

FAQ & Disclosures



9 Orchard Street *in Porter Square Cambridge*

These answers were provided by the adult children of the deceased owners. They have not lived in the house for many years. Buyers must do their own due diligence to verify any information.



BASICS

Property Address: 9 Orchard Street in Cambridge
Beds: 5 | **Baths:** 2.5 | **Living space:** 2800

Parking

Can you give a sense of on-street parking near your house? It is a quiet one way street and you can park

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on either side of the road (except during street cleaning days when it's even or odd). It is residential parking only however and the city grants as many stickers as cars and a visitors pass for workmen/guests.

ENVELOPE/EXTERIOR

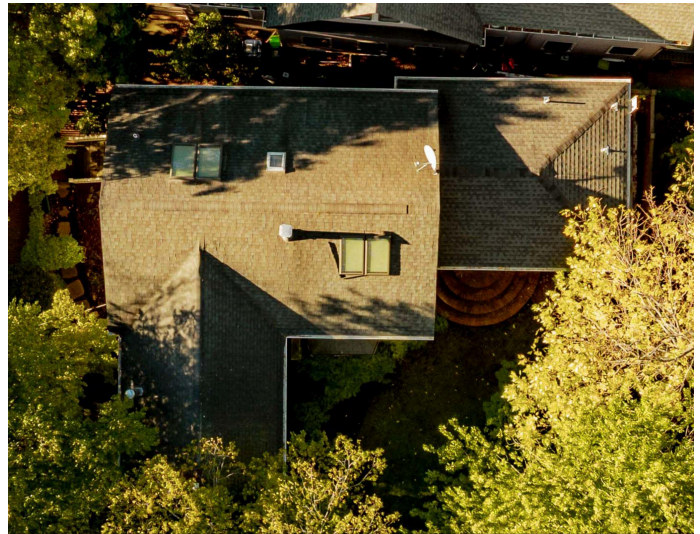
What can you tell us about the roof? The roof is made of asphalt shingles. It was replaced around 20 years ago. There are some aspects that need addressing: There are 5 skylights which need to be flashed (long ago they were not properly flashed), There is a small roof over the bay window with original wooden gutters that needs attention.

Please describe the siding on the home: It is a clapboard sided house. It was painted around 5 years ago and should be in fine shape.

What can you tell us about the windows? The windows are mostly original or were updated (first floor) during 1981 renovations to kitchen and addition. They are all functional and have drop down screens and storms. Many of the original pulley style counter weights have been cut so the windows slide easily. They are all in need of painting on the interior.

Is the home insulated? Yes. The attic was renovated in 1980 and has fiberglass batt insulation. The basement renovation in 2014 used spray foam around all outside walls and fiberglass in the ceiling. The addition is on pylons and may have insulation underneath. There is likely little insulation in the walls of the 2nd floor.

If there is decking, please describe the age/condition/materials: The front porch was renovated in 2008 I believe and is in ok shape. The railings are strong but then ball ornaments on posts need replacing. The rear porch is brick and was installed around the time of the garden (2003?)



SYSTEMS

Heating system: Forced Hot Air. We replaced the oil furnace for a gas furnace during the 2014 basement renovation. It was tied into the existing duct work (forced hot air) but allowed us to have air conditioning to all parts of the main house (where ducts existed).

Cooling system: There is central Air conditioning. The mini-splits that are there are not currently functional and were supplanted by the updated HVAC system.

Water heater: On demand was installed during basement renovation in the fall of 2014.

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Electrical service: I believe 200 amp

FIREPLACES

How many active fireplaces do you have? One wood burning stove off the living/dining in addition.

Are they gas, pellet, wood-burning, or electric? I believe it's a Vermont castings stove and was certainly installed with construction of the addition around 1980. It has been serviced over the years and is functional.

GROUNDS

Are there any easements recorded on the deed that you're aware of? There was something behind the house (where the bulkhead is) that was the old access to Davenport street.

If there is a fence, to whom does it belong? The fence is cedar and bamboo, built by Green Futures Bamboo (Spring 2015 I believe)

Are there retaining walls? No

Are there any shared use/access agreements with abutters? 5 Orchard street has given us limited access to off street parking over the years (street cleaning days, etc). Though these agreements are not official or written anywhere.

