

FAQ & Disclosures



338 Beech Street in Roslindale

Answers provided by the seller or management. Buyers must do their own due diligence to verify any information.



Property Address: 338 Beech Street, Roslindale, MA 02131
Beds: 3+ | Baths: 2.5 | Living space: 1,833 (based on last listing)

PARKING

Whether you have parking or not, can you give a sense of on-street parking near your house?

Generally pretty easy

Excluding any garage space, how many spaces do you have? 2 spaces in driveway

Please briefly describe the parking situation?

Tandem, yes. Also there is an EV charger

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ENVELOPE/EXTERIOR

What can you tell us about the roof?

Asphalt shingle.. Unsure of age. We replaced the roof over the sunroom in Jan 2019, but the main roof of the house we haven't done anything with. It's in very good shape. It was assessed and considered viable before we put solar panels on.

Please describe the siding on the home: Painted wood shingles. Last painted summer 2020.

What can you tell us about the windows? All modern replacement windows. Unsure of the brand. We replaced two in the front that are Harvey, but the rest I don't know

Is the home insulated? Yes, we did Mass Save and had blown-in insulation done in Jan. 2019. I still have the certificate.



SYSTEMS

Heating systems: Forced hot air, gas. Installed in 2014 (I think) . 2 zones (1st floor is one, and 2nd+3rd floor the other). Works well.

Cooling system: Central AC, also 2 zones. Also 2014 install I think. Works well.

Water heater: Gas, on demand. Installed Feb 2024.

Electrical service: 200A (see Solar below)

Are there any other systems we should know about? Owned solar, installed Dec. 2023. EV charger in driveway.

SOLAR ENERGY

What type of solar arrangement comes with this property? The solar panels are fully owned by the seller and convey with the property at closing — no lease, power purchase agreement (PPA), or third-party financing to assume. The buyer takes title to the system outright. There are no contracts to sign with any solar company, no monthly payments to a third party, and no credit check or approval process required.

Who owns the panels, and who is responsible for maintenance? The seller owns the system. Upon closing, full ownership transfers to the buyer. All three warranty categories — product, performance, and workmanship — transfer automatically to the new owner for the remainder of their 25-year terms, backed by the installer, Brightway Energy LLC of Somerville, MA.

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System at a glance:

Installer: Brightway Energy LLC, Somerville, MA

Ownership type: Fully owned — no lease or PPA

System size: 7.695 kW DC

Install year: December 2023

Est. annual production: 9,460 kWh (per installer)

2025 actual production: 8,800 kWh

2025 actual consumption: 8,500 kWh (net positive year)

Purchase price: \$25,624 (paid in full)

Annual energy value: ~\$2,800 at current rates

Warranty – product: 25 years, all components

Warranty – performance: 25 years, solar modules

Warranty – workmanship: 25 years, fully transferable

Panels: 19 × Hanwha Q Cells G10+ Black

Inverters: 19 × Enphase IQ8+ Microinverters

Monitoring: Enphase app (real-time, panel-level)

Utility: Eversource — net metering active

How much does the solar system reduce electricity bills? In 2025, the system produced 8,800 kWh and the home consumed 8,500 kWh — a net-positive year in which solar generation exceeded household use. At an all-in electricity rate of approximately \$0.32/kWh, that represents roughly \$2,800 in annual electricity value. With typical rate increases over time, this benefit grows each year without any additional investment by the owner.

How does net metering work for this home? The system is enrolled in Eversource's net metering program. When the panels produce more electricity than the home uses, the surplus flows back to the grid and is credited against future bills. Credits accumulate during the sunnier months and draw down in winter. From April through October, the home draws nothing from the grid — solar covers 100% of consumption. Even in winter, solar production reduces the grid draw significantly (the most recent winter bill, March 2026, was \$82 for 313 kWh).

Does the buyer need to take any action to transfer the solar system? The equipment conveys automatically with the deed — no transfer agreement or third-party approval is required. The buyer should contact Eversource after closing to update the name on the net metering account, and may optionally create a new Enphase monitoring login to access real-time and historical production data. All warranties transfer automatically; no action is needed to preserve coverage.

Is there any financing, loan, or encumbrance on the panels? The seller represents that the system was purchased outright for \$25,624 with no PACE (Property Assessed Clean Energy) loan, Eversource on-bill financing, solar lease, or PPA. Buyers and their counsel are encouraged to confirm the absence of any such obligation through standard title review prior to closing.

How is the system monitored? The Enphase monitoring system tracks production in real time at the individual panel level via the Enphase app. The seller can provide the buyer with historical production data at the time of closing. Additionally, Eversource has the home scheduled for a smart meter upgrade, which will provide more precise utility-side tracking independent of the Enphase system.

Annual savings estimate of ~\$2,800 is based on 2025 actual production (8,800 kWh) at approximately \$0.32/kWh all-in. Future savings will vary with electricity rates, household consumption, and seasonal production. No guarantee of specific savings is made or implied. All warranty terms are as stated in the original Brightway Energy Sales and Purchase Agreement dated October 31, 2023, available upon request. Buyers should verify with their lender whether the solar system affects appraisal, insurance, or financing requirements prior to signing a purchase and sale agreement.

GROUNDS



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Are there any easements recorded on the deed that you're aware of? No

If there is a fence, to whom does it belong? Yes. White fence is ours. Brown fence belongs to the neighbor.

