



# House Health

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# Understanding the Health of a Home

**OPEN** 945 Morse St  
SAN JOSE, CA 95126  
Status: Active

**\$2,100,000**  
Price

**4**  
Beds

**4.5**  
Baths

**3,218** Sq. Ft.  
\$653 / Sq. Ft.

Redfin Estimate: \$2,127,481 On Redfin: 9 days

Favorite X-Out Share

Overview Property Details Tour Insights Redfin Estimate Property History Public Facts Schools Neighborhood Similar Homes

**OPEN SAT, 1PM TO 4PM**

**Go Tour This Home**

WEDNESDAY 20 MAR THURSDAY 21 MAR FRIDAY 22 MAR

**Schedule Tour**

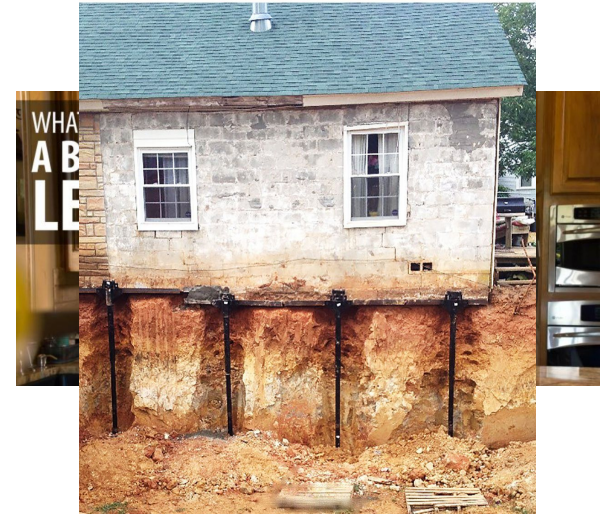
It's free, with no obligation — cancel anytime

[Ask a Question](#) | (925) 378-4174

**Redfin Refund: \$7,654**

Savings when you buy with a Redfin Agent

[Start an Offer](#)



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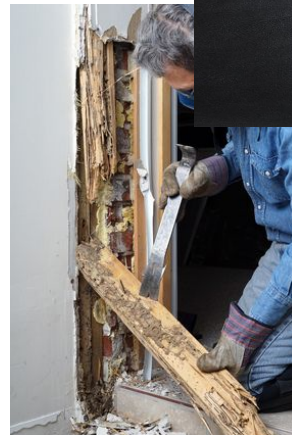
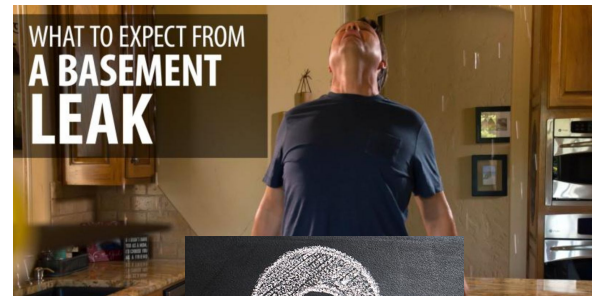

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## Buyers & Sellers

Overwhelming financial decision.

Lack of construction & natural hazard knowledge.

*Buyers:* What to bid? 8-10 homes viewed in a buying cycle.

*Sellers:* Make suggested fixes prior to sale & get top price.

## Property Investors

Understand health of property portfolio

Difficulty managing multiple properties & organizing repairs

## Inspections

\$400 on average

Hard to determine repairs, risks and costs

No standard or comparison info

# What if we had Carfax for houses?

The standard in vehicle health

Sells vehicle reports to buyers  
and dealers

**CARFAX**  
VEHICLE HISTORY REPORTS

2008 BMW M5  
VIN: WBSNB93538CX09388


Vehicle History Report™

Vehicle Highlights™

SmartBuyer Checklist™

Warranty Check™

Buyback Guarantee™



This report provided free of charge by:  
**Weatherford BMW**  
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Berkeley, CA 94710  
833-218-0894  
> [Visit Dealer Website](#)  
4.5 ★★★★★  
100 Verified Reviews

CARFAX Advantage Dealers are committed to offering a CARFAX Report on every used car they sell.

