

AT HOME IN Plymouth Village

SEPTEMBER 2025 | ISSUE NO. 7

NEWSLETTER OF OUR LOCAL REAL ESTATE NEIGHBORHOOD

BACK TO SCHOOL AT HOME



Organize now for a smoother school year!

- Hang hooks or designate a special spot for backpacks.
- Put out snack and drink baskets or bins where kiddos can grab lunch supplies quickly in the mornings.
- Decorate a "mailbox" where your children can "mail" you papers that they bring home from school. This fun spot will make it more likely for them to remember to "deliver" them to you!
- Hang up a family calendar with upcoming school and social events to keep everyone in the loop.
- Make a copy or take a photo of the forms you fill out this year and email those to yourself with the heading "SCHOOL FORMS." This will make next year quicker and easier!
- Have a wonderful school year!



NEWS:

LOCAL AREA MARKET UPDATE

5 THINGS TO NEVER DO TO YOUR HOME

"At Home in Plymouth Village"
ONLINE



**BERKSHIRE
HATHAWAY**

HomeServices

Stouffer Realty

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Your Plymouth Village Neighbor

Community EVENTS

09|11 9/11 STAIR CLIMB 
HUDSON MEMORIAL STADIUM 8:00AM - 10:30AM



09|14 FALL HARVEST FEST
CASE BARLOW FARM 12NOON - 5:00PM



10|25 SUMMIT E-WASTE RECYCLING EVENT
HUDSON CITY HALL 10:00AM - 1:00PM



10|31 TRICK OR TREAT
CITY-WIDE 6:00PM - 8:00PM



PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

*****ECRWSSDDM****

Residential Customer
City, State 5-Digit ZIP Code

Stow Office
4936 Darrow Road
Stow, OH 44224



BERKSHIRE HATHAWAY

HomeServices

Stouffer Realty

Market UPDATE

FOR PLYMOUTH VILLAGE

2

SOLD
HOMES

5

NEW
LISTINGS

19

DAYS ON
MARKET

\$432K

AVG SALE
PRICE

\$447K

AVG LIST
PRICE

98%

SALE PRICE
RATIO

Home Maintenance

ADVICE FROM A PRO

5 THINGS NOT TO DO TO YOUR HOME by Bo Reuter with Bonafide Home Inspections

Whether you're living in your home long-term or preparing to list it, avoiding these common mistakes can save you thousands in repairs—and serious trouble during inspection. Here are five real-world issues I've seen firsthand.

1. Don't DIY Electrical or Plumbing Repairs (Unless You're Qualified)

It's tempting to tackle home projects yourself, but electrical and plumbing systems are no place for guesswork. Unpermitted or improper repairs can pose serious safety risks and often show up during inspections. I once inspected a home in a no-permit area where someone had upgraded their electrical panel and added a subpanel. Wires were sloppily run between both panels, the covers didn't even fit, and several breakers were scorched from loose connections. It was hard to believe the house hadn't caught fire.

2. Don't Block Attic or Crawlspace Vents

These vents allow moisture to escape and fresh air to circulate. Blocking them—even with good intentions—can create hidden problems - like mold growth!

3. Don't Neglect Gutter Cleaning or Downspout Extensions

Water should be directed away from your foundation—not pooling beside it. Clogged gutters and short downspouts are a recipe for structural damage. While inspecting a roof, I found an old tennis ball stuck in a downspout. It had likely been there for years. Down in the basement, I found a horizontal foundation crack directly below. Overflowing gutters had allowed water to saturate the soil, increasing pressure on the wall and causing it to bow.

4. Don't Ignore Negative Grading Around the Foundation

Your yard should slope away from the house, not toward it. Improper grading directs water toward the foundation, where it can cause intrusion, cracking, and settlement. I inspected a home where the owners had battled a musty basement for years. Outside, the soil pitched toward the foundation on all sides. Inside, I found staining, moisture damage, and efflorescence on the walls. A few hours with a shovel years ago could've prevented thousands in repair costs today.

5. Don't Paint Brick Without Doing Your Research

Brick is porous and needs to breathe. Sealing it with standard latex paint traps moisture, leading to long-term damage. One home I inspected had recently painted brick to modernize the look. It seemed fine at first glance, but closer inspection revealed bubbling paint and deteriorating mortar. Moisture had become trapped behind the surface, and the brick was starting to fail. The homeowner could have avoided this by using a breathable mineral-based masonry paint—designed to protect while allowing vapor to escape.

 Brought to You by Bonafide Home Inspections

At Bonafide, we combine deep experience, advanced tools, and a commitment to character in every home we inspect. Whether you're buying, selling, or maintaining, we help you make confident decisions.

O: (440) 596-8623 M: (440) 590-1601  Visit www.bonafidehi.com to schedule an inspection