

# SMART HOME UPGRADES: TOP RENOVATIONS FOR ROI

# 2024 COST VS VALUE

PROVIDED BY ZONDA MEDIA

Based on the 2024 Cost vs. Value Report for Grand Rapids, MI, the top 6 projects with the highest return on investment (ROI) are as follows:

## Steel Entry Door Replacement

Job Cost: \$2,225

Resale Value: \$4,219

Cost Recouped: 189.6%

### Wood Deck Addition

Job Cost: \$14,641

Resale Value: \$10,953

Cost Recouped: 74.8%

## Manufactured Stone Veneer

Job Cost: \$10,522

Resale Value: \$10,453

Cost Recouped: 99.3%

## Midrange Bathroom Remodel

Job Cost: \$23,468

Resale Value: \$16,691

Cost Recouped: 71.1%

## Minor Kitchen Remodel

Job Cost: \$25,910

Resale Value: \$26,676

Cost Recouped: 103.0%

## Siding Replacement Vinyl

Job Cost: \$17,166

Resale Value: \$11,371

Cost Recouped: 66.2%



## **Project Descriptions**

# FROM COST VS VALUE REPORT

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Remove existing 3-0/6-8 entry door and jambs and replace with new 20-gaugesteel unit, including clear, dualpane half-glass panel, jambs, and aluminum threshold with composite stop. Door is factory finished with same color both sides. Exterior brick-mold and 2.5-inch interior colonial or ranch casings in poplar or equal prefinished to match door color. Replace existing lockset with new bored lock.

#### MANUFACTURED STONE VENEER



Remove a 300-square-foot continuous band of existing vinyl siding from the bottom third of the street-facing façade. Replace with adhered veneer, including 36 linear feet of sills, 40 linear feet of corners, and one address block. Include two layers of water-resistive barrier over bare sheathing, corrosion-resistant lath and fasteners, and ½-inch mortar scratch coat and setting bed. Outline the archway using an 8x10-inch keystone.

#### MIDRANGE MINOR KITCHEN REMODEL



Update a functional but dated 200-squarefoot kitchen. Leave the 30 linear feet of cabinet boxes in place but replace fronts with new shaker-style wood panels and drawer fronts, including new hardware. Replace combination cooktop/oven range and slide-in refrigerator with new energy-efficient models and install midpriced sink and faucet. Replace 30 linear feet of laminate countertop and repaint trim. Add wall covering. Remove and replace resilient flooring.

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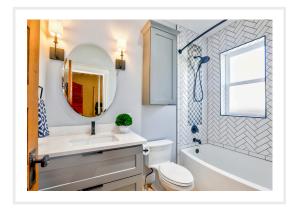
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Add a 16x20-foot deck using pressure-treated joists supported by 4x4 posts anchored to concrete piers. Install pressure-treated deck boards in a simple linear pattern with a built-in bench and planter of the same decking material. Include stairs, assuming three steps to grade, and provide a complete railing system using pressure treated wood posts, railings, and balusters

#### MIDRANGE BATHROOM REMODEL



Update an existing 5x7-foot bathroom with ceramic tile floor. Replace existing tub with 30x60-inch porcelain-on-steel tub with ceramic tile surround and new singlelever shower control. Replace fixtures with new standard white toilet, solid-surface vanity counter with integral sink, and recessed medicine cabinet with light.

#### VINYL SIDING REPLACEMENT



Replace 1,250 square feet of existing siding with new siding, including coil stock over all trim.