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An independent company established in 1986

Vehicle Information:  
2008 BMW M5  
VIN: WBSNB93538CX09388  
SEDAN 4 DR  
5.0L V10 F DOHC 48V  
GASOLINE  
REAR WHEEL DRIVE  
[Standard Equipment](#) | [Safety Options](#)

CARFAX Report Provided By:  
[Weatherford BMW](#)  
750 Potter St  
Berkeley, CA 94710  
833-218-0894  
[View Details and Photos](#)  
4.5 ★★★★★  
100 Verified Reviews

✓

No accidents reported to CARFAX

✓

No damage reported to CARFAX

3

Previous owners


18

Service history records

Personal vehicle

49,080

Last reported odometer reading



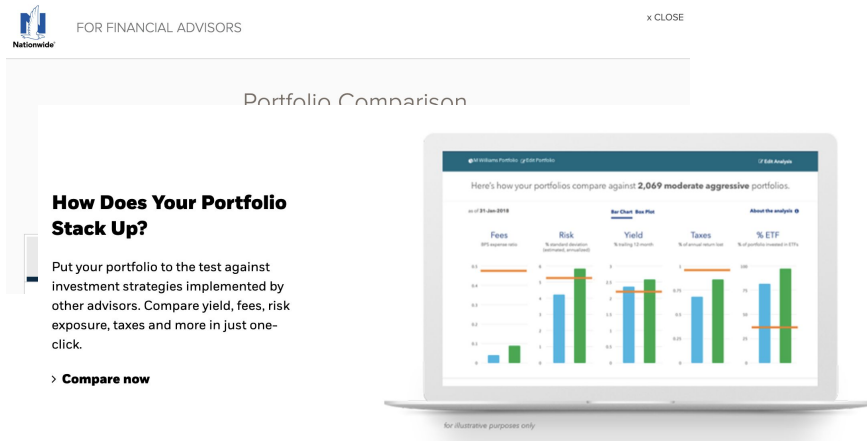
This CARFAX Vehicle History Report is based only on [information](#) supplied to CARFAX and available as of 3/20/19 at 3:28:59 PM (CDT). Other information about this vehicle, including problems, may not have been reported to CARFAX. Use this report as one important tool, along with a vehicle inspection and test drive, to make a better decision about your next used car.

CARFAX Ownership History	Owner 1	Owner 2	Owner 3
The number of owners is estimated			
Year purchased	2008	2013	2014
Type of owner	Personal	Personal	Personal
Estimated length of ownership	4 yrs. 11 mo.	1 yr. 1 mo.	4 yrs. 4 mo.
Owned in the following states/provinces	California	California	California
Estimated miles driven per year	7,513/yr	1,382/yr	2,861/yr
Last reported odometer reading	34,485	36,560	49,080

# A House is one of the largest investments

Lots of investment analysis tools...

... but for homes?



