**Home Improvements That Matter**

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Making home improvements not only creates beautiful upgrades to your home but can also increase its overall value. Some of these improvements will increase the value of your home, and some will actually make selling more difficult. Here is how to tell the difference.

**Projects With the Highest Resale Value**

Updated homes frequently sell faster. Here is the list of highest resale upgrades:

1. Kitchens – people want modern conveniences and style
2. Bathrooms – modernizing results in good returns
3. Outdoor improvements – first impressions happen quickly
4. Roofs and windows – buyers expect these to be in good condition

**Projects That Can Negatively Affect Resale Value**

Updates that are of a personal nature are less likely to have a positive effect on resale value. Here is the list of top projects that may impact resale value negatively:

1. Luxury upgrades – mid-range upgrades have a better return
2. Rooms that do not fit with the floor plan – converting a patio to a sun room can deter potential buyers
3. Garage conversions – buyers like garages
4. Swimming pool – often seen as a safety hazard



**Tip #3**

Adding a deck increases the value of your home. Outdoor living spaces have become more desirable, especially since more people stay home for vacation. If you make your deck and your backyard more appealing, your house will be more appealing to prospective buyers when you decide to sell. HGTV claims that homeowners recoup 65%-90% of their investment by adding a deck.

**Tip #4**

Thinking of updating your home with one of these home improvements and wondering how long they generally last?

new chimney: 100 years or more

asphalt shingles: 15 to 30 years

a wooden deck: 15 years

ceramic tile or terrazzo: 100 years or more

vinyl flooring: 20 to 30 years

oak or pine floors: 100 years

**Tip #5**

Planning to buy new appliances? Here's how long they generally last.

new chimney: 100 years or more

asphalt shingles: 15 to 30 years

a wooden deck: 15 years

ceramic tile or terrazzo: 100 years or more

vinyl flooring: 20 to 30 years

oak or pine floors: 100 years