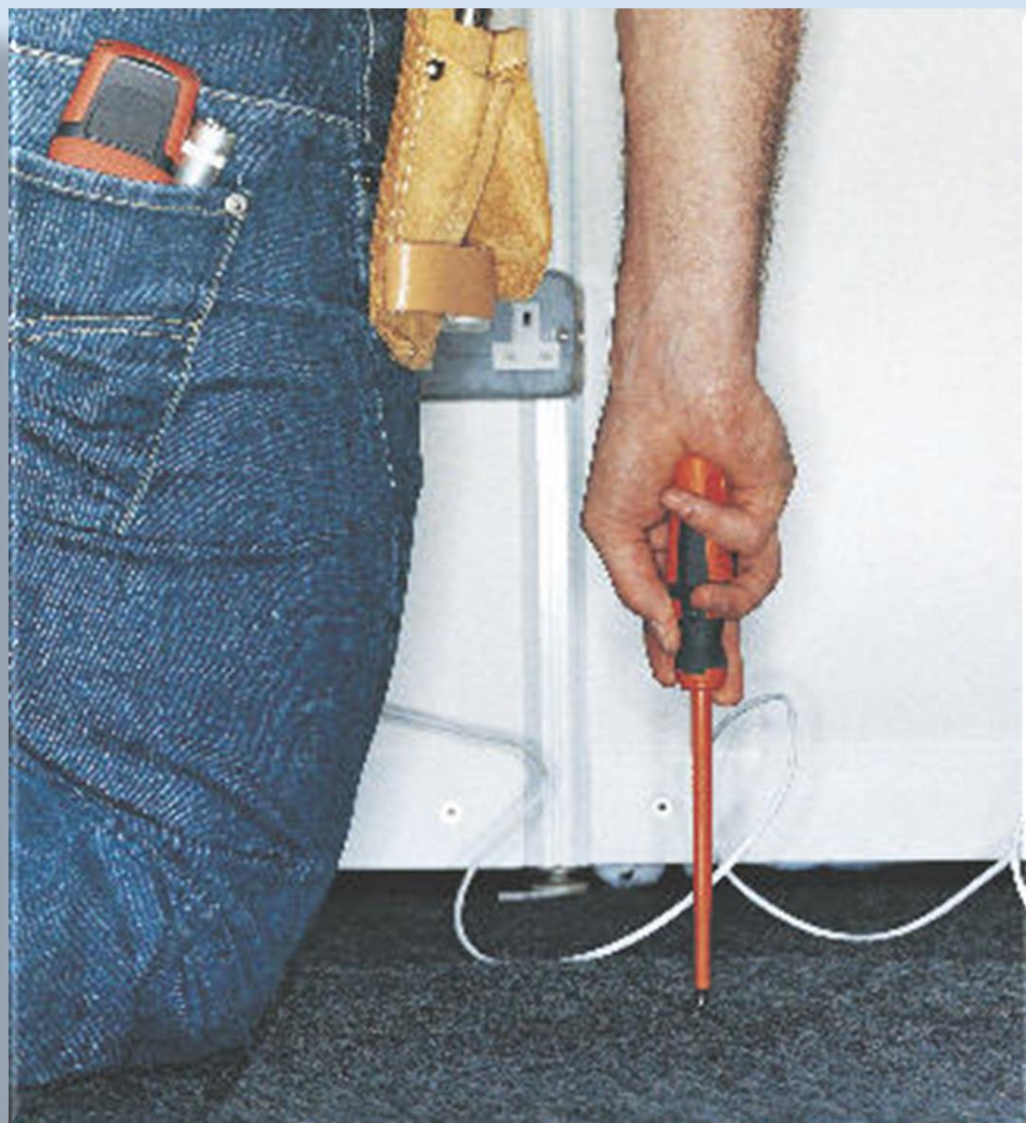
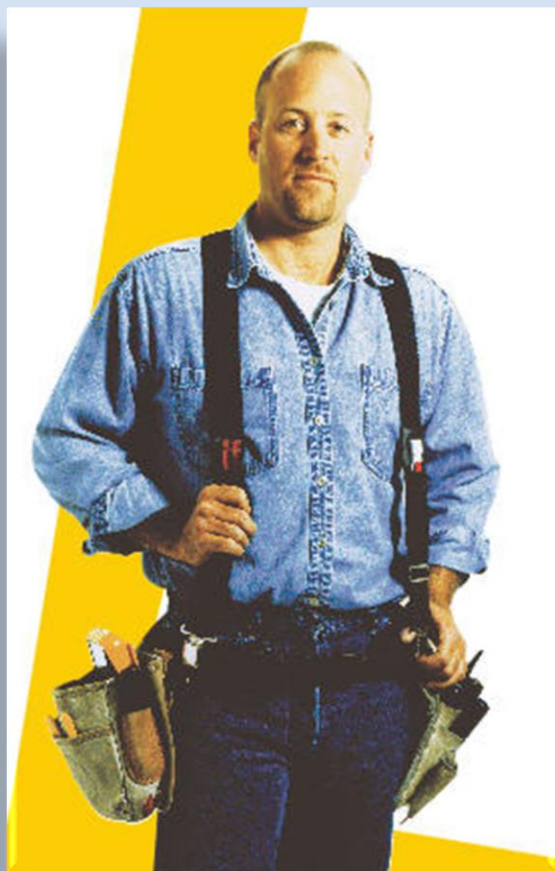