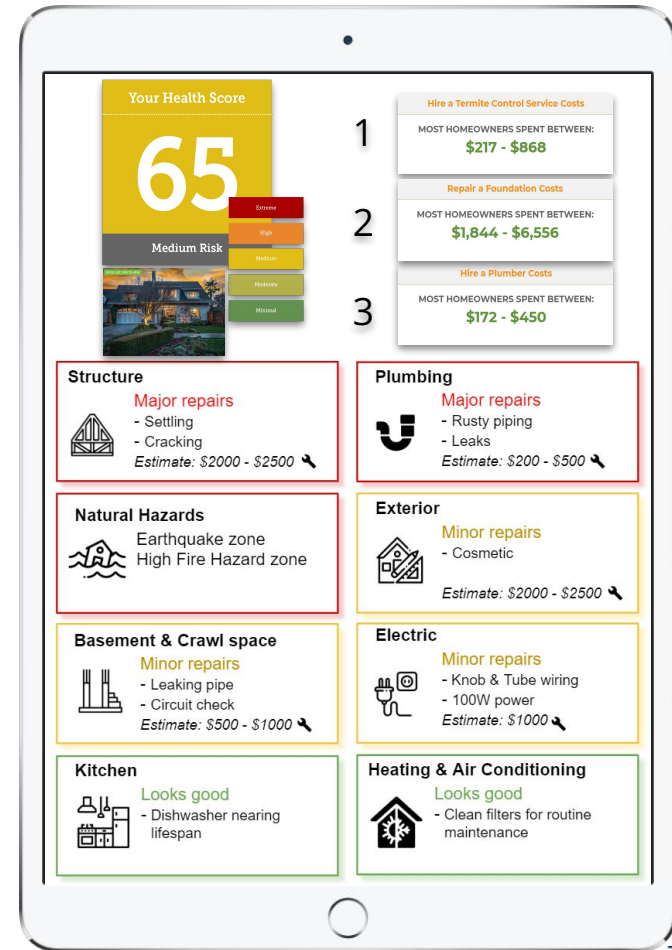


# House Health

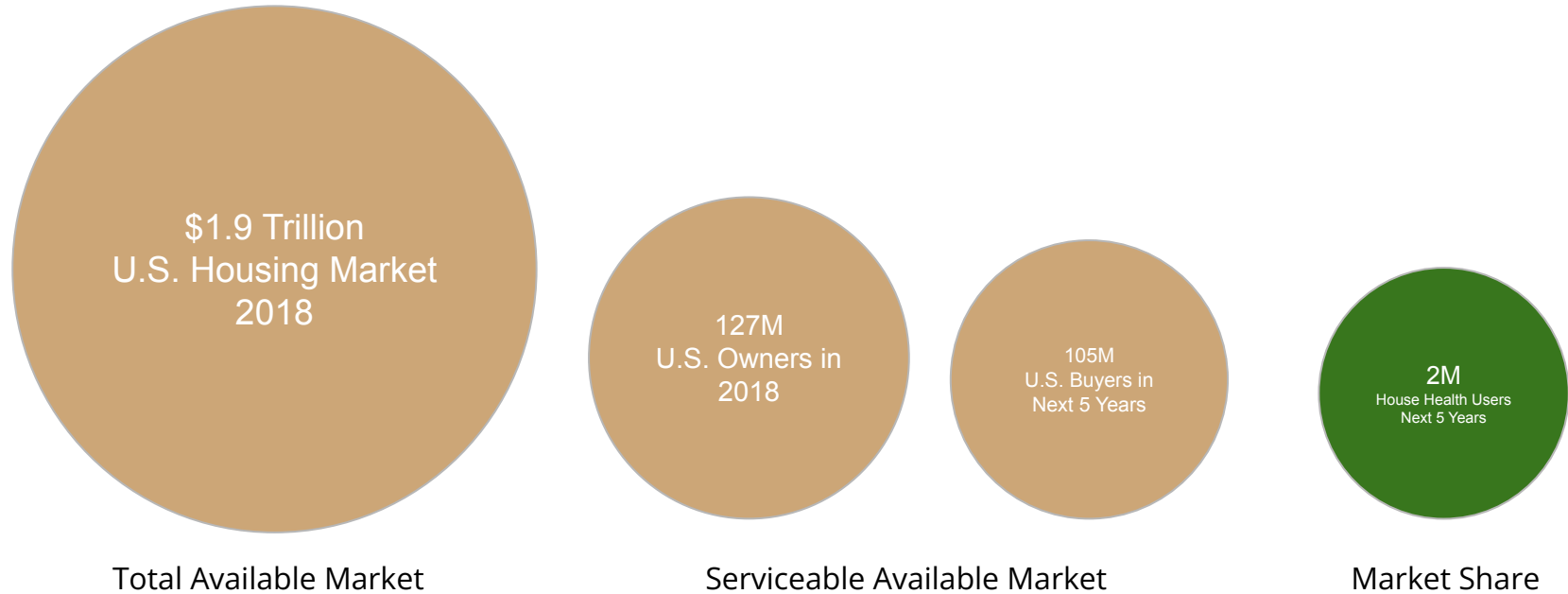
House Health provides an easy to understand snapshot of a home's health by simplifying home inspections and public property data.

With a few clicks, receive a Home Inspection with Health Score, ranked repair recommendations, local cost estimates, as well as relative health of your home in comparison to others in your city or state.

- Save hundreds in inspection fees
- Save thousands in repairs
- Retain and increase home value



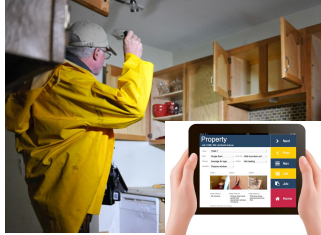
# Market Size



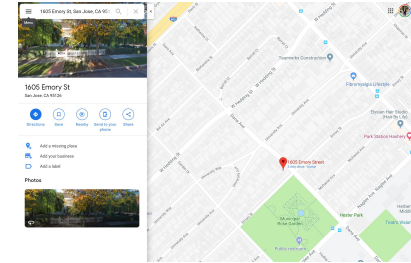


# Minimum Viable Product

1. Schedule a House Health Inspection



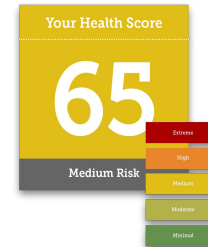
3. Login to view your home(s)



