BUYER FAQ & DISCLOSURE SUMMARY

990 South Street

Roslindale, MA 02131 · Single-family Craftsman on a corner lot

THE BOSTON HOME TEAM
Gibson Sotheby's International Realty

4 bd · 2.5 ba · Approx. 3,717 sq.ft. · Corner lot · Under-house garage · Wood-burning fireplace

> **Note to buyers:** This document summarizes seller-provided disclosures for 990 South Street. It is intended as a resource, not a substitute for reviewing the full property disclosures. All information is sourced from the owner; buyers must complete their own due diligence.



01 Lot & Grounds

Q What is the lot like?

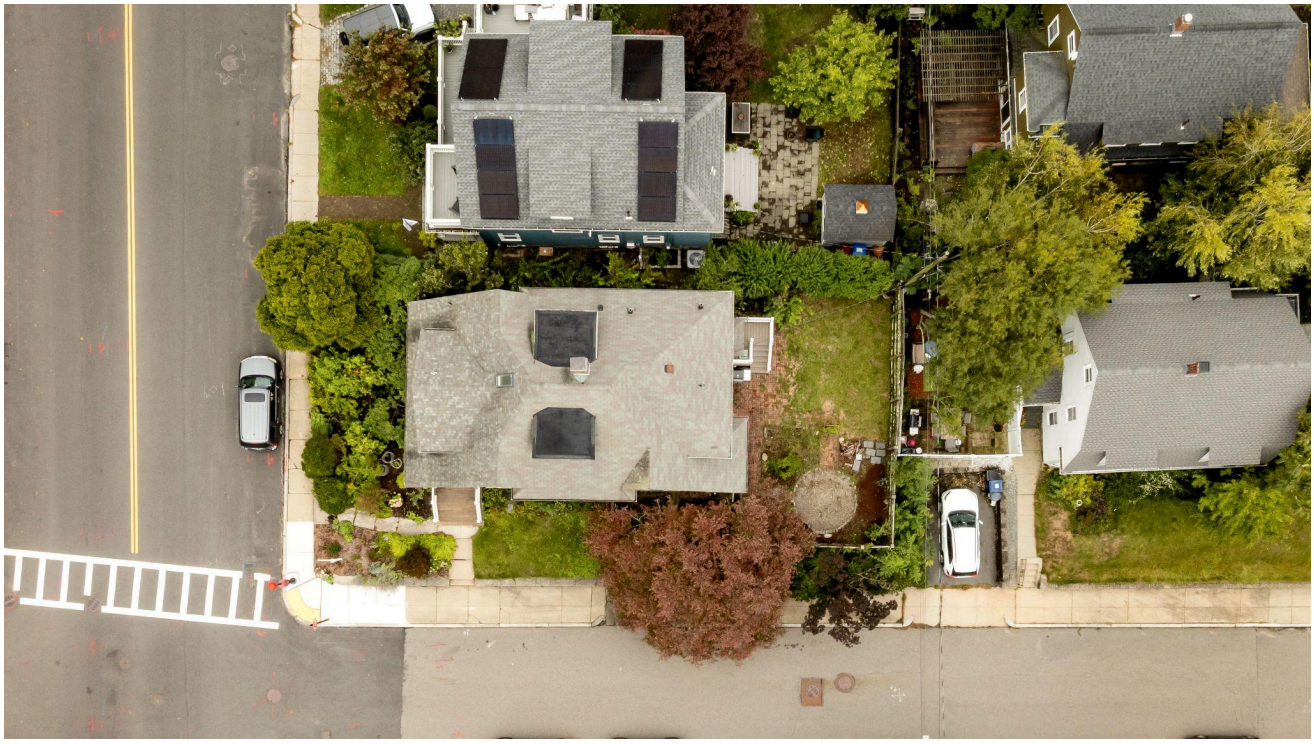
The house sits on a **corner lot** at South Street and Ainsworth Street. The seller reports that the corner position gives the house light on multiple elevations. The rear yard is fenced.

Q Are there any easements or shared-use agreements?

No easements recorded on the deed and no shared use or access agreements with abutters, per the seller.

Q Who owns the fence and the retaining walls?

The fence around the backyard belongs to 990 South Street. The **retaining walls along the Ainsworth Street side** are also the responsibility of 990 South Street; the seller reports them in good condition.