Are there retaining walls? There's a short wall behind the rear fence that we barely think about since it's out of sight. It's unclear if it falls on our property line or the abutting neighbors.

Are there any shared use/access agreements with abutters? No

Anything else about the lot/grounds that you can tell us about? Very well-built shed in the back yard. Could continue to be used as a shed, or if someone were ambitious, could be made into something more. Relatively new patio area in the back yard, too. Good outside space.

SERVICES/UTILITIES

Electricity: Eversource. \$0 most months

Natural Gas/Propane: National Grid. \$131/mo.

Oil: N/A

Cable/Internet: Verizon internet.

Thermostat: Yes. Ecobee. It can stay.

Home security: N/A

Any professional contracts you have ongoing?

No

APPLIANCES/FIXTURES

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

Are there additional appliances or tools you'd consider leaving behind? I'd be willing to discuss lawn mower and snow blower with buyers.

Any fixtures you're planning to take? Art is coming with us. TV mount can stay, shelves and

light fixtures will stay.

Additional Notes not covered in

Appliances/Fixtures: Washer and dryer is stacked and was recently moved into "bonus" room on 2nd floor. Hookups remain in the basement if someone wanted to go back to that set up and have the room function as something else. Also, as we're moving internationally, we'd be open to selling almost any furniture to a prospective buyer. Stove hood is circular.

UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? I've already listed almost all of these (solar panels, EV charger, lawn and patio + tree + arborvitae in back yard, new sunroom roof, washer+dryer moved to 2nd floor Aug. 2023, shed Aug. 2020, navien tankless hot water heater Feb. 2024). Dishwasher is less than 1 year old.

If you were planning to stay in the home, can you list any improvements or updates you would make?

We didn't have much else planned. I did think a gas or small wood stove in the dining room might be nice. And since the back yard is large, we'd always considered putting on an addition and having a great room that abutted the back patio. Lots of homes that are this style have that type of addition. Not sure we'd ever actually do it, though.



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DISCLOSURES

Any active audio or video recording devices on the premises? No

Is there anything in the house or on the grounds in need of repair? Not that I'm aware of

Are there any ACTIVE water incursions we need to disclose? No, basement is very dry. No water issues.

Any evidence or history of old water damage that has since ceased or been repaired? If you're in the basement, it looks like the ceiling of the basement under the sink/dishwater has a water stain, but that predates us. Never had issues there. Similarly, in the attic crawlspace we briefly had a leak from the vent pipe for the new washer/dryer location, so there might be a small water stain there but it's also been taken care of. Sunroom ceiling had a spot that was growing, which is why we replaced the roof there. No issues since. I've seen other random spots on ceilings, but not sure of the cause and nothing that has required work/repair.

Any active knob & tube wiring that you are aware of? No

That you know of, are there any open permits for work you've had done while you've owned the property?
No.

Are there any hazardous materials on the premises that you're aware of? Not that I'm aware of

LOCATION, LOCATION, LOCATION

What do you love about the neighborhood? Very nice neighbors. Surrounded by a couple of Roslindale old-timers on either side of us (one of whom is the very old sister of the owner of Tony's Market in Roslindale, she likes to give us wine her son made). Nice people across the street, our kids and our friends' kids have gone to daycare at our neighbor's house across the street. Short walk to a few different schools/playgrounds. Short walk up to Bellevue Hill and Stonybrook Reservation. Easy walk down to the square.

Which are your go-to restaurants for dining out, delivery, or take-out? Shanti takeout; Los Amigos takeout; Russ & Mimi's is great; Exodus bagels is close by. The iconic Pleasant Cafe is a very short walk away. JJ Brannelly's bar just reopened and is a nice spot very close by. Sofia's Grotto is nice, Midnight morning is also pretty good (excellent donuts). Good cocktails at 753 South. And all the stuff in JP is very easy to get to, especially in Forest Hills where Brassica is, which is another favorite.

Are there any hidden gems in your neighborhood worth noting? Well, there's the Pleasant right by us which is an institution where several movies have been shot (fun fact, someone once asked if they could use our house to be in a film - we declined). I think walking around Bellevue Hill and Stonybrook reservation is very underrated. I believe Bellevue Hill is the highest point in Boston. Thrift Shop of Boston in the square is one of my favorite places. Roslindale porchfest is always fun around here. Neighbors usually throw an end of summer block party on Eugenia Rd. There used to be an old dairy farm somewhere on Beech Street. I've found old broken milk bottles in the corner of our yard that say Roslindale Dairy, or something like that. I think that's cool.

Anything else to add about the location? The location is great. Short walk to a few major bus lines on Washington. Easy to get to the commuter rail stops in Roslindale, and Forest Hills really isn't that far. Roslindale community center is free, so that's nice.



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SELLERS WORDS

What do you love about this home? The big open yard is great for the kids. This is the home to host at in the summer. Love the master suite on the 3rd floor. And the sunroom is really great. Central AC is awesome, especially as it keeps getting hotter. The solar panels are great because we pay virtually nothing for electricity now. Open layout is also really nice, and the bar counter from the dining room to the kitchen is cool when you're hosting. The front of the house gets a lot of sun. We usually grow veggies in raised beds in front of the house.



Why are you selling? Moving abroad to care for an aging parent.

What is your preferred timeline for closing? We need to be here until the end of the school year so the kids can finish school without issues, so that's end of June. Beyond that, we're pretty flexible.