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Top 10 Improvements to Increase the Value of your Home

Every year, American homeowners invest countless dollars on targeted home improvements that increase property value. At the same time, many others spend thousands of dollars on upgrades that offer very little return. Before you take out a loan or spend your savings on a home project, learn which improvements actually boost property value so you can get the most out of your time and resources.



Function vs. Aesthetics

To add real value to your home, focus on projects that offer double impact. For example, don't just target upgrades that make your home more beautiful. Instead, look for projects that make your home more functional and/or energy efficient. The following upgrades are great options for boosting your home's resale value.

- 1.) Doors and Windows:** Energy efficient varieties not only look great, but bring tax breaks and lower utility bills as well.
- 2.) Attic Bedroom:** Any time you are able to turn a seldom-used space into something functional, you are adding value.
- 3.) Steel Security Doors:** This simple upgrade consistently offers the highest return on investment of any home improvement project in the midrange and upscale categories.
- 4.) Kitchen:** The heart of any home, the kitchen offers all sorts of upgrade possibilities. Even the smallest improvements and additions can add value to your property.
- 5.) Decks:** Not only will a deck enhance the beauty of your property, but it also extends your home's living space.
- 6.) Siding:** Cost-effective and attractive, exterior siding improves aesthetics, durability and energy efficiency.
- 7.) Basement:** Increase your overall living space by transforming your basement into a finished, useable area. You can utilize the space as an office or spare room, or even create an apartment that can be rented for revenue.
- 8.) Bathroom:** Like kitchens, bathrooms offer numerous opportunities for upgrades. New hardware, vanities and low-flow toilets can really help boost your home's value.
- 9.) Backup Power Generator:** The ability to restore power during an outage provides instant value.
- 10.) Additions:** These are certain to add value to a property. Just be aware they may price your home above the local market.



Grilled Lamb Chops

- 6 lamb chops, about ¾-inch thick
- 2 large garlic cloves, crushed
- 1 tablespoon fresh rosemary leaves
- 1 teaspoon fresh thyme leaves
- Pinch cayenne pepper
- Coarse sea salt
- 2 tablespoons extra-virgin olive oil

Instructions

- 1) In a food processor fitted with a metal blade, add the garlic, rosemary, thyme, cayenne and salt. Pulse until combined.
- 2) Pour in olive oil and pulse into paste.
- 3) Rub the paste on both sides of the lamb chops and let them marinate for at least 1 hour in the refrigerator.
- 4) Remove from refrigerator and allow the chops to come to room temperature; it will take about 20 minutes.
- 5) Heat a grill pan over high heat until almost smoking.
- 6) Add the chops and sear for about 2 minutes. Flip the chops over and cook for another 3 minutes for medium-rare and 3 ½ minutes for medium.

Recipe courtesy of
foodnetwork.com

WARRANTY WISDOM

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