02 Parking & Garage

Q Is there off-street parking?

Yes — **one off-street space** on the driveway apron leading to the garage. The seller describes it as a shortened space, not wide enough to accommodate a full-sized car.

Q What is on-street parking like?

Unrestricted, and the seller describes it as plentiful. The corner lot fronts two streets: room for **two cars on South Street** and **three to four cars on Ainsworth Street** immediately adjacent to the house. Per the seller, there is always an available spot directly in front of the home.

Q Is there a garage?

Yes — a single garage beneath the house, separated from the living space by a cement block firewall. **There is no interior access between the garage and the house**; entry is from the exterior. It was built for smaller cars and the seller uses it for storage and bikes. The garage door is solid wood with glass lights.

The padlock on the garage door will be removed for showings.

03 Building Envelope

Q What is the condition and age of the roof?

There is one layer of shingles on the roof. The South Street side was re-covered with asphalt shingles within the last ten years. The remainder was done in 1997 with 30-year shingles.



Q What is the siding?

Cedar shingles. The house was repainted in August 2026. Shingles on the west and south elevations and on the third-floor dormers were replaced in recent years.

Q What can you tell us about the windows?

The house retains its original wooden double-hung windows. Swing-out casements on the east side of the first floor open for cross ventilation. Harvey storm windows were installed relatively recently, as were the newer windows on the first-floor rear sun porch. The third-floor dormer windows and the skylight are all modern units installed when the attic was finished.

Q Is the house insulated?

Yes. Icynene spray foam under the roof and in the third-floor crawl spaces, with blown-in insulation in the wall cavities.

Q What about the decking and front steps?

The rear deck was installed in August 2026 — Trex Transcend “Biscayne” treads on pressure-treated supports, with fir rails. The front steps are mahogany; their fir rails were also installed in August 2026.

✓ **Exterior work completed in summer 2026.**

- Exterior repainted — August 2026
- Rear deck rebuilt — August 2026
- Front stairway railings replaced — August 2026
- Chimney above the roofline repointed, flue inspected and cleaned — August 2026

All of the above was paid for by the current owners.

04 Systems

Q What is the heating system?

A single-zone, gas-fired, high-efficiency forced hot water boiler (Alpine). The seller reports it was installed in 2019-2020.



Q What is the domestic hot water setup?

An indirect-fired water heater with a super-storer booster tank, installed at the same time as the boiler.

Q Is there air conditioning?

A single-zone mini-split serves the attic level.

Q What is the electrical service?

100 amps, circuit breakers, single meter.

Q Is there a working fireplace?

One active wood-burning fireplace. The flue was inspected and cleaned in August 2026, and the chimney above the roofline was repointed at the same time.

Q Anything else about the systems?

The seller reports the basement is dry and runs a plug-in dehumidifier through the summer months when the dew point is highest.

05 Utilities & Appliances

Q What utilities serve the house?

Heating and domestic hot water are gas-fired. There is no oil at the property. Cable and internet are through Verizon Fios. The electric and gas account providers were not recorded on the questionnaire — unknown to the seller; buyers should confirm during the inspection period.

Q Is there a security system or any ongoing service contracts?

An ADT system is active. Green Planet Pest Control visits monthly to monitor the exterior perimeter.

Q Which appliances convey with the sale?

Stove/range (exterior venting hood!), refrigerator, washer, dryer, and dishwasher. The Nest thermostat remains with the house. No fixtures are being removed.

06 Seller Disclosures

Q Is there active knob-and-tube wiring or any hazardous material on the premises?

> **! Two items disclosed by the seller.**
>
> - Knob-and-tube wiring. A knob-and-tube line powers the ceiling fixture attached to the ceiling beam in the dining room, and possibly the outlet above the fireplace.
> - Pipe insulation. What appears to be asbestos insulation on the heating pipes in the basement has been encapsulated.

Q Is there any history of an underground oil tank?

Yes. Before the current owners took possession, a previous owner removed an underground oil tank. The work was inspected and documented by the Boston Fire Department.

Q Are there any active water incursions, or any history of water damage?

None active, and no history of past water damage, per the seller. The basement is dry; a plug-in dehumidifier is used in the summer months.

Q Is anything in the house or on the grounds in need of repair?

None that the seller is aware of.

Q Are there any open permits?

