

# High-ROI Home Improvements Guide

*Simple Upgrades That Can Maximize the Sale of Your Inherited Property*

## Why This Matters

When selling a home through probate, strategic improvements can make a significant difference in your net proceeds—without over-investing. This guide outlines high-impact, budget-friendly updates to help you increase buyer interest and boost offers.

## Top 7 Improvements That Deliver the Highest Return on Investment

### 1. Deep Cleaning & Decluttering

ROI: Up to 500%

Before spending a dollar on upgrades, ensure the home is clean and clutter-free. A spotless space photographs better, feels more spacious, and gives buyers peace of mind.

Tips:

- ✓ Remove old furniture and personal items
- ✓ Consider hiring a professional cleaning crew
- ✓ Clean carpets, windows, and baseboards

### 2. Fresh Interior Paint

ROI: 100–200%

A neutral, modern paint color can make a huge difference in perceived value.

Best Colors: Soft grays, light beige, and warm whites

Skip: Bold or dark colors that may limit appeal

### 3. Curb Appeal Boosts

ROI: 100–150%

First impressions count. Improving the exterior makes buyers excited to walk inside.

Quick Wins:

- ✓ Mow the lawn, trim shrubs
- ✓ Add new mulch and flowers
- ✓ Paint or replace the front door

#### 4. Kitchen Cosmetic Updates

ROI: 80–100%

You don't need a full remodel to make the kitchen shine.

Focus on:

- ✓ Replacing cabinet hardware
  - ✓ Updating light fixtures
  - ✓ Painting cabinets or replacing countertops if outdated
- 

#### 5. Bathroom Refresh

ROI: 70–90%

A dated bathroom can turn buyers off—but light updates can go a long way.

Ideas:

- ✓ Replace mirrors, faucets, and light fixtures
  - ✓ Re-caulk tubs and sinks
  - ✓ Add fresh towels and staging items
- 

#### 6. Replace or Clean Flooring

ROI: 80–100%

Worn-out carpets or dated tile can lower offers. In many cases, new LVP (luxury vinyl plank) floors are a cost-effective, modern solution.

Tip: If full replacement isn't an option, deep clean the existing flooring professionally.

---

#### 7. Light Fixture & Switch Plate Upgrades

ROI: 50–80%

Swapping out brass or old-style fixtures instantly modernizes a space at minimal cost.

---

#### **Bonus Tip: Don't Overdo It**

Not every home needs renovations. Sometimes a clean, well-presented “as-is” sale—paired with strategic pricing—can bring a better return than full upgrades.

---

## **Final Advice**

Each estate is different. If you're unsure which improvements are worth the effort, book a property walkthrough or virtual strategy call. I'll help you assess the potential value and recommend the most impactful updates—based on your goals and timeline.

---

### **Disclaimer:**

This guide is for informational purposes only and does not constitute real estate, legal, or financial advice. Always consult with a licensed Realtor or contractor before beginning home improvements.