

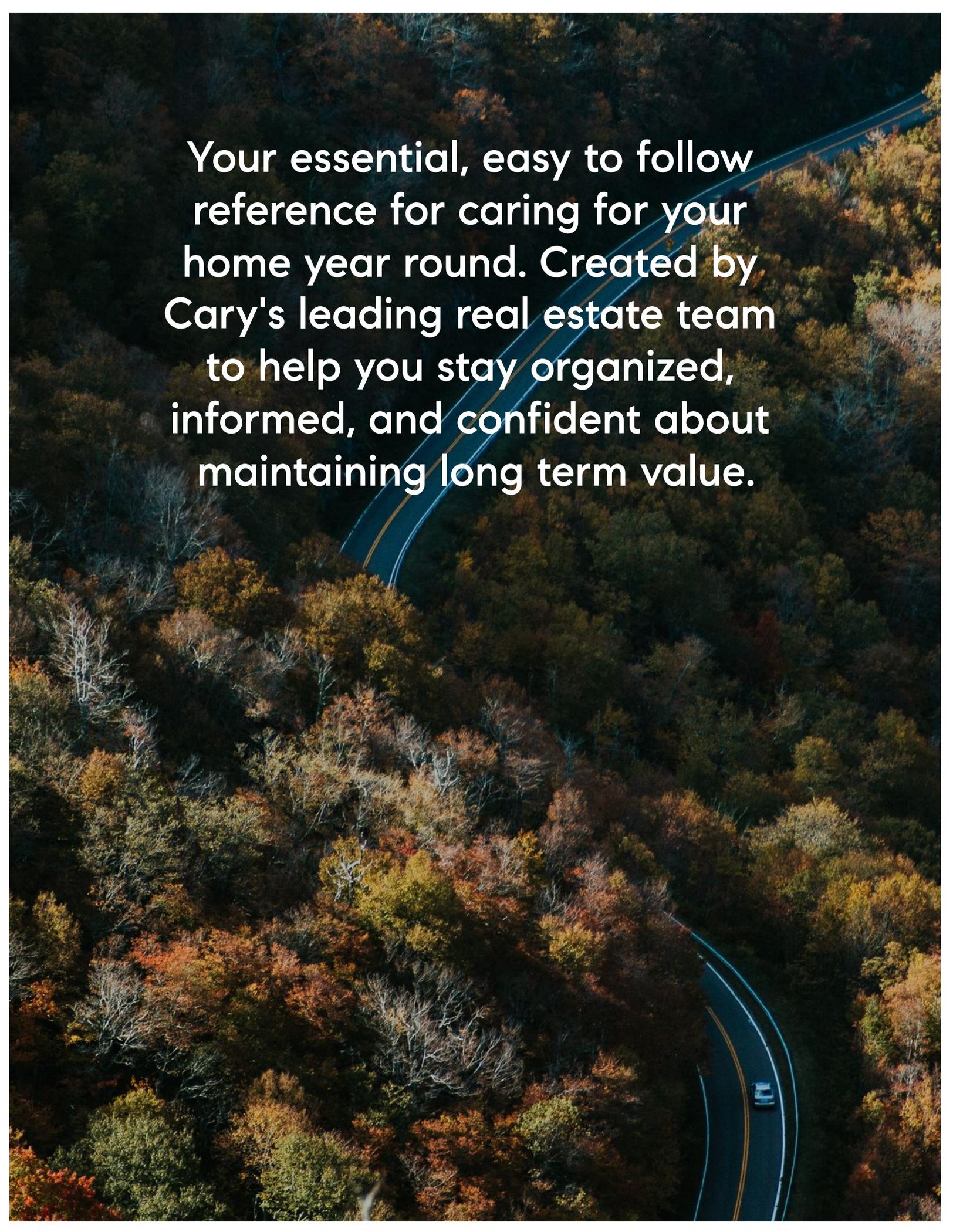
2026 Triangle Homeowner Survival Guide

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COMPASS



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201 Fenton Gateway Dr. Ste 200, Cary, NC 27511

An aerial photograph of a winding asphalt road with yellow double lines, cutting through a dense forest. The trees are in various stages of autumn, with some showing vibrant orange and yellow leaves, while others are still green or have turned brown. The road curves from the top right towards the bottom right. A small white car is visible on the road in the lower right quadrant. The overall scene is captured from a high angle, looking down on the landscape.

Your essential, easy to follow
reference for caring for your
home year round. Created by
Cary's leading real estate team
to help you stay organized,
informed, and confident about
maintaining long term value.

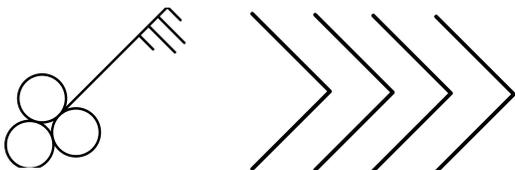
Simple Tips for Everyday Homeowners

These friendly, practical tips make everyday home care easier and help prevent small issues from growing into expensive repairs. A few minutes each month can save time and money.

