



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

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DETAILS	MAKE & MODEL	YEAR INSTALLED
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
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 1/2 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	COSTS	COMPLETED
Mudroom Addition 11x8 mudroom addition on the back done by Foley Construction.	\$78,400.00	Completed
Replaced Pipe in Basement Done by Eric C Foster. Moved from 1/2 inch to 3/4 inch (optimal).	\$975.00	Completed
Carpet and Paint Bedroom #3 Carpet installation done by Home Depot .	\$1,500.00	Completed
Installed sump Used American Basements. issue with service. Would not use again.	\$1,200.00	Completed
Central Air Installed by Mancini Heating And Cooling to all upstairs living spaces.	\$8,700.00	Completed

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DESCRIPTION	COSTS	COMPLETED
Install water system Done by Atlas water. Included new softener, pH balancer and reverse osmosis under kitchen sink.	\$4,300.00	Completed
Radon System Installed by Radon Diagnostics systems	\$1,450.00	Completed
Septic System New Title V compliant system. Can handle 50% more than house requires and allows for a disposal.	\$53,500.00	Completed
Kitchen Renovation Done by previous owners. Custom cabinets, island stove, expanded eating area, granite countertops. COST: Unknown	\$0.00	Completed

Home Pros

NAME	TYPE	CONTACT
Jb Metevier	#Contractor::Category:0x007f41cc2f3658>	(978)-369-6562
Atlas Water	#Contractor::Category:0x007f41c8ddc7f8>	(800)-539-1100
Vincent Mahoney	#Contractor::Category:0x007f41d9119f00>	(978)-866-0885
Locke's Pest Control	#Contractor::Category:0x007f41d05f70a8>	(978)-369-3802
Rooter Man	#Contractor::Category:0x007f41c52a8df8>	(978)-671-0101
Tim Donnelly Mmi Painting	#Contractor::Category:0x007f41d8fd8e70>	(617)-908-3742
J.G. Perry	#Contractor::Category:0x007f41c8d36948>	(978)-263-5595
Morgan's Appliance Service	#Contractor::Category:0x007f41c8dafac8>	(781)-891-7469
C & D Glass Co, Inc	#Contractor::Category:0x007f41c8a70ce0>	(978)-263-0947
Klean By Karl	#Contractor::Category:0x007f41d86d10c0>	(281)-658-3303
Raggs Septic Service	#Contractor::Category:0x007f41cc348bd0>	(888)-724-4798
Aa Home Inspections	#Contractor::Category:0x007f41cc3c4eb0>	(978)-475-1977
Ron Tatro	#Contractor::Category:0x007f41d00395d0>	(978)-371-2146

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

Permits

NUMBER	STATUS	TYPE	DATE
S18-39293	Closed	Plumbing	April 2018
S18-29392	Closed	Mudroom	December 2017

Documents

NAME
Water Test.Pdf
Sample Plot Map.Pdf

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