

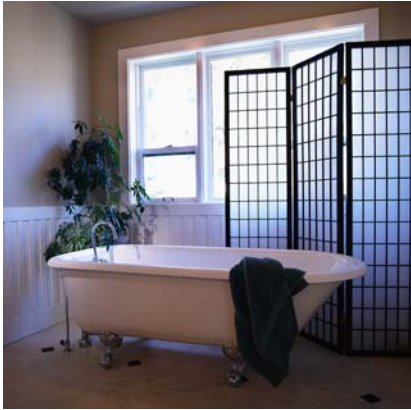


REMODELING YOUR HOME BY THE NUMBERS

Maybe you've been feeling the need for more space, less space, or just different space. You've been wondering—which solution will give me what I want with the least financial hit? Here's one gauge to use: Expect moving to cost about 10 percent of your home's current value. If your remodel project can be done for less than that, stay and do it! But plan it with an eye on the potential resale value. Read on for ideas and tips that will help you take the lead in plotting your home remodel.

WHAT TO REMODEL

When you're ready to nail down your plans (so to speak), here are suggestions from industry experts:



Why Remodel?

Ideally in resale you will be able to regain the money you put into a remodel. With some projects, you may recoup more than you spend! Remember that payoff also depends on:

- Condition of the house overall
- Value of similar homes in the neighborhood
- Availability of new homes in the area
- Rate at which property values are changing
- Location



Kitchen

Add usability with dual sinks and cooking stations. Add aesthetics with commercial-quality and stainless steel appliances, stone or stainless steel countertops and ceramic tile back splashes. Add space with breakfast nook or walk-in pantry. Add livability with computer desk, mudroom, or hobby area.

Bathroom

Add light with skylights and glass blocks without losing privacy. Add space with walk-in dual shower, vaulted ceiling, recessed medicine cabinet, or a curved shower curtain rod. Add functionality with twin sinks or vanities. Add aesthetics with ceramic tile or stone flooring, stone countertops, heated towel bars and floors.

Siding

Remodeling the exterior is as much about maintenance as it is about curb appeal. Vinyl siding looks fresh and tidy year after year with minimal upkeep. With stucco siding, a new polymer covering can be sprayed or troweled onto a fiberglass mesh base.

Windows

New windows will help you realize additional savings in monthly utility bills. Prospective buyers view windows as they do other structural items, so failing to update old ones can result in lower—or no—resale offers. Newer styles include seamless bent-glass corner windows, curved glass, and casements with no center stile.

According to Realtor Magazine Online, since 2002 four remodeling projects—kitchen, bathroom, siding and windows—have had the biggest return on investment at resale nationally. Here are 2005 national average cost and resale figures. Resale figure is based on sale within one year of remodel.

Remodel Project	Job Cost	Resale Value	% Of Cost Recovered
Major Kitchen Remodel	\$14,913	\$14,691	98.5
Major Kitchen Remodel-Midrange	\$43,862	\$39,920	91.0
Major Kitchen Remodel-Upscale	\$81,552	\$69,194	84.8
Bathroom Remodel-Midrange	\$10,499	\$10,727	102.2
Bathroom Remodel-Upscale	\$26,052	\$24,286	93.2
Siding Replacement-Midrange	\$7,239	\$6,914	95.5
Siding Replacement-Upscale	\$10,393	\$10,771	103.6
Window Replacement	\$9,684	\$8,681	89.6



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Oh, By the Way™...if you know of someone who is buying or selling a home and would appreciate the level of service I provide, please call me with their name and contact information. I will be happy to follow-up and take great care of them. I am never too busy for your referrals!

John L. Scott
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