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AMY Shair's TRIANGLE NEWSLETTER

What are Essential vs. Cosmetic Updates?

Many factors determine the value of your home. These include plumbing, roof, siding, and cosmetic updates such as paint color and appliances. Essentials are items to ensure your home is safe and will last. Cosmetics are the things that make your house feel like a home.

This season, look around your home and see the condition of the essential and cosmetic items in the below list to help maintain your home's value and living condition.

Essentials

- Age and condition of the roof
- Age and condition of HVAC system
- Age and condition of hot water heater
- Condition of exterior siding
- Any leaks in your kitchen or bathrooms?

Cosmetic

- Are your appliances functioning correctly?
- Are your ceiling fans or lighting fixtures all working correctly?
- Is your paint or wallpaper fresh or fading?
- Are your bathroom cabinets loose or broken?
- Are your blinds or curtains broken or faded?

A few minor repairs now could help you avoid major repairs in the future. For more detailed information about your home's current value, reach out to me, and we will schedule a walk-through. Having a second pair of eyes may help you prioritize your list.

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

Amy

Spring 2023



This issue:

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Green, Green Gas
of Home



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Basics for
Everyone

Springtime Refresher

As the seasons change, the needs of our homes change with them. To help us maintain our homes' value and the long-term functionality of key features such as HVAC and gutters, here is a simple maintenance list for you.

Update Your House

You can schedule time in your calendar throughout the first few months of the year or hire a professional.

- Schedule your HVAC inspection to ensure its efficiency and lifespan.
- Clean out your gutters for spring showers to flow without buildup.
- Improve curb appeal with some spring plantings and trim any broken branches.

Update Your Office

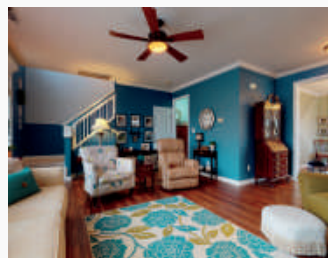
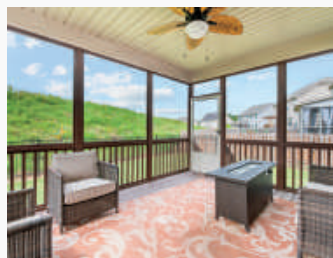
As many people across the country have begun working from home, here are some fun side projects you may want to tackle. They may help you enjoy your space more and make it more your own.

- Pick a new fresh paint color for your office space.
- Select new curtains or blinds for your viewing pleasure.
- Declutter your bookcases, shelves, or tables with stylish organizers.



Market Watch

Spring has sprung in NC - trees are green again and the real estate market is blooming. Despite misleading news reports that our real estate market is "cooling", we are experiencing multiple offers and there is still a shortage of homes for sale. Mortgage rates have increased but buyers still have to buy rather than pay high rent or if they have a change in their situation (relocation, marriage/divorce, retirement). Housing prices are increasing, but not as fast as the last few years. New construction is back - we are one of the hottest new construction markets in 2023 per Realtor.com. The market is more balanced so deposits are more reasonable, fewer sight unseen offers and fewer buyers waiving inspection and appraisal. Anything can happen so call me for the latest on today's real estate market.



Triangle Farmers Markets

The Triangle is rich with farmers markets, here are a few to check out this spring.

State Farmers Market
1201 Agriculture St, Raleigh

Midtown Raleigh Farmers Market
4191 Main at North Hills, Raleigh

Moore Square Market
200 S. Blount St, Raleigh

Black Farmers Market
1436 Rock Quarry Road, Raleigh
3727 Fayetteville Rd, Durham

Cary Downtown Farmers Market
135 W Chatham St, Cary

Apex Farmers Market
220 N Salem St, Apex

Wake Forest Farmers Market
235 S. Taylor St, Wake Forest

Durham Farmers Market
501 Foster St, Durham

South Durham Farmers Market
5410 NC 55, Durham

Carrboro Farmers Market
301 West Main St, Carrboro

Chapel Hill Farmers Market
201 S. Estes Drive, Chapel Hill

Eno River Farmers Market
144 E Margaret Lane, Hillsborough

Do you need help with your taxes?

Don't Panic, Call Joe Franek!

919-637-6731



Green, Green Grass of Home



**Don't settle for
just an ok rate.
For a GREAT
rate on your
mortgage,**

call

**Sabrina Schell
919-389-2349**

NMLS #98721



A lush, green lawn is the foundation of any home landscaping project but left uncared for, the lovely expanse you bought into may soon be infested with ugly weeds. But you can fight back. The best way is to stop worrying so much about the weeds and start worrying about the grass. A lawn with lots of weeds is trying to tell you something.

First, if you haven't followed a regular thatching and aeration schedule, now might be the time to start.

Next, most lawn experts swear you can shade out most weed growth by mowing to a uniform height of at least 3 inches. Any shorter, and it lets too much light hit the soil, encouraging many types of weed to grow.

Hand-weeding is still the best defense if weeds haven't spread too far. Pull annual broadleaf weeds while they're young—before they flower and seed. Once the weed is out, promptly reseed the bare spot; otherwise, new weeds will fill it in.

Several household items, including cornmeal, vinegar, vodka, soapy water, and hot water, reputedly kill weeds on contact, some by drying and some by burning.

Use herbicides as a last resort. There are broad-based herbicides that basically kill every kind of plant except for grasses. Instead of spraying the whole lawn, try spot-treating isolated weeds or weedy patches to minimize environmental impact. Wear long-sleeved shirts and long pants, gloves, and safety goggles during application.

Eventually, good lawn habits can become second nature. The lawn will provide you and your family lush, carpet-like softness for all of your outdoor events if taken care of.

Composting Basics For Everyone

What is compost anyway? Compost is a valuable byproduct of organic wastes like paper, kitchen scraps, and yard clippings that feed plants and flowers!

Don't worry about having little or no space! Composting can be as easy as filling a 5-gallon bucket and using a local service that takes away your organic waste weekly and provides you with a fresh & clean bucket to fill! Visit the US Composting Council to find a compost company in your area.

<https://www.compostingcouncil.org/page/participants>

Have a small outdoor patio but are worried about smell or rodents? The secret is good airflow and adding in a variety of organic waste materials to balance out the food we are feeding wonderful microorganisms, which are helping to break down our raw materials into the dark, rich, and healthy compost! The Rodale Institute shares a small composting system for your outdoor area. <https://rodaleinstitute.org/blog/backyard-composting-basics-a-cheatsheet/>

Ready to dedicate space in your backyard for composting? The US Environmental Protection Agency shares several great tips about selecting a good location and setting up the space to create compost. <https://www.epa.gov/recycle/composting-home> I hope you have enjoyed learning about composting as much as I have. I had no idea it could be so easy to get started. Let me know which composting method you decided to try!

N **AMY Shair's TRIANGLE** **NEWSLETTER**

509 W. Cornwallis Rd.
Durham, NC 27707



Thinking about selling or buying real estate anywhere in the US? Let me represent you or find you a great agent in another city or state. Call me to make sure your interests are protected!

Whether you're buying or selling—
call AMY for your SHAIR of the market!



@amy.shair



AmyShairRealEstate



AMY Shair
919-818-5001
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