



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