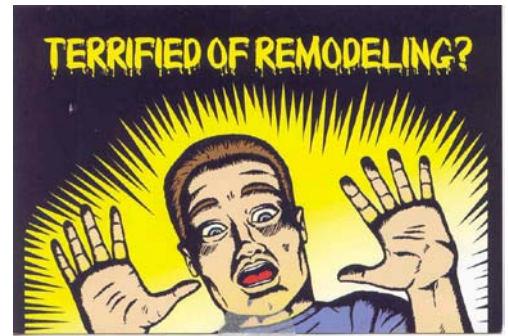




**rob  
boram  
construction**



## **Length of Time: Amount Invested vs. Payoff**

### **1-4 Years – Enhance**

- Decorate
- Sharpen edges
- Change materials – flooring, countertops, doorknobs, moldings
- Add skylights
- Paint
- Organize storage
- Clean
- Repair
- In general, add to the overall quality of life
- These things add immediate lifestyle value, peace of mind, beauty, and then increase resale value immediately and decrease amount of time on the market.

### **4-8 Years – Repairs, Light Improvements and Additions**

- All the above, plus:
- Add clean and “easy” square footage (extra bedroom, extend family room.etc.)
- Replace windows and doors, including garagedoors
- Major skylights shafts
- New systems – plumbing, electrical panel, HVAC, air filters, drainage issues
- Recessed lighting throughout house
- Kitchen and bath remodels
- Re-landscaping
- Patio enhancements
- Outdoor lighting
- Entry way remodeling

### **8-15 Years – Major Remodeling**

- Projects that take you significantly behind the existing value
- Several room additions
- Second story additions
- Whole house gut and upgrade
- Major landscaping and hardscaping – including pools, fountains, and fireplaces

(over)

## **Rest of your life (or sell and downsize at 65)**

- Lots of room for quality of life enhancements
- Be thinking of major structural changes as soon as possible
- Very high quality materials
- Guest house – extended family, parents, grandkids
- Accessibility (Universal Design)
- Alarms
- Smart wiring