TIP #11:

11. Get a Backup Power Generator

With the aging electrical grid becoming less reliable, access to backup power is essential for a home. Gone are the days of bulky, smelly, portable gas-powered generators: You can now have a neat, compact standby generator installed right next to your outdoor AC unit that can repower most of your home within seconds of losing electricity from the utility.





TIP #12:

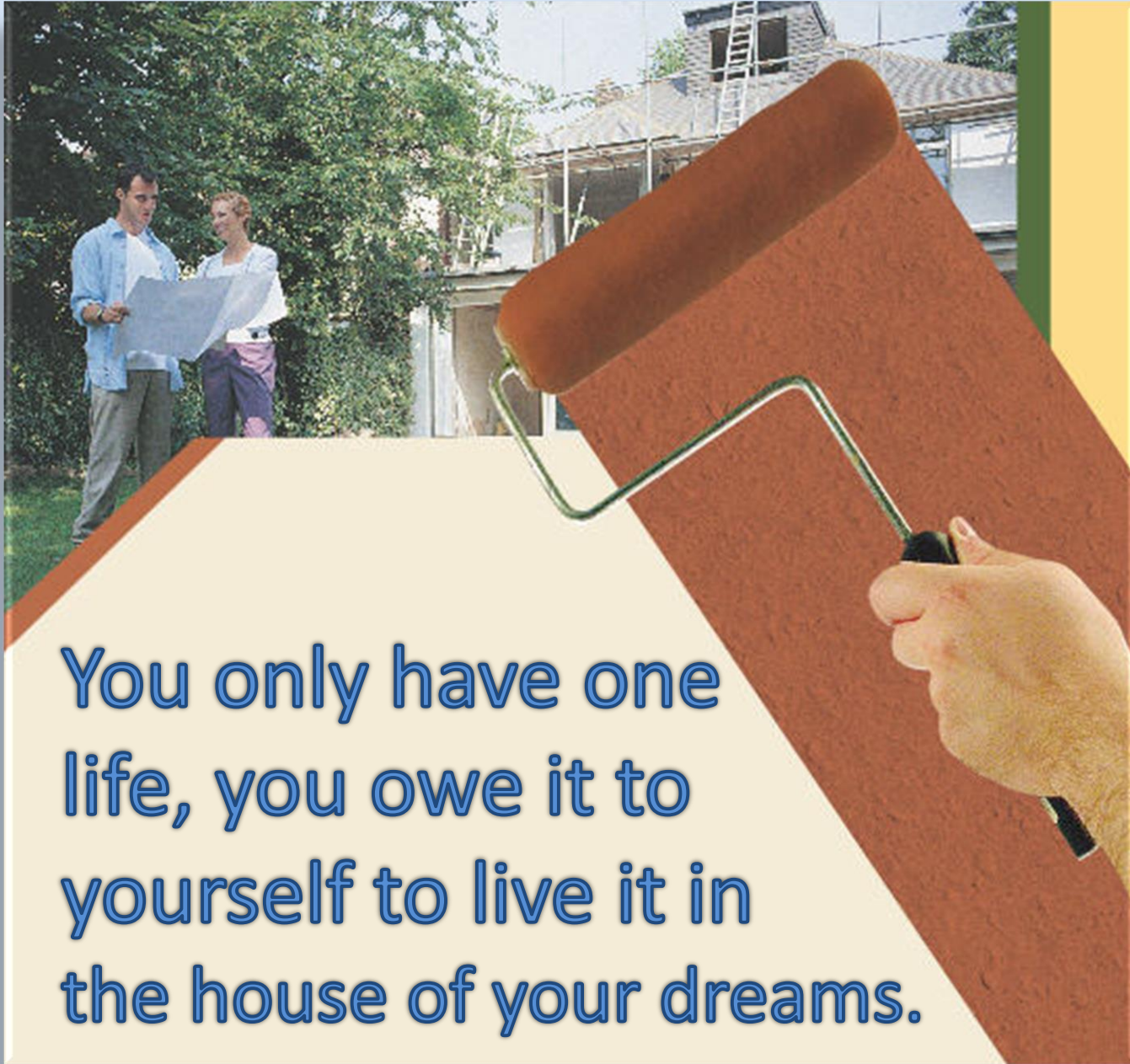
12. Consider An Addition

If done wisely and in a way that won't price your home out of the local market, additions are valuable home improvements. Add a second story, expand into a master suite, enlarge the garage or create an extra bathroom for a busy household.









You only have one
life, you owe it to
yourself to live it in
the house of your dreams.