



**#1: SWAP BRASS FIXTURES & HARDWARE WITH SATIN NICKEL**

Many homes built pre-2000 have dated brass fixtures and hardware throughout. Brass was popular in the 80s and 90s, but has since been replaced with satin nickel. For less than \$2,500, we are going to show you how to make your home look amazing with satin nickel updating. **Experience tells us you can expect a 4X-5X return by swapping brass with satin nickel on your property.**

**Budget**

The table to the right shows approximate costs to swap out brass hardware for a typical 4 bed, 4 bath home in the Denver Metro area based upon research (and personal experience!) with Home Depot and Amazon.

To determine how much you'll spend updating your particular home, count the number of interior and exterior doors, kitchen and bathrooms (including the number of cabinets), and light fixtures in your home. Multiply each figure by the respective cost and then sum them up. For even more detailed pricing, see the next page.\*

Cost for a Typical 4 Bed, 4 Bath House			
	Cost	#	Ext.
Exterior doors	\$100	2	\$200
Interior doors	\$20	16	\$320
Kitchen/bath cabinets	\$7	34	\$238
Kitchen (plumbing fixtures)	\$100	1	\$100
Bathrooms (plumbing fixtures)	\$150	4	\$600
Light fixtures	\$40	23	\$920
			<b>\$2,378</b>

**How To**

- 1. Shop.** The itemized cost chart above can be used as an itemized list of fixtures and hardware you will need to purchase.
- 2. Tool Up.** Before you start, ensure you have the right tools for the job (screw driver, pliers, dowel rods, etc).
- 3. Study Up.** Make sure you know what you're doing. Watch a quick video!\*\*



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### Doors & Cabinets

- Door/Cabinet Hinges & Strike Plates: [Video Link](#)
- Door Knobs/Levers/Stops: [Video Link](#)
- Cabinet Pulls: [Video Link](#)

### Kitchen & Bathroom Plumbing Fixtures

- Kitchen & Bathroom Faucet: [Video Link](#)
- Shower Head: [Video Link](#)
- Drain Assembly: [Video Link](#)
- Towel Rack: [Video Link](#)

### Light Fixtures

- Light Fixture: [Video Link](#)

#### Notes

\*This list is not meant to be all-inclusive.

\*\*Consult a licensed contractor with questions anytime you take on a DIY project. When working with electricity, ensure the breaker supplying electricity to the circuit you are connecting a light fixture to is turned off. Always consult a licensed electrician for advice and expertise as needed.

Update	Item	Est. \$
Entryway Door Hardware	Entry door level (pair) w/lock & plate	\$75
	Exterior door hinges (standard, set of 3)	\$25
		\$100
Interior Door Hardware	Door knob (pair)	\$9
	Extended lip strike plate	\$7
	Interior door hinges (set of 3)	\$3
	Spring door stop	\$1
		\$20
Kitchen/ Bathroom Cabinet Hardware	Cabinet hinges (general)	\$5
	Cabinet hinges (pair)	\$2
		\$7
Kitchen Plumbing Fixtures	Kitchen faucet w/ hose	\$83
	Hole cover	\$5
	Soap dispenser	\$12
		\$100
Bathroom Plumbing Fixtures	Shower head, shower/tub trim kit	\$63
	Shower drain assembly	\$22
	Sink faucet	\$37
	Faucet drain assembly	\$13
	Towel rack	\$15
		\$150
Entryway & Interior Light Fixtures	Bathroom 3 light fixture	\$40
	Hallway & lavatory ceiling light fixture	\$19
	Dining room light fixture	\$60
	Kitchen track lighting fixture	\$40
	Bedroom fan light fixture w/ down rod	\$75
	Entryway light fixture	\$50

## #2: REPLACE CANNED LIGHTS WITH TRACK & PENDANT LIGHTING

Boxed fluorescent tube and canned lighting were both popular in kitchens during the 1980s and 90s. Unfortunately, many homes still have one or both. For under \$125, you can replace your canned lights with popular track or pendant lighting for maximum appeal! **This update can increase your ROI on resale by 5X-6X in the marketplace.**

### Track Lighting

- **When to Use?** Use if you want a “ribbon of light” to provide ambient illumination over a general area or task lighting in a specific area. Use track lighting especially when there are one or two

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canned lights in the ceiling. Be careful though! If there are 3+ canned lights, it might look silly if you try to add track lighting.

- **How?** [Video Link](#)
- **Cost?** \$125-\$250\* at Home Depot and Amazon



### Pendant Lighting

- **When to Use?** Use if you want focused task lighting above a certain area, such as the breakfast bar in the kitchen. Pendant lighting is best used when there are 1-4 canned lights. Look for adapter kits for easy conversion from canned to pendant lighting.
- **How?** [Video Link](#)
- **Cost?** You will need to purchase an adapter kit, pendant light shade with power supply cable, and light bulb (approximately <\$100\* per pendant light) at Home Depot and Amazon



#### Notes

\*There may be additional materials that your property needs, therefore the cost noted above may not be all-inclusive. Consult a licensed contractor with questions any time you take on a DIY project. When working with electricity, ensure the breaker supplying electricity is turned off. Always consult a licensed electrician for advice and expertise as needed.

