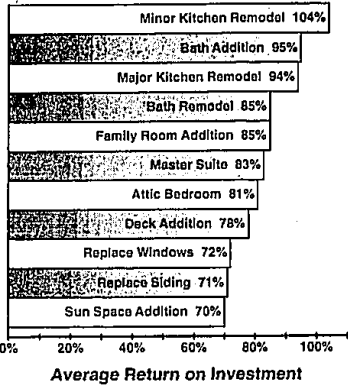


REMODELING/RETROFITTING
(Average Resale Benefits of Home Improvement Projects)



Home Remodeling Projects

'The icing on the cake is you can recover all, and often more, money that you've invested in remodeling projects.'

Jim Sutter
vice president and
general merchandise manager
Handy Andy Improvement Centers.

Payback time: after remodeling

The four home remodeling/addition projects yielding the best returns are minor kitchen remodeling, bath addition, major kitchen remodeling and bath remodeling, according to a recent survey conducted by Remodeling magazine.

"Besides the opportunity to update your home and enjoy the utility and comfort of your own, personalized space can be very rewarding," said Jim Sutter, vice president and general merchandise manager of Handy Andy Improvement Centers. "The icing on the case is you can recover all, and often more, money that you've invested in remodeling projects."

Kitchen remodeling pays off because kitchens are becoming the focal point of the home as people lean toward more informal dining and entertaining. The addition of eat-in spaces, a pantry and infusion of lots of natural light can

completely transform an outdated kitchen and create greater appeal to potential home buyers.

"A minor kitchen remodel focusing on key features such as new cabinetry, flooring and energy-efficient, modern appliances can yield a 104-percent return," Sutter said. All improvements should incorporate an efficient layout and design.

Major kitchen remodels and upgrades also enhance the market appeal of a house at sale time and provide a 94-percent payback on investment. For major kitchen overhauls or for the do-it-yourselfer, Sutter recommends seeking the advice of a recommended professional.

"Adding an additional bathroom to your home or remodeling an existing bath presents

unique challenges you'll find in few other rooms of your house," Sutter said.

Bathroom plumbing fixtures generally cannot be moved around the room freely, making careful planning essential. Sketching a precise layout is important and attention must be given to details such as clearances between the various fixtures and location of existing pipes and plumbing.

The addition of a new bathroom with only one or 1 1/2 baths can yield a 95-percent return on investment, according to the Remodeling report. Well-planned bath additions incorporate features such as bright lighting, easy-to-maintain walls and floors, adequate linen storage and attractive, low-profile fixtures.

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