

## Exterior Value Projects

By ANNA CHANG-YEN | Green Shoot Media

If you're looking to get more bang for your remodeling buck — and increase your curb appeal at the same time — consider an outdoor project.

When Remodeling magazine put out its 2018 Cost vs. Value report, a list of home improvement projects ranked by recouped costs, four of the top five were exterior projects. They included an upscale garage door replacement (98.3 percent), manufactured stone veneer (97.1 percent), wood deck addition (82.8 percent), and siding replacement (76.7 percent). A minor kitchen remodel was the only interior project to make the top five. Here is a look at two outdoor projects that offer impressive value and aesthetic appeal.

### GARAGE DOOR

According to Remodeling magazine, an upscale garage door replacement costs about \$3,470, while adding \$3,411 to a home's value. The project involves replacing a 16x7-foot garage door and tracks with a four-section high-tensile strength door with two coats of paint, galvanized steel hinges and a lifetime warranty, as well as heavy-duty galvanized steel tracks with ball-bearing urethane rollers, while reusing the motorized opener. The insulation for the quoted project would be a minimum of R-12,



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### REAL ESTATE 101

#### Garage Doors and Energy

The topic of insulating your garage door is not as straightforward as it might seem. According to EnergyStar.gov, you might not need to insulate it at all. According to EnergyStar.gov: "If you keep a car, paints, chemicals, or a lawn mower in the garage the fumes from these items could leak into your house if the garage is part of the 'conditioned space.' In this case, it would be better to insulate the wall between the house and garage to seal out any garage fumes."

and include thermal seals between panels, as well as windows with 1/2-inch insulated glass.

While you're replacing your garage door, take the opportunity to add some character.

The possibilities are endless, as there seems to be a style to match every home. If you're going for a Victorian look, why not choose a door with a carriage-house look, complete with windows and door han-

dles? A Craftsman is complete with a steel door in a wood tone.

A garage door remodel doesn't have to be pricey, however. According to Remodeling magazine, adding colorful 1x4

or 1x6 wood trim to a plain garage door can add interest on a budget. You also can achieve that carriage house look with magnetic accessories (even "windows") that simply attach to your existing door.

### MANUFACTURED STONE VENEER

Adding midrange manufactured stone veneer could cost about \$8,221 and return \$7,986 in value, according to the magazine. The pricing assumes removal of a 300-square-foot section of vinyl siding from the lower third of a home's facade, then replacing it with stone veneer including sills, corners and an address block, as well as two layers of moisture barrier and corrosion-resistant hardware, as well as detail around the archway.

Manufactured stone veneer is lighter and easier to work with than traditional stone. It's also versatile, with a look for every style, including a more traditional brick look, rugged stacked stone and a polished boulder aesthetic.

If your garage door has served honorably but has seen better days, or your siding is just plain "blah," it might be time for a project. While it won't be without considerable cost, at least you can be comforted by the fact that you're making one of the wisest investments you can make in a home project.



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### HOMEWISSE GLOSSARY

**Marketable title:** a title that a court of equity considers to be so free of material defects and liens that it will force the title's acceptance by questioning purchaser.

**SOURCE:** Homedclosing101.org

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