## #3 UPDATE: REPLACE ELECTRICAL SWITCHES/OUTLETS & ALARMS

If your home is >10 years old, consider replacing the electrical switches and outlets, as well as the smoke and carbon monoxide alarms in your property. The reason is three fold: safety, visual appeal, and enhanced ROI on the resale value of your home. Most single family homes can be updated for <\$1,000. **Experience has taught us this simple and easy-to-do update can yield a 6X-8X ROI for your home.**

1. **Safety:** Smoke and carbon monoxide alarms should be replaced every 10 years, however most homeowners forget to do this. Note that just because they still chirp, doesn't mean they can still detect deadly fumes!). Rather than purchasing separate smoke and carbon monoxide alarms, buy a combo alarm and save money.
2. **Visual Appeal:** Electrical switches/outlets and smoke/carbon monoxide alarms that are >10 years old are usually an ugly brown color from years of use, sunlight, and cobwebs. These are unsightly to guests and

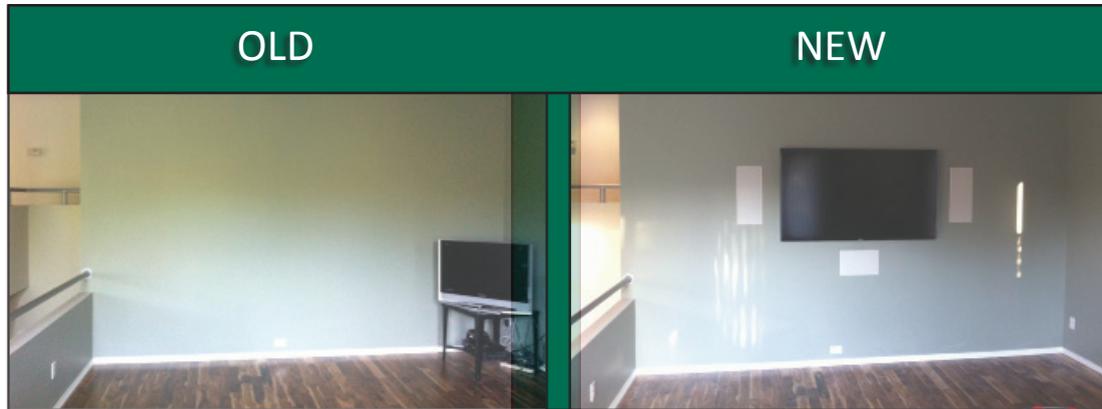




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### “How To” Step by Step (Detailed Instruction)

- 1) Remove the TV
- 2) Locate Studs
- 3) Prepare the Conduit (hides cables)
- 4) Drill the Holes
- 5) Pull the Wire and Conduit
- 6) Insert Tube & Secure Cord
- 7) Secure Fishstick
- 8) Attach the Voltage Box
- 9) Insert the Receptacle Box
- 10) Check Alignment & Tighten Screws
- 11) Push Cables Through & Snap Faceplates
- 12) Plug into Power



### Potential Pitfalls\*:

- Ensure you buy a mount large enough for your TV
- Have a plan for your power source, cables and connectivity
- Ensure you anchor the wall mount to studs or other support

Notes: \*This list is not meant to be all-inclusive. Consult a licensed contractor with questions anytime you take on a DIY project. Hire out the work if needed.

## #5: UPDATE THAT INTERIOR PAINT

A fresh coat of paint is one of the easiest ways you can update your home and receive a positive return on your investment; the best part is that very little training is needed! **You can enjoy a 2-3X ROI for repainting your home.**

The first step is picking your paint colors. To do this, assess the interior style of your home. Is your home, contemporary, traditional, transitional, or something else? The identifying traits of each style are below.

### Contemporary:

- Colors: white, grey, dark brown, dark red, navy blue
- Flooring: dark wood or white tile
- Countertops: quartz or solid surface

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- Kitchen Lights: pendant lights
- Light fixtures: flashy and sleek
- Finishes: satin nickel or chrome
- Furniture: sleek, simple with profiles and shapes

### Traditional:

- Colors: light brown, blonde, and other earth tones
- Flooring: light wood floors or tile with an earth tone color palette
- Countertops: granite
- Kitchen Lights: canned lights in kitchen
- Light fixtures: unembellished light fixtures
- Finishes: oiled-rubbed bronze or satin nickel
- Furniture: traditional in comfort and design

Once you determine your home's current style, decide if you want to change it or not. Currently, contemporary style homes sell better than traditional homes, however don't use this generality to "over-improve" your home. If you're trying to decide how to update your property (beyond paint on the walls), don't hesitate to give us a call. Spending too much on certain aesthetics may end up costing you money by failing to give you the return on investment you're looking for.

If you decide to go for a contemporary color tone, here are some of our favorite selections from Sherwin Williams, some of which Bryan recently selected for his own home.



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