



Seller's Report for

38 Bedford Ct

Concord, MA 01742



Home Details

Part of five home development in 1968. Major renovation in 2001 with kitchen and master bedroom. Title V updated in 2007 along with landscaping. Small garden shed out back. Property abuts to Estabrook conservation land and many miles of hiking, biking and cross-country ski trails. Within walking distance to schools and downtown.

Appliance

| DETAILS | MAKE & MODEL | YEAR INSTALLED |
|--|--|----------------|
| Microwave | bosch | 2004 |
| Range 5 gas burner range built into island | Thermador | 2001 |
| Water Heater #1 Installed by JG Perry Plumbing. 10 Year Warranty | a.o. smith PRO MAXPLUS XCVT 50 100 | 2010 |
| Washing Machine | kenmore | 2007 |
| Water Softener Installed and Maintained by Atlas Water Systems | avanta pure | 2008 |
| Water Heater #2 | american G61-50T40-3NV | 2006 |
| Dryer | kenmore | 2007 |
| pH System | avanta pure | 2008 |
| Wall Oven #1 Installed as part of kitchen remodel. | viking | 2001 |
| Island wall oven | bosch | 2001 |
| Furnace Natural Gas / Forced Hot Water (baseboard) | weil-mclain CGA-6-PIDN | 2001 |
| Refrigerator 18.2 cubic ft | Amana | 2011 |
| Generator Portable unit that can power entire home. Runs on regular gasoline | Generac GC7500 WATT | 2012 |
| Central Air system Installed by Mancini Heating And Cooling 1 year parts and labor 5 years parts 10 years compressor | American Standard | 2009 |
| Dishwasher Purchased by previous owners | Asko | 2001 |



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| DETAILS | MAKE & MODEL | YEAR INSTALLED |
|---|-------------------------------|----------------|
| Refrigerator 24 cu. ft. Counter Depth French Door Refrigerator with 5 Spill Proof Glass Shelves, Twin Cooling Plus System, FlexZone Drawer, High Efficiency LED Lighting and External Ice/Water Dispenser | Samsung RF24FSEDBSR | 2014 |

Maintenance

| DESCRIPTION | FREQUENCY |
|---|-----------------|
| Add Softener Pellets Two 40LB bags of Diamond Crystal (green bag) | Every 6 Months |
| Blow out Sprinkler System Done by Turf Unlimited | Every 1 Years |
| Central Air - Change Filter Uses a 20x20x1 Filtrete HEPA filter | Every 1 Years |
| Koi Pond Plants in top part that work well for filtering are water hyacinth and water celery to a lesser degree. Hose is 1 1/2 inch. | Every 1 Years |
| Pump Septic Tank Done by Ragg's Septic Service in Concord | Every 18 Months |
| Service water system Done by Atlas Water water filter model number AP801 Aqua Pure uses replacement cartridge AP810, AP811, AP815, or AP817 | Every 1 Years |

Home Improvements

| DESCRIPTION | COMPLETED |
|--|---------------|
| Replaced Pipe in Basement Done by Eric C Foster | August 2014 |
| Carpet and Paint Bedroom #3 Carpet installation done by Home Depot | March 2012 |
| Installed sump Used American Dry Basements. issue with service. Would not use again. | June 2010 |
| Central Air Installed by Mancini Heating And Cooling | October 2009 |
| Install water system Done by Atlas water. Included new softener, pH balancer and reverse osmosis under kitchen sink. | November 2008 |
| Radon System Installed by Radon Diagnostics systems | August 2008 |

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| DESCRIPTION | COMPLETED |
|--|--------------|
| Septic System New Title V compliant system | October 2007 |
| Kitchen Renovation Done by previous owners | January 2001 |

Home Pros

| NAME | TYPE | CONTACT |
|-----------------------------------|------------------------|----------------|
| Jb Metevier | Landscaping | (978)-369-6562 |
| Atlas Water | Water Systems | (800)-539-1100 |
| Vincent Mahoney | Gutters And Painting | (978)-866-0885 |
| Locke's Pest Control | Pest Control | (978)-369-3802 |
| Rooter Man | Drains, Sewers, Septic | (978)-671-0101 |
| Tim Donnelly Mmi Painting | Painter | (617)-908-3742 |
| J.G. Perry | Plumbing And Heating | (978)-263-5595 |
| Morgan's Appliance Service | | (781)-891-7469 |
| C & D Glass Co, Inc | Glass | (978)-263-0947 |
| Mr. Handyman | Handyman | (978)-369-1366 |
| Raggs Septic Service | Drains, Sewers, Septic | (888)-724-4798 |
| Ron Tatro | Electrical | |
| Priscilla Wheeler | Window Treatments | |
| Eric C Foster | Plumbing And Heating | (978)-256-5976 |
| Aa Home Inspections | | (978)-475-1977 |

Paints

| NAME | MANUFACTURER | CODE |
|---------------------|------------------|------|
| Honeysuckle | Sherwin Williams | 1383 |
| Medici Ivory | Benjamin Moore | 191 |
| Gumleaf | California Paint | |

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| NAME | MANUFACTURER | CODE |
|-----------------------------------|------------------|------|
| Malton | Benjamin Moore | 1073 |
| Woodscapes | Sherwin Williams | |
| Match To Benj. Moore Navajo White | Sherwin Williams | |

Finishes

| NAME | MAKE | MODEL |
|----------------------|--------------------|-------------------|
| Custom Kitchen Knobs | Blue Sky Fine Arts | |
| Master Bathroom Tile | Aurina | Various See Notes |

Documents

| NAME |
|---------------------|
| Water Test.Pdf |
| Sample Plot Map.Pdf |