

FAQ & Disclosures



392 Poplar Street *in Roslindale*

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



Specs & Systems

How many bedrooms? 4 bedrooms

How many baths? 2 full baths + 1 half bath

How many square feet of living space? 1300 (basement not included)

PARKING

Is there parking? Yes.

392 Poplar Street

Whether you have parking or not, can you give a sense of on-street parking near your house? We never had any issue parking right in front of the house. The driveway fits 2 cars, rail car style (we have Volvo and Subaru).

Excluding any garage space, how many spaces do you have? 1-2 (tandem)

EXTERIOR

What can you tell us about the roof? The main roof was done with architectural grade shingles in 2025 and the solar panels were reinstalled.

Please describe the siding on the home: Wood shingle & Brick (Shingles freshly painted in 2026).

What can you tell us about the windows? The owners before us replaced the windows to double-pane. I don't know the brand. There is 1 window that does not work, in the back bedroom of the house. All screens in the house are brand new and were just replaced in March. There's ONE window, in the rear that suffered from woodpecker damage on the fenestration. We didn't have time to replace/repair before coming to market; based on one estimate we received, its repair and/or replacement should cost between \$1800-\$2000.



Is the home insulated? The house is insulated in attic crawl space. We had an energy audit from Eversource in 2019 and they indicated the insulation level was adequate.

SYSTEMS

Heating systems: Electric baseboard, wood pellet stove. Energy audit installed programmable thermostats to better control baseboard heat. Wood pellet stove heats the entire bottom floor and solar offsets winter heat just a small amount.

Cooling system: Window ACs which are offset by solar power and can be run continuously if necessary.

Water heater: Electric, 50 gallons, installed in 2019, extended warranty.

Electrical service: 200 amps.

Solar Panels: We have a set of solar panels. They were negotiated by previous owners and we inherited them. They are rented in a 20yr contract, signed in 2015, so it is half way complete. The terms of the contract are such that the energy price increases 2.9% each year. They are important to running both the heat and the AC of the house. The contract extends through 2035 and it is currently held by Sunrun.

Are there any other systems we should know about? We installed French drains and a sump pump after some water came in the basement about a year after we moved in, in 2017 or 2018. Since then there has been no water in the basement.

FIREPLACES

How many active fireplaces do you have? 1. It's a wood pellet stove we installed to offset heating costs. It is a great way to augment the baseboard heat; we usually buy 2 pallets of pellets per year at \$400 for a one ton pallet (40 bags). Depending on how cold the winter is determines how long the pellets last.

When is the last time you've had the flue inspected or serviced? I have the pellet stove serviced annually by the same guy, whose number I can leave on documentation. He just serviced the stove in March 2026.



392 Poplar Street

GROUNDS

If there is a fence, to whom does it belong? We installed a wood fence in 2016. It belongs to us.

Are there retaining walls? No

Are there any shared use/access agreements with abutters? No, we maintain separate driveways. We just redid our side of the driveway in 2024.

Anything else about the lot/grounds that you can tell us about? The back yard is an amazing space that we turned into a native plant garden, and put in raspberry, blueberry and strawberry brambles. We hosted a veggie garden annually. The front walk has gorgeous peonies, and the side of the house has a row of beautiful hydrangeas. There is a peach tree and a number of elderberry trees as well as Rose of Sharons, rhododendrons and azaleas, plus lots of flowers. There are French drains as discussed earlier.

SERVICES/UTILITIES

Electricity: Eversource, the bill very much depends on the season. It's offset by solar as discussed earlier. Heating in the winter is offset by wood pellet stove with the average electric bill as low as \$100 in warmer winters or as high as \$200+ in really cold winters. Solar bills, which are separate, are around \$10-20 in winter and once spring comes they'll start going up to about \$50-70 while the electric bill goes down to about \$10-40 in summer.

Natural Gas/Propane: None **Oil:** None

Cable/Internet: The house is equipped with Comcast. We did not use cable.

Thermostat: Each room has programmable thermostats.

Home security: No

Any professional contracts you have ongoing? No. I call the pellet stove person annually to service the stove.

APPLIANCES/FIXTURES

Which appliances are you planning to convey with the sale? Stove/Range, Refrigerator, Washer, Dryer, Window or Upright AC Unit(s)

Are there additional appliances or tools you'd consider leaving behind? Window ACs, wood pellet stove

UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? Exterior painted 2026, Much of the interior painted in 2026, new main roof in 2025, new paving in 2024.

If you were planning to stay in the home, can you list any improvements or updates you would make? If staying I'd redo upstairs bathroom and kitchen.

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? Rear upper window fenestration needs repair or replacement from woodpecker damage, microwave over the stove doesn't work but I'm leaving a working microwave.

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



392 Poplar Street

Any evidence or history of old water damage that has since ceased or been repaired? The previous owners definitely had water in the basement. We installed French drains and a sump pump. We haven't had water since that point, almost 10 years water free.

Any active knob & tube wiring that you are aware of? No. The home was built in 1966, well past the time knob & tube was common.

That you know of, are there any open permits for work you've had done while you've owned the property? Not that I know of.

LOCATION, LOCATION, LOCATION

What do you love about the neighborhood? I love the proximity of the house to the square and often go to the farmers market on Saturday mornings.

Which are your go-to restaurants for dining out, delivery, or take-out? Effie's, Triple Eatery, Exodus Bagels, Rincon for Dominican.

Are there any hidden gems in your neighborhood worth noting? Effie's Greek restaurant is a gem of a place with the best Greek food I've had.



Anything else to add about the location? Great location to get just about anywhere - Rte 93, Rte 95, downtown Boston, Orange Line, Commuter Rail.

SELLERS WORDS

What do you love about this home? The yard makes it unique - it's fairly large and we had a healthy garden every year.

Why are you selling? We moved to be close to my mom, who was recently diagnosed with cancer. I'm her primary caregiver because my father passed away last year.

What is your preferred timeline for closing? We will close anytime,

Is there ANYTHING our FAQ form didn't cover that you feel we should know of or communicate to prospective buyers? The house is great and with a little TLC would be awesome for a family with young kids. The house is walking distance to Conley Elementary School. Solar panels and pellet stove make the home affordable and are special additions.