Anything else about the lot/grounds that you can tell us about? It has a large Silver Maple in the yard that provides deep shade and sound insulation from street noise. The garden was designed by Soren DeNiord (Portland Maine) and offers a simple calm aesthetic.

Has there been a recent survey? Yes, we had a survey completed at the end of 2025. It is available to anyone by request.

SERVICES/UTILITIES

Electricity: Eversource

Natural Gas/Propane: National Grid

Oil: NA

Cable/Internet: It went from Direct TV to Xfinity around 2019.

Home security: No

Any professional contracts you have ongoing? Lyons irrigation services

APPLIANCES/FIXTURES

Which appliances are you planning to convey with the sale? Stove/Range, Refrigerator, Dishwasher.

Any fixtures or appliances you're planning to take? Washer and Dryer.

Additional Notes: Stove hood is circular venting



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UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? Exterior house painting within 5 years
If you were planning to stay in the home, can you list any improvements or updates you would make? Roof and flashing. Some window updates.

DISCLOSURES

Any active audio or video recording devices on the premises? No
Are there any ACTIVE water incursions we need to disclose? No, not that we're aware of.
Any evidence or history of old water damage that has since ceased or been repaired? Maybe visible around 3rd floor skylights; (aforementioned)
Any active knob & tube wiring that you are aware of? I don't know.

LOCATION, LOCATION, LOCATION

What do you love about the neighborhood? Growing up in this house it felt like a large ship of safety. The neighborhood was filled with life, characters who had grown up there, immigrants in transition and working people walking to and fro. I biked and ran everywhere along orchard street as it was a safe, less traveled road that connected me to Arlington basically. The Porter Square shopping center was renovated



around the time of the Red Line extension (1985) and brought new things like chain pharmacies, gyms and coffee shops. Prior to 1985 we would walk the 20 mins to Harvard Square or catch the bus down Mass Ave. Today Davis Square is perhaps the most lively square and a 5 minute walk to restaurants, bars, etc. Porter square center has lots of shops too but the strip Mall feature is a different vibe than Elm street. Within 15 minute bike ride you can be in the Fells and disappear in to Wild lands, seemingly far from any metropolis. The Porter Square Station has both the Commuter Rail and Red line connections, making it easy to get to Concord , North Station or anywhere in Boston. The neighborhood has changed and I'll be honest I don't

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really have "my finger on the pulse" anymore since I left in 2016. It's still peaceful and I still see some of the folks I grew up around but there are seemingly fewer children playing on the streets than the late 1970s.

Which are your go-to restaurants for dining out, delivery, or take-out? The neighborhood punches well above its weight. Gustazo in Porter Square is the move for cocktails and Cuban small plates on a night when you want something that feels like a real night out. Yume Wo Katare is the ramen spot with the perpetual line — it's earned. Sugar and Spice handles Thai takeout reliably and often. Giulia has been making handmade pasta since 2012 and has the kind of bar where you end up talking to your neighbor. The Abbey is an everyday neighborhood restaurant you end up at twice a week without planning to. And Changsho is a Cambridge institution for Chinese-American food.

Are there any hidden gems in your neighborhood worth noting? Bagelsaurus — the line out front on a Saturday morning is the only sign you need. Phinista does Vietnamese coffee in plain sight and somehow still feels like a discovery. Porter Square Books pulls serious author readings for an independent bookstore its size; the literary programming is genuinely worth showing up for. And Toad has live music in a small room most nights — one of the last places like it in this part of the city.

SELLERS WORDS

What do you love about this home? I love the whole layout. It's big enough to escape company but small enough to not feel cold and unwelcoming. The fireplace room is a gift in the winter and the garden brings joy and peace on the daily.

Why are you selling? Both our Mother and Father peacefully passed inside the house. We had a wonderful life in the house but we don't want to rent it out and none of us currently have a life in Cambridge.

What is your preferred timeline for closing? There is no rush or need to wait, though the family could use the month of July to clear out the remaining furnishings and artwork.

