

# FAQ & Disclosures



## 20 Rambler Road *in Jamaica Plain*

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



### BASICS

**Property Address:** 20 Rambler Road, Jamaica Plain, Massachusetts 02130

**Beds:** 3 | **Baths:** 1 full, 1 half (in the basement) | **Living space:** 1271 (basement not included)

### PARKING

**Is there parking?** Yes

**Whether you have parking or not, can you give a sense of on-street parking near your house?** Easy to park on Rambler Road in front of, or close-by to, 20 Rambler Rd

**Please briefly describe the parking situation?** Room for one car (in driveway) and one car (in the garage).

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**If garage is detached, briefly describe its age and condition:** The garage (beneath house) has space for one car. We use it for storage.

## ENVELOPE/EXTERIOR

**What can you tell us about the roof?**

In 2011, stripped three layers of roof shingles, installed ice and water barrier on entire roof and installed 30-year "AR" Architect CertainTeed Shingles (Moire Black).



**Please describe the siding on the home:** Siding

(almost all is wood shingle); all in good condition. Last painted in 2022

**What can you tell us about the windows?** Insulated windows. Not original to the house. All function; some are NewPro; the rest are Harvey.

**Is the home insulated?** Fiberglass batt under the attic floor.

## SYSTEMS

**Heating systems:** Hot water; oil. One zone. New oil storage tank installed in basement in 2006; new furnace installed in basement in 2007. Serviced annually; last time was in fall 2025. **Cooling system:** Central air; originally installed in 1998. The compressor was replaced in 2020. Serviced annually (each spring); last time was in spring 2025.

**Water heater:** Super booster: Water heated indirectly by furnace. **Electrical service:** 100 amps, circuit breaker.

**Are there any other systems we should know about?** Dehumidifier in basement, used in spring and summer; drains into sink in basement.

## FIREPLACES

**How many active fireplaces do you have?** 1, wood burning and in the living room. We had the flue last looked at in 2021.

## GROUNDS

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



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**If there is a fence, to whom does it belong?** Four-foot high chain link fence on two sides (west and south) of back yard and six-foot high wood stockade fence on the third (east) side. All owned by us.

**Are there retaining walls?** We have stone retaining walls along the sidewalk in front of our house; along both sides of our driveway and along 18 Rambler's driveway to the corner of 18 Rambler's garage. All in good condition.

**Are there any shared use/access agreements with abutters?** Pursuant to a written agreement (copy attached) we allowed the current owners of 18 Rambler Road to affix their new wooden gate in their driveway to our wood fence post.

## SERVICES/UTILITIES

**Electricity:** Eversource; \$225/month

**Natural Gas/Propane:** N/A **Is there gas on the street?** There is gas service on the lower portion of the street. Bringing gas service into 20 Rambler isn't impossible, but would require some excavation and extending the gas line. Unsure to which house on Rambler the line extends.

**Oil:** Oil from Devaney Energy. We keep the interior temperature during the day in the heating season at 73 F and at 69 F after 9:00 pm at night. Spent approximately \$4,347 for oil in calendar 2025.

**Cable/Internet:** Internet, cable TV and phone from Comcast. We think Verizon also is in the neighborhood.

**Thermostat:** No. We are planning to leave. (it's an ecobee)

## APPLIANCES/FIXTURES

**Which appliances are you planning to convey with the sale?** Stove/Range, Refrigerator, Washer, Dryer, Dishwasher, Grill, Humidifier, Other - See Notes

**Are there additional appliances or tools you'd consider leaving behind?** One battery lawn mower; one gas snow blower - both in good working condition and three 24-ft aluminum extension ladders

**Additional Notes not covered in Appliances/Fixtures:** Both the stove in the kitchen and the bathroom vent to the outside.

## UPDATES, IMPROVEMENTS, RENOVATIONS

**Can you list any recent updates or repairs you've made?** Installed new flue for furnace, etc. 4/2021; installed new air conditioning compressor (2020); repaired and repainted front wrought-iron railings (2024); painted house (2023); replaced 30 feet of stockade fence along east side of back yard (2024); repaired and painted exterior wall of house below dining room main window (2025)

## 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?** Left door of cabinet under kitchen sink needs repair/replacement

**Are there any ACTIVE water incursions we need to disclose?** No.



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**Any evidence or history of old water damage that has since ceased or been repaired?** Ceiling of basement near washing machine and dryer when incorrect placement of shower curtain in bathroom above allows water to drip down from outside of tub.

## LOCATION, LOCATION, LOCATION

**What do you love about the neighborhood?** Rambler Road is a dead-end street so little traffic in front of the house. Active neighborhood association (Jamaica Hills Association); good neighbors; MBTA bus (No. 38) stops on Centre St. at Rambler Rd.; close by are MGB Faulkner Hospital and Allandale Farm stand. Arnold Arboretum is just across Centre Street from Rambler Road.



**Which are your go-to restaurants for dining out, delivery, or take-out?** The Galway House (on Centre St. in Jamaica Plain) and, also on Centre Street in Jamaica Plain, JP House of Pizza and Vee Vee.

**Are there any hidden gems in your neighborhood worth noting?** Not exactly hidden, but the Arnold Arboretum is a gem and being so close by is such a gift in all seasons. Allandale woods are close by too.

**Anything else to add about the location?** Love the quiet of being on a dead end street. No one really drives up here unless they have a reason.

## SELLERS WORDS

**What do you love about this home?** One floor living in Jamaica Plain (hard to find in JP); views into and beyond our back yard (plenty of green space and trees) and that we have fire flies and hummingbirds in the summer.



**Why are you selling?** We are moving to the first-floor apartment in our daughter's house in Providence, Rhode Island.

**What is your preferred timeline for closing?** Early July.