



SMART HOME UPGRADES: TOP RENOVATIONS FOR ROI

GRAND RAPIDS, MICHIGAN EDITION 2024

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%

Manufactured Stone Veneer

Job Cost: \$10,522

Resale Value: \$10,453

Cost Recouped: 99.3%

Minor Kitchen Remodel

Job Cost: \$25,910

Resale Value: \$26,676

Cost Recouped: 103.0%

Wood Deck Addition

Job Cost: \$14,641

Resale Value: \$10,953

Cost Recouped: 74.8%

Midrange Bathroom Remodel

Job Cost: \$23,468

Resale Value: \$16,691

Cost Recouped: 71.1%

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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STEEL ENTRY DOOR REPLACEMENT



Remove existing 3-0/6-8 entry door and jambs and replace with new 20-gaugesteel unit, including clear, dual-pane 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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WOOD DECK ADDITION



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.