2. We analyze w/ public property info



4. Receive House Health Report



# Business Model



# Market Adoption

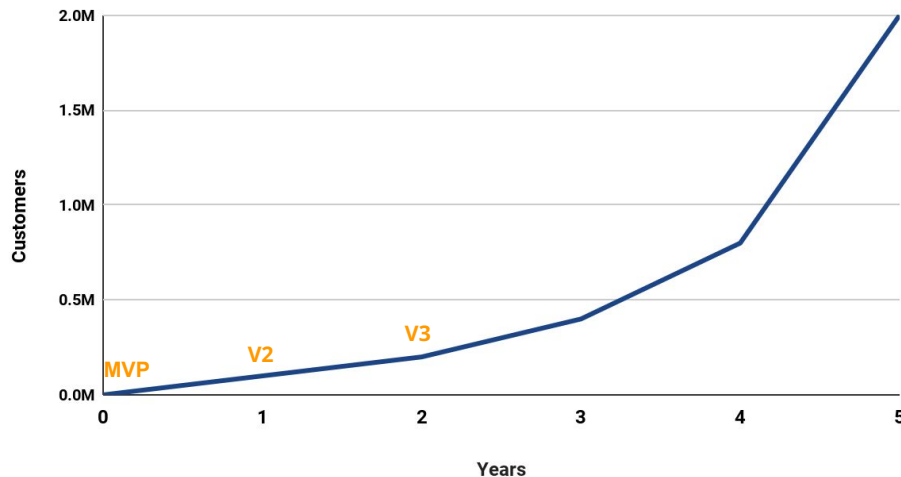
## Customer Adoption

MVP	Buyers & Sellers
v2.0	Service Provider Advertising Property Investors
v3.0	Data Licensing Agreements → Zillow & Redfin → Banks and Insurance

## Geo Rollout

1	California
Year	West Coast
↓	East Coast
↓	Mid West
5	U.S. + Canada

Customer Adoption



# Competitive Landscape

Digital Home Inspectors



Real Estate Indexes



Real Estate Data Platforms



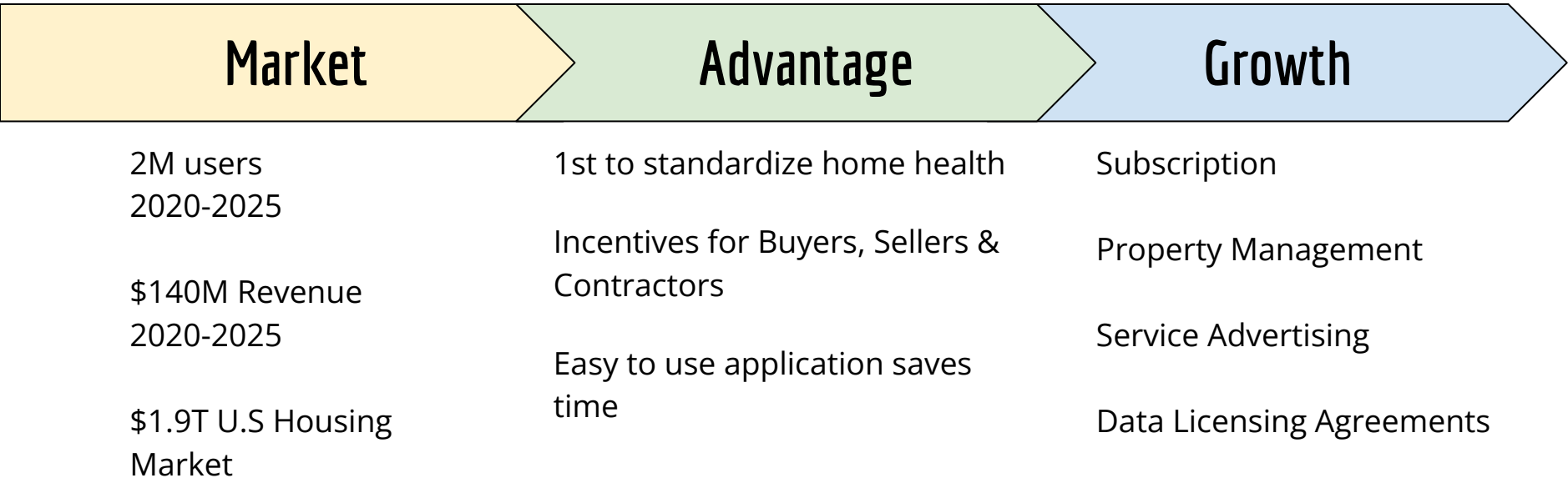
# Finance

	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year
Revenue	\$0	\$0	\$12	\$48	\$98
Cost of Revenue	\$1.7	\$2.5	\$3.8	\$5.7	\$8.6
Gross Income	\$(1.7)	\$(2.4)	\$8	\$42	\$90
Operating Expenses	\$2.5	\$4.7	\$7.1	\$10.6	\$16
Net Income	\$(4.2)	\$(7.2)	\$1	\$31	\$74

Table in Millions of USD

# In Close

Seeking **\$5M** in seed for development, marketing, expenses and launch of MVP



# Thank You!

Let's create a new standard in real estate together.

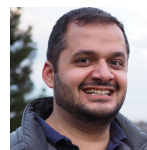
To explore further, let's setup a meeting.  
[joshua.lory@gmail.com](mailto:joshua.lory@gmail.com)



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