



Spring

HOME

IMPROVEMENT 3

- How to boost home value before selling
- 6 reasons to build a retaining wall
- Small renovations that make a big impact

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Small renovations that make a BIG IMPACT..

Homeowners may think they have to tear down walls or build room extensions to transform their homes with renovation projects. But small projects can yield impressive results, and that's something homeowners working with limited budgets can keep in mind.

There's no shortage of small projects that can change the look and feel of a home. Many of these undertakings can be achieved with a modest investment.

- **Front door replacement:** A new front door instantly improves curb appeal and can make a home more secure and energy-efficient. Painting the existing front door is an even smaller project that still offers appeal.
- **Lighting addition:** Whether a homeowner enlarges a window or adds skylights, natural light can produce incredible results. Investing in new lighting can feel like expanding a space without pushing out walls.
- **Kitchen and bath fixture upgrades:** Faucets and door pulls are used every day. Swapping existing fixtures for something a little more modern can unify spaces and provide subtle changes that enhance these popular spaces.
- **Wood floor restoration:** Scuffing and scratches can adversely affect the pristine look of a natural wood floor. Homeowners can polish a floor to restore its shine. A professional service will sand down and refinish older floors at a fraction of the cost of a new floor installation.
- **Exterior lighting:** Lighting isn't just important inside. A welcoming glow in the yard is awe-inspiring. There are many energy-efficient lighting options, including ones that do not need to be hard-wired to the circuitry inside the home.

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- **Staircase renovation:** Coordinate the staircase to the style in the home with a decorative carpet runner. A secure runner is attractive and can help reduce slipping down the stairs. Tighten shaky railings or replace them while upgrading the stair treads.
- **Interior paint:** Change the color of walls, doors, cabinets, or even furniture with paint. All homeowners need is a paint color that inspires them and a little bit of time.
- **Replace outlet covers:** Upgrade outlet covers with screwless options. Screwless plates for outlets and light switches can make walls look more sleek.
- **Entry organizer installation:** Banish clutter from the home by catching it at the door. An entry organizer with spaces for shoes, coats, backpacks, and shopping bags can be eye-catching and functional.
- **Carpets cleaning:** Soiled carpets can look drab and dingy. Homeowners can rent carpet-cleaning machines or hire services to revitalize carpets with a deep cleaning. Small changes around a home can create a big impact without breaking the bank. SH252594

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6 reasons to build a retaining wall

Homes are not always located on flat lots. In fact, landscapes can feature hills and valleys, necessitating some extra steps when installing certain features. Retaining walls are often utilized to improve the functionality and safety of a property.

Retaining walls are typically recommended to eliminate soil erosion and improve drainage, says Design One Landscape Corporation. Over time, soil erosion or drainage issues can eat into the structural integrity of a home and cause cosmetic damage and unhealthy conditions, such as mold growth. Here's a look at six instances when installing a retaining wall can be advantageous.

- 1. Remedy a slope in the yard:** Retaining walls help make sloped areas functional. The wall will help flatten the slope so that water and soil do not flow downward.
- 2. Make the yard easier to traverse:** A retaining wall can make it easier to walk around a sloped yard. Rather than contending with the hill both uphill and downhill, particularly if it's steep, the retaining wall can be installed to create flat areas that are easier to navigate.
- 3. Manage water runoff:** Retaining walls can hold back or redirect water to help prevent flooding. A wall can be used to keep water away from the foundation, where it may enter the home.

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4. Prevent soil erosion: Along with keeping water back, the retaining wall also will stop soil erosion and runoff so it doesn't cause an unsightly condition in the yard, or prove dangerous during severe weather.

5. Prevent sink holes: By helping to manage water runoff, retaining walls can reduce the risk of sinkholes. According to Slaton Bros, Inc., a retaining wall service provider, sinkholes occur when enough water pools beneath the surface of the ground to weaken it to the point of not being capable of supporting the ground's surface weight.

6. Improve curb appeal: Retaining walls also may serve cosmetic functions. They provide additional surfaces upon which to place container plants or additional decorations. Retaining walls also can provide backdrops to shrubs and separate grassy areas from patios or swimming pools.

Retaining walls marry form and function. Homeowners with sloped yards or drainage issues should consider installing retaining walls to address these issues. SH252601



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How to boost home value before selling

Make kitchen and bath improvements

The kitchen is the heart of many homes. Real estate agents may recommend that homeowners make minor to moderate kitchen upgrades like resurfacing cabinets, upgrading countertops and changing fixtures or hardware to give the room an overhaul.

Homeowners also should look to bathroom updates as smart investments that can improve home value.

Declutter the home

Homeowners should clean out items they no longer need. Decluttering can make a space feel bigger, which is beneficial in a market where open concept floor plans remain popular among home buyers.

Get to painting

Painting a home is a cost-effective renovation with a lot of oomph. Freshly painted rooms appear clean and updated, says HGTV, and that can appeal to buyers. Homeowners should choose neutral colors to accommodate the widest array of potential buyers.

Improve the landscaping

The exterior of a home is the first thing potential buyers will see as they roll up to view a property or look at a listing online. Homeowners should start by evaluating and enhancing the landscaping. Ensure the lawn is well-maintained and add plants that provide color without a lot of maintenance.

Expand usable space

Homeowners can think about adding to the usable space in a home. This translates into finishing basements or attics or even converting garages to rooms. Or it may involve adding a three-season room. Homeowners can consider a number of improvements to increase the resale value of their properties. EL255827

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