Unknown to the seller. Buyers should confirm during the inspection period.

[Note: the questionnaire left this blank. Confirm with the seller and check the ISD record before publishing.]

Q Are there any active audio or video recording devices on the premises?

No.

Q What has the seller updated recently?

- Exterior repainted, some interior rooms repainted — summer 2026
- Rear deck rebuilt and front stairway railings replaced — August 2026
- Chimney repointed above the roofline; flue inspected and cleaned — August 2026
- Boiler and indirect-fired water heater — 2020

Q What would the seller do next if they were staying?

Refinish the wood floors.

07 Location, Location, Location

Q What is the neighborhood like?

Roslindale is Boston's streetcar suburb, and this part of it was laid out in 1907 after the trolleys were extended from Forest Hills. There is ample green space nearby: the Arnold Arboretum is a short walk, as are Fallon Field and several greenbelt parkways. The Needham commuter rail line runs to Back Bay and South Station, with stops at Bellevue and Roslindale Village.

Q What community organizations are active here?

- Roslindale Village Main Street — the local nonprofit behind the Saturday farmers market, working to promote and improve the business district
- Longfellow Area Neighborhood Association — advocates for public space; helped convert the 1897 Longfellow School on Walter Street into senior housing
- Roslindale Green and Clean — the local garden club, which maintains the landscaping in the prominent traffic islands

Q Where does the seller eat?

Roslindale Village and its many restaurants are a **six-minute walk** away. Rutchada Thai is around the corner on Belgrade Avenue, and Exodus Bagels is a couple of blocks away, behind the Bellevue commuter rail stop.

Q Any hidden gems worth knowing about?

- Baystate Model Railroad Museum — a model train club on the second floor of 760 South Street, with open houses several times a year
- A recording and rehearsal studio upstairs in a former Masonic lodge at 4 Belgrade Avenue
- The Substation — an event space in a preserved 1911 trolley substation at 4228 Washington Street, in the center of Roslindale Village
- A function space in the former Roslindale High School, now Roslindale House senior living, at 120 Poplar Street
- George Wright Golf Course — a Donald Ross-designed public course, a five-minute drive away



08 In the Seller's Words

Q What does the seller love about this home?

> “South Street — Doctor's Row — is one of the most sought-after streets in Roslindale. This Craftsman house retains its historic Arts & Crafts interior, with rare features and details: natural wood wainscoting, beams, a large central hearth, window seats, the original wooden double-hung windows, and William Morris wallpaper in the foyer. The house is large. In addition to four bedrooms, there is a home office, a sun room on the first floor, and a den on the second. The corner lot provides ample sunlight.”

Q Why is the seller moving?

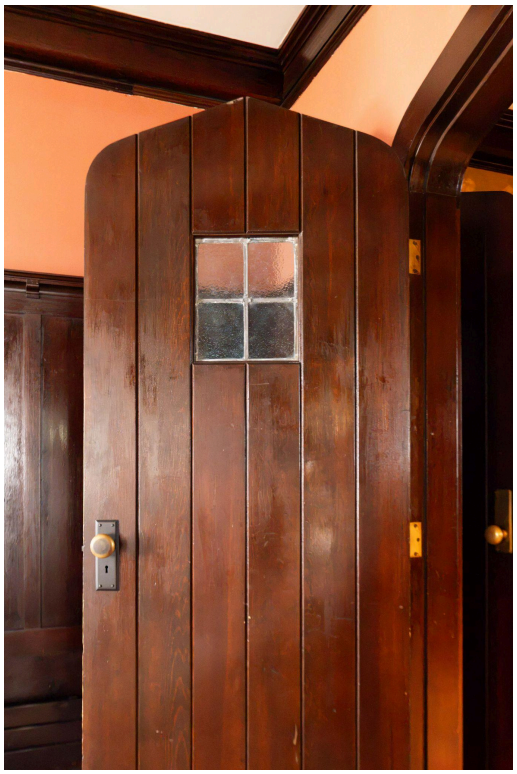
“We've lived happily in this home for thirty years and raised a family here. As we move into the next stage of our lives, we're ready to hand it over to its next custodians.”

Q What is the seller's preferred closing timeline?

The property is vacant. The seller is flexible on timing and able to close quickly.

Q Anything else the seller wanted buyers to know?

The kitchen has mahogany floors and a large marble slab counter.



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