



Renovation and Redesign Tips

When planning to redesign or renovate your home it's easy for things to become overwhelming very quickly and therefore it is important to stay organized and do your research.

- **Set a budget** – make sure before you make any purchases that you are aware of what the overall project will cost. If it is not in the budget to do the project properly at this time it is best to put it on hold instead of cutting corners. The following link gives some estimated costs for many major home renovation projects:
<http://www.ontariocontractors.com/costs.htm>
- **Think re-sale** – regardless of whether or not you plan to sell your home in the near future, be sure that you are thinking about how any renovation projects will impact the sale of the house:
 - Will potential buyers appreciate the updates or will it appeal to only a niche market
 - Make bold statements in temporary, non-permanent areas such as paint and furniture
 - What can you expect to get back as a return on your investment? The following chart lists the ROI for some standard updates when selling your home according to the 2012 HomeGain survey:

HomeGain 2012 Top 10 D-I-Y Home Improvements For Sellers (NATIONAL)				
D-I-Y Home Improvements	Cost	Benefit	ROI	% Recommended
Clean & de-clutter	\$402	\$2,024	403%	99%
Lighten & brighten	\$424	\$1,690	299%	96%
Electrical & plumbing	\$807	\$3,175	293%	93%
Landscaping	\$564	\$1,777	215%	97%
Staging	\$724	\$2,144	196%	76%
Carpet	\$671	\$1,746	160%	99%
Floors	\$902	\$1,897	110%	93%
Paint Interior	\$967	\$2,001	107%	94%
Kitchen & bathroom	\$1,957	\$3,254	66%	70%
Paint exterior	\$1,406	\$2,176	55%	79%

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www.homegain.com/sellertools

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- **Shop around** – hire professionals for any areas in which you do not feel comfortable doing the work yourself, you'll save money in the long run by not having to fix mistakes made. Get at least 2-3 quotes for larger projects, ask for referrals, inquire about permits, and most of all, get it in writing.

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