- Walk through your home once a month and note small fixes like loose handles, dripping faucets, or peeling caulk.
- Change HVAC filters every 30 to 60 days during heavy heating or cooling seasons.
- Keep a simple home folder or digital file for paint colors, contractor contacts, warranty info, and receipts.
- Run bathroom fans for at least 15 minutes after showers to reduce moisture.
- Test smoke and carbon monoxide detectors and replace batteries when needed.
- Open and close windows a few times a year to keep hardware working correctly.

Water and Weather Awareness

- Check for pooling water around the foundation during heavy rain. Redirect water away from the house.
- Clear exterior drains and window wells before storms.
- Use a dehumidifier in damp spaces or rooms near crawl spaces.
- Secure outdoor items before high wind seasons.



Smart Upgrades That Add Real Value

Improve comfort and value without overspending. These thoughtful upgrades are popular with buyers and work well in Triangle homes of all ages.

Under \$500

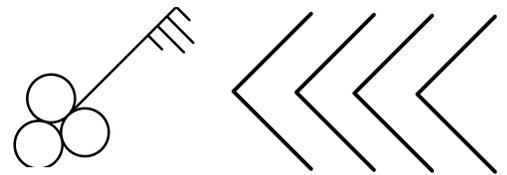
- Replace outdated lighting in key rooms.
- Install a smart thermostat.
- Upgrade cabinet knobs and faucets.
- Refresh walls with neutral interior paint.
- Enhance curb appeal with new house numbers or landscape lighting.

\$500 - \$2,000

- Refresh a bathroom with a new vanity, lighting, and paint.
- Improve attic insulation.
- Replace worn carpet with durable flooring.
- Install closet organizers.
- Add a stylish kitchen backsplash.

\$2,000+

- Upgrade countertops with durable surfaces.
- Replace old windows or exterior doors.
- Repaint the full exterior or repair trim.
- Improve outdoor living with a patio or deck repair.



Your 2026 Seasonal Checklist



Winter Checklist

Use this winter checklist to keep your home warm, efficient, and protected during the coldest months of the year.



1

Schedule HVAC service to make sure your heating system is running efficiently and safely before the coldest weather arrives.

2

Inspect weatherstripping for drafts around doors and windows and replace worn areas to keep warm air inside and lower energy costs.

3

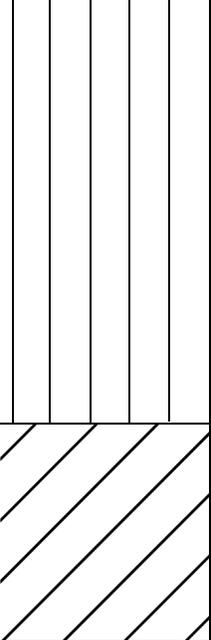
Clean gutters and downspouts so winter rain can drain properly and does not back up under the roof or along the foundation.

4

Check window condensation and adjust humidity levels inside the home to prevent moisture damage, mold, or wood rot.

5

Review emergency supplies such as flashlights, batteries, blankets, and basic tools so you are prepared for winter power outages or storms.



Spring Checklist

Spring is all about cleaning, inspecting, and refreshing your home after winter while preparing for heavier rain and pollen season.



1

Pressure wash siding and walkways to remove pollen, dirt, and mildew that build up during the winter months.

2

Refresh mulch and trim shrubs to improve curb appeal and keep plants from touching siding or rooflines.

3

Clean windows and screens to let in more natural light and check for any damage that needs repair.

4

Inspect caulking around windows and doors and re seal any cracked or missing areas to keep moisture and air out.

5

Look for missing shingles or signs of leaks after winter storms and address small issues before spring rains worsen them.

Summer Checklist

Summer maintenance helps your home handle heat, humidity, and storms while keeping outdoor spaces safe and enjoyable.



1

Inspect decks and railings for safety by checking for loose boards, nails, or signs of rot that could cause injuries.

2

Touch up exterior paint on trim and exposed wood to protect surfaces from sun, heat, and moisture damage.

3

Clear debris around the AC unit so airflow is not restricted and the system can cool your home efficiently.

4

Check irrigation for leaks and adjust sprinkler heads to avoid wasting water or over-spraying siding and foundations.

5

Assess tree limbs before storm season and trim branches that hang over the roof or are close to power lines.

Fall Checklist

Fall is the ideal season to prepare your home for colder weather and address issues before winter conditions arrive.



1

Schedule a roof inspection to identify minor issues early and prepare your home for winter weather ahead.

2

Clean and inspect chimneys if you use a fireplace so it operates safely, efficiently, and without smoke buildup.

3

Trim trees away from the house to reduce storm damage and keep leaves off the roof, gutters, and siding.

4

Disconnect hoses and protect faucets to prevent frozen pipes, cracked fittings, and costly water damage.

5

Check outdoor lighting and replace bulbs so walkways, entrances, and driveways remain safe during shorter daylight hours.



Yearly Professional Checkups

- HVAC service once or twice a year.
- Annual pest and termite inspection.
- Roof inspection every 1 or 2 years.
- Plumbing review if drains slow.
- Electrical check in older homes.
- Annual review of insurance and tax records.