

## **2009 Goodnor**

Single Family Colonial  
3 bed, 1.5 bath  
Detached 2 car garage  
Built: 1920  
Listing Price: \$12,400



### **Expected Scope of Work**

#### Outside

- Driveway has serious wear, will need replacement.
- Back door off of bathroom addition will need stairs installed or be removed
- Front porch steps will need to be fully replaced. Turf will need to be removed, wood underneath seems to be in good condition, needs to be assessed.
- Garage in decent condition, floors will need resealing if it is not replaced. Small amount of mold in back left corner. Right door will need repaired or replaced.

#### Kitchen

- Ceiling will need replaced, and the exposed leaking pipe from the upstairs bathroom needs to be repaired.
- Addition off kitchen needs repair, should be preserved to keep a 1st floor 1/2 bath.
- Sink fixture should be replaced and updated.

#### Dining room

- Carpet needs removed, hardwood underneath should be assessed for repairs/replacement.
- Built-ins should be preserved
- Small closet door and front door need resizing due to settling

#### Living room

- Carpet needs removed, hardwood underneath should be assessed for repairs/replacement.
- Fireplace should be preserved.
- Staircase needs handrails reinstalled.
- Wood stairs exist under carpet, should be assessed for repairs/replacement.

#### Upstairs bath

- Shower needs repair, potentially replaced.
- Original tile floors should be maintained, repaired.
- Drop ceilings may need to be replaced with a different material, tile walls need repaired if not replaced.
- There is a large hole behind toilet that needs to be repaired.

#### Bedrooms

- All bedrooms seem to be in good condition.
- Will need minor repairs, but ceilings and walls are in good condition.
- Hardwood floors have no noticeable damage at all, should be preserved.
- Each room has sizable closet.

#### Attic

- Stairs to attic severely damaged, need total replacement.
- Some leaks exist in roof.

#### Basement

- Basement in decent condition structurally, some water damage can be seen on walls.
- Windows are in disrepair, should be replaced with glass block.
- Furnace should be replaced, electrical box should be assessed, replaced.

County Property Summary Report: <https://myplace.cuyahogacounty.us/MainPage/PropertyData>