

The Michigander's Guide to Exterior Remodeling

What Every Homeowner Needs to Know Before Starting Their Next Project



A Division of 

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Thinking about giving your home a facelift? Whether you're a proud homeowner in Michigan or you're planning to relocate to the Great Lakes State, this guide is designed to help you navigate the exciting — albeit overwhelming — world of exterior remodeling. From boosting curb appeal to maximizing your return on investment, we've got you covered with a treasure trove of valuable insights, expert advice, and practical tips.

We'll cover a range of topics that are specifically tailored to Michigan homeowners. You'll learn which projects offer the highest return on investment in the local market, cost and timeline considerations for your endeavors, top-rated brands and materials that are well-suited for Michigan's climate, and more.

So, whether you're looking to revitalize your home's appearance, prepare for a sale, or simply enhance your living experience, this is your go-to resource. Let's dive in!

Exterior Remodeling Benefits

If you're reading this guide, it's likely you're already aware of some of the benefits of exterior remodeling. To lay them all out for you, we'll recap below.

Hello, gorgeous!

Cha-ching!

- **Enhanced curb appeal.**

Your home will receive a facelift that can completely elevate the aesthetic of your home, even if it's decades old.

- **Added resale value.**

If you're planning to sell in the future, exterior projects are a great way to increase the return on your investment.

- **Improved energy efficiency.**

Depending on which materials you choose, you could reduce energy consumption and utility bills drastically.

- **Improved living experience.**

Live more comfortably and feel proud of your home!

- **Low hassle.**

Aside from time spent planning, most exterior remodeling projects can be completed by a professional in just a matter of days or weeks. Plus, you won't need to find a temporary living arrangement like you would for an extensive interior renovation.

Choosing Your Project

When it comes to exterior remodeling, the possibilities are vast and varied, offering you an array of choices to revitalize your home. You could install, repair, or replace:

- Roofing
- Siding
- Trim
- Windows
- Entryways
- Decking or porches
- Outdoor living spaces
- Landscaping
- Driveways
- Lighting



With so many enticing options available, it's essential to choose the remodeling project(s) that best aligns with your goals, budget, and the unique characteristics of your home.

Think about these aspects so you can make an informed decision that will bring you the most value and satisfaction. To the left are some considerations to guide you.

The Most Common Exterior Issues for Michigan Homes

Michigan homes endure a lot. From gusting winds to mile-high snow piles, the variety of weather conditions can cause exterior damage over time. Below is a list of the most common exterior issues for Michigan homes and what remodeling projects can fix them.

Moisture and Water Damage

Michigan experiences significant rainfall and snowfall throughout the year. Excessive moisture can cause water damage, leading to rot, mold, and decay in exterior materials such as wood siding, decks, and roofs.

Recommended Projects: Roofing, Siding, Decking, Windows

Wind Damage

Michigan experiences strong winds, particularly near the Great Lakes. High winds can cause shingle damage, siding detachment, and even fallen trees or branches, leading to exterior property damage.

Recommended Projects: Roofing, Siding, Landscaping

Freezing and Thawing Cycles

Michigan's cold winters bring freezing temperatures followed by thawing cycles. This freeze-thaw process can lead to cracks and deterioration in concrete, driveways, walkways, and foundation walls, compromising their structural integrity.

Recommended Projects: Driveways, Walkways, Foundation

Fading and Discoloration

Constant exposure to sunlight, combined with the changing seasons, can cause exterior surfaces, such as paint, siding, and trim, to fade, discolor, or deteriorate over time.

Recommended Projects: Siding, Trim, Decking, Doors

Ice Dams

In colder regions of Michigan, ice dams can form on roofs, causing water backup and potential leakage into the home. This issue is commonly seen when heat from the interior escapes through the attic, melting snow on the roof, which then refreezes at the eaves.

Recommended Projects: Roofing

Pest Infestation

Certain pests, such as carpenter ants, termites, and wood-boring beetles, can cause significant damage to the exterior of homes, particularly if the structure contains wood elements.

Recommended Projects: Roofing, Siding, Decking, Landscaping

Top 5 Most Valuable Exterior Remodeling Projects (Ranked)



Most exterior remodeling projects have been known to significantly increase a home's resale value, as they boost curb appeal and leave a more positive first impression on any potential buyers. While the exact impact may vary depending on factors such as location, market conditions, and the specific characteristics of the property, the following projects have shown promising returns.

1. Roof Replacement

Roof replacement is an expensive project, but it often leads to the most financial reward. Industry estimates suggest you can get over 100% return on your investment. However, this could vary based on the roofing material and style you choose. For example, architectural shingles may result in a higher ROI than metal roofing.

2. Siding Replacement

New siding can give your home's exterior a new, fresh look. It's arguably the most noticeable exterior improvement. And, depending on which materials you start and end with, you could bring your ROI up. Great choices for new materials would be fiberglass or vinyl, as they offer a great combination of visual appeal, durability, and longevity.

3. Window Replacement

New vinyl windows are a great selling point for any home. While they don't always promise an 100% return on investment, they are a great bonus that can entice prospective buyers to make an offer. Plus, the right windows can significantly boost the energy efficiency of your home, reducing your utility bills and putting more money back into your pocket.

4. Entryway Upgrades

Whether it's a new garage door, front door, or both, new entryways make a home look more welcoming and stylish. Bonus points if the door is made of an energy-efficient, durable material like fiberglass and is paired with an updated rug or lighting option.

