

HomeBinder for Pre-Listing Inspections



INSPECTION PROS
Peace of mind starts with hiring a Pro



Sell homes faster and for more money by going beyond MLS data

Agents and sellers will value how HomeBinder can help drive transactions in today's market where **buyers** expect to see more and unique information about listings and **appraisers** value data to help them do their job in efficiently making an accurate appraisal.

Agents and Sellers

Want to differentiate listings and sell homes faster for the most money. HomeBinder Seller reports deliver by helping Buyers see the value and appraisers hit the valuation mark.

Buyers

Value seeing unique details about their potential purchase that both increases perceived home value as well as bring comfort that when they buy the home they will have a great playbook to be successful in their ownership.

Appraisers

Appraisers will both appreciate and incorporate information if offered as a factual data set about the home potentially adding \$10s of thousands of dollars to the appraisal helping the seller, buyer, agent, and mortgage company in the process.

- ▶ Elite Chimney sweep (617-392-7300)
- ▶ Roof Replaced (2011)
- ▶ Sunroom Addition (\$37,500)
- ▶ 20x18x1 HEPA HVAC Filter (2x Yearly)
- ▶ Viking 5 Series Range (2014)
- ▶ Desert Cloud Benjamin Moore
- ▶ Kitchen Renovation (2014)
- ▶ Mahoney's Landscaping (617-587-5800)

Powered By



How it Works

Sellers get a free HomeBinder account with their home inspection (accessed via an email link). Once logged in, they enter any details about their home that they wish to showcase/share. When ready, they click a button and a public facing report will be available to share with any persons interested in the home.

www.homebinder.com/sellerreport/C7975D



Get the full report for:

38 Bedford Ct Concord, MA

Home Photo



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. Proximity about 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
Water Heater #1 Installed by JG Perry Plumbing. 10 Year Warranty	a.o. smith PRO MAXPLUS XCVT 50 100	2010
Water Softener Installed and Maintained by Atlas Water Systems	avanta pure	2008
Wall Oven #1 Installed as part of kitchen remodel.	viking	2001

+ 13 more at homebinder.com

Maintenance

DESCRIPTION	FREQUENCY
Add Softener Pellets Two 40LB bags of Diamond Crystal (green bag)	Every 6 Months
Central Air - Change Filter Uses a 20x20x1 Filtrate HEPA filter	Every 1 Years
Pump Septic Tank Done by Ragg's Septic Service in Concord	Every 18 Months

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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

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Home Pros

NAME	TYPE	CONTACT
Jb Metevier	Landscaping	(978)-369-6562
Atlas Water	Water Systems	(800)-539-1100

Get the full report at <http://www.homebinder.com/SellerReport/C79750>

Information contained in this report is provided by the Seller.