



Fall  
2021

# N AMY Shair's TRIANGLE NEWSLETTER

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## Fall Home Maintenance Checklist

Even as the weather begins to cool with the coming of fall, winter is probably the last thing on your mind. However, spending some time winterizing your home will keep you safe and warm throughout the winter while also saving you fuel and money! Here are some areas to focus on while preparing your home for the season to come:

- Exterior Maintenance— Check foundation and seal off any pipe openings, Check crawlspace for any evidence of water, Clean gutters and downspouts, Inspect roof for missing and loose shingles, Inspect the exterior of your home for cracked, broken, or loose siding, Ensure tree limbs do not overhang or are close to the house or power lines.
- Interior Maintenance— Hire a HVAC professional to perform a seasonal inspection of your heating system, Replace your furnace filter, Test run your heating system to ensure it will work when you need it, Check to make sure all doors and windows seal correctly, Hire a professional chimney sweep to inspect and clean your fireplace, Test your smoke and carbon dioxide detectors to verify they are in good working order.
- Lawn and Garden— Organize your garage and store your summer garden tools, Prepare your yard equipment for storage by draining fuel and clearing off debris, Drain garden hoses and store inside, Inspect and fill bird feeders.
- Porch and Deck — Check supports, stairs and railings, Clean deck furniture looking for anything needing repairs, Check that your door bell camera is free of any obstructions and has a good field of view.

If you need a recommendation for a vendor to help with these or any other home maintenance projects, give me a call! — *Amy*



## Fall Activities in NC

This summer has been a hot one but soon, cooler temperatures and low humidity will coax us out of our homes and back into nature. With the variety of landscapes in NC there are a number of ways to enjoy the autumn air and colorful leaves this fall.

Raleigh's William B. Umstead State Park has long been a local favorite for hiking, biking, and camping. With trails ranging from half a mile to the 13 mile multiuse trail, you're sure to forget you're in the heart of the city.

Beautiful beach weather continues into September and October and are great months to hit the sand without all the crowds. Spend a night camping at Cape Lookout National Seashore.

While you are in the mountains viewing the changing leaves, Try your hand at fly fishing at the Chetola Resort in the Blue Ridge Mountains. Or spend the day horseback riding at the Cataloochee Ranch bordering the Great Smoky Mountains National Park.

Don't settle for just an ok rate. For a GREAT rate on your mortgage, call **Sabrina Schell** 919-389-2349



# Relationship-Saving Strategies For Every Couple Buying a House

Buying a house is exciting but can also put a lot of stress on a couple. Here are a few tips to keep the peace while searching for your new home.

**Get on the same page** - There are a lot of emotions and expectations that each person has when looking for a house. Make sure you are listening to your partner and respecting that each person has a voice in every issue.

**Be prepared to back down** - Not every decision will be 50-50. You both should be willing to accept No for an answer. This prevents gridlock and surrendering some control makes the decision a shared one.

**Do some scenario planning** - A new home has a way of changing routines. The more you think it over together, the happier you both will be after you move in.

**Ask an Expert** - You may be in agreement or at an impasse but either way talk to a real estate agent. They can help you navigate the home buying process minutiae.

Instead of letting buying a house lead to relationship problems, turn the experience into a chance to learn and grow together. Talk. Listen. And get good advice from a smart agent. You will end up as homeowners with an even better connection.



## MARKET WATCH

The Triangle area real estate market has been on fire for spring and summer. It is expected to cool off a little bit in the fall. However, that does not mean the home prices are going down. Economists are expecting a 3-5% appreciation for the U.S. next year but I think much of the housing in the Triangle is going to go up at least 5% in the next 12 months. Sellers will have to do a little more sprucing up to get buyers' attention and buyers will still need to be prepared to act quickly and put in strong offers but we will see less of 20+ offers the first weekend on most houses in the area. If you're thinking that moving makes sense, don't worry that you missed your window of opportunity. We still live in one of the economically strongest areas of the state and in the U.S.



# 10 Garage Organization Ideas

## Under \$50

Cost-effective solutions so everything has a place and you can even have room for your car.

1. Hoist bicycles to the rafters with a rope-and-pulley system, making it easy to raise and lower them as needed.
2. Use a specially designed wall rack to hang helmets, rollerblades and skateboards.
3. Store bats and balls together on a wire rack, most have glove hangers too.
4. Store your fishing rods over head by using two 2-foot wire shelves suspended from the ceiling about five feet apart.
5. Hang metal tools on a magnetized rail, making them easy to see and retrieve.
6. Use drawer or shelf liner to line toolbox drawers to cushion and protect tools. An open weave design keeps moisture away and keeps them from rolling around.
7. Organize small items—like pencils, box cutters, etc by storing them in electrical junction boxes secured to studs or pegboard.
8. Turn an old filing cabinet into storage bins for yard tools by removing the drawers and turning it on its backside.
9. Attach a wooden pallet to the wall to store your long handled garden tools.
10. Use a can rack attached to the wall to keep bottles of garden fertilizers, repellants or car/tool lubricants upright and easy to view and retrieve.



How many varieties of Apples are there?

Be the first person to call in and provide the correct answer and you'll win a prize!

Email [Amy@amyshair.com](mailto:Amy@amyshair.com)

For affordable,  
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## 2 Easy DIY fixes for Common Wall and Floor Problems

### Problem 1: Fixing Coin-sized holes in drywall

Tools: Make-up sponges, Scissors, Spackle, Putty knife, and Sandpaper

Step 1: Cut the wedges into pieces that are slightly larger than the holes.

Step 2: Place the pieces flush in the wall.

Step 3: Spackle the drywall and wipe off the excess.

Step 4: When the spackle dries, sand the area until it's smooth.

Step 5: Add a fresh coat of paint.

### Problem 2: Removing Nails from Trim and Flooring without damaging the wood

Tools: Pliers, Work Gloves, Drop Cloth

Step 1: Put the trim or floor board face down on top of the drop cloth to protect the finished surface

Step 2: Use the pliers to grab the end of the nail and gently roll the curved part of the tool along the board until the nail pops out.