5. Outdoor Living Space

After long, cold winters and rainy springs, nobody cherishes sweet summertime like Michiganders do. That's why outdoor living spaces like decks, patios, and outdoor kitchens are so popular. While you're likely to get the most ROI from a typical wood or composite deck, additional patios or outdoor kitchen setups can set your home apart as well.



Estimating Timelines & Costs



Once you've decided which exterior remodeling project(s) you'd like to take on, you may wonder how long they will take you and how much they will cost you. Having a clear understanding of timelines and costs is essential for planning and budgeting effectively. Here's a helpful chart with some estimates for Michigan-based projects.

Keep in mind that these are just estimates, and the actual cost of your project may vary based on material choice, labor costs, and scope of work.

Project	Estimated Timeline	Estimated Cost
Roof replacement	1-3 days	\$7,000- \$20,000
Siding replacement	1-2 weeks	\$5,000- \$22,000
Trim replacement	1-5 days	\$3,000- \$10,000
Landscaping improvements	1-3 days	\$500- \$5,000
Window replacement	1 day	\$500- \$1000 per window
Front door replacement	A couple of hours	\$300- \$1,000
Garage door replacement	A couple of hours	\$700- \$2,500
Deck addition	1-5 days	\$5,000- \$15,000
Outdoor kitchen addition	1-3 months	\$5,000- \$18,000
Driveway paving	1-3 days, plus curing time	\$1,000- \$4,000
Lighting upgrades	A couple of hours	\$50- \$250 per light



When thinking about timeline and when to start planning exterior renovations, it's important to consider Michigan's seasonality. Some of these projects, like landscaping and driveway paving, just aren't possible when there's snow on the ground. Others, like roof and window replacement, may be possible in the winter but aren't ideal. Generally speaking, exterior renovations should only be done in the winter if it's an emergency.

That said, it's important to start your planning early. Since there is a limited window of good-weather opportunity, contractors and installation companies book up quickly. It also takes a while to select and ship materials. So fall or winter may be the perfect time to start planning your late spring/summer project.

Top Exterior Renovation Materials & Brands to Consider



As a Michigan-based lumber and building materials supplier with over 100 years of experience, our team is happy to share recommendations for the best exterior remodeling materials and manufacturers. We only recommend brands we trust to be reputable and materials we trust to have a high level of craftsmanship and durability.

Each of the following product recommendations can be purchased at one of our Standard Supply & Lumber locations.

LUMBER

Lumber Manufacturers

West Fraser
EACOM Timber Corporation
White River Forest Products Ltd.
Resolute Forest Products
Gorman
Roseburg
Wyerehaeuser
Biewer Lumber™
Boise Cascade®
Canfor
GreenFirst
Tolko
Arbec
BOSCUS

Lumber Materials

Dimensional lumber
Engineered wood products
Wall panels

ROOFING

Roofing Manufacturers

CertainTeed®
GAF
Tyvek®
Metal Sales™
McElroy Metal

Roofing Materials

Asphalt shingles
Luxury/architectural shingles
Cedar shake shingles
Metal shingles
Standing seam metal

SIDING & EXTERIOR TRIM

Siding & Exterior Trim Manufacturers

Royal Exterior Portfolio
James Hardie™
LP® SmartSide
Quality Edge
Boral®
AZEK®

Siding & Exterior Trim Materials

Fiber cement
Vinyl
Cedar
Engineered wood

WINDOWS



Window Manufacturers

Andersen™
JELD-WEN®
North Star
Marvin®
Silverline

Window Materials

Vinyl
Wood
Composite
Aluminum
Steel

EXTERIOR DOORS

Exterior Door Manufacturers

Therma-Tru®
Masonite
Masonite
Simpson®
Glenview Doors®
Andersen®
Marvin®

Exterior Door Materials

Fiberglass
Steel
Wood

DECKING & RAILING

Decking & Railing Manufacturers

TimberTech® by AZEK®
Westbury® Aluminum Railing
Atlantis Rail Systems
Lakeshore Vinyl Products

Decking & Railing Materials

Composite
Wood
Engineered wood
Pressure-treated wood

OUTDOOR KITCHEN

Outdoor Kitchen Manufacturers

NatureKast
Elevations by Zeeland Standard

Outdoor Kitchen Materials

Weatherproof cabinetry
Porcelain countertops
Stainless steel countertops
Composite decking

Ready to Start Your Exterior Remodel? *Let Us Help!*

To get started planning your project, head to the next page for a worksheet you can use to jot notes down about your project choice, cost calculations, and material selections.

If you're looking for help with your remodel planning, we're happy to lend a hand. As West Michigan's top source for lumber and building materials, we're your one-stop shop for everything you need to make your project a success. Plus, our team of remodeling experts can help recommend products based on your goals and budget.

[CONTACT US](#)

Exterior Remodel Planning Worksheet



Project goals:

Project budget: _____

Choose your project(s):

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Decking or porches |
| <input type="checkbox"/> Siding | <input type="checkbox"/> Outdoor living spaces |
| <input type="checkbox"/> Trim | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Driveways |
| <input type="checkbox"/> Entryways | <input type="checkbox"/> Lighting |

What materials will you need? What brands are you interested in?

Material list:

Brand list:

Insert estimated costs:

Project: _____

Cost: _____

Project: _____

Cost: _____

Project: _____

Cost: _____

Project: _____

Cost: _____

Project: _____

Cost: _____

Additional notes:
