

FAQ & Disclosures



48 Robinwood Ave #7 *in Jamaica Plain*

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

BASICS

Property Address: 48 Robinwood Ave, Unit 7, Jamaica Plain, MA 02130

Beds: 1 | Baths: 1 | Living space: 521 | 1 pkg

CONDO HOA

What is the official name of the HOA? Robinwood Knoll Condominium

How many units in the HOA and how many are owner occupied?
14 units - 7 are owner occupied, per Trustees.

FINANCES - HOA

How much cash does the HOA currently have in its reserves? \$16,058

How much is the HOA fee and how is it collected? \$344 - Sent monthly through Zelle to Lara Williams.

What does your HOA fee cover? Master Insurance, Water/Sewer, Common Electric, Heating (Common Areas), Heating and Hot Water - all units w/ shared heating system(s), Exterior/Common Maintenance, Snow Removal.

Anything else covered by the HOA fee that is NOT listed above? Pest control.



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Can you provide a budget for the current year and last year? \$47,822 income/year, \$41,573 expense/year, remaining \$6,249 (13%) to reserve

ASSESSMENTS, PROJECTS, MAINTENANCE - HOA

Are there any upcoming assessments or special assessments approved by the HOA? No.

Is there any work in the common domain being discussed by the HOA as potential future assessments?
No.

List any projects the HOA has completed during your ownership tenure: Roofing replacement (low sloped, EPDM); masonry repairs/spot repointing, refinished interior hallways with painted drywall.

How is landscaping and yard clean up typically handled? Previously done by owners. Not sure what current plan is. Pretty minor area to maintain.

How is snow removal handled? Covered w/ HOA Fee.

COMMON VS PRIVATE - HOA

Tell us about any private storage you may have outside of the unit: There is a storage cubby in the basement. 10 sqft or so, locked at tenant discretion. Common bike storage in basement.

Are there any divisions in common areas, in either the interior or on the grounds, designated for exclusive use of any units? Parking spot is exclusive to our unit.

Is there anything else about the common spaces, inside and out, that would be of interest? There is common coin laundry in the basement.

RULES REGS - HOA

Are there any restrictions on renting? Yes - no short term rentals, but 6+ month leases ARE permitted. Unit 7 is currently tenanted at \$2300/month but due for a market correction.

Are pets allowed? Pets must be leashed at all times in the common areas and in the yard. Pet owners are expected to pick up and properly dispose of pet waste immediately.

Are there any prohibitions on smoking? No smoking inside the building..

Any rules related to signage or decorations? No.

PARKING

Is there parking? Yes.

Whether you have parking or not, can you give a sense of on-street parking near your house? Street parking typically available on the opposite side of Robinwood Ave.



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Excluding any garage space, how many spaces do you have? 1

Please briefly describe the parking situation? Single outside off street spot, directly left of main entrance.

ENVELOPE/EXTERIOR

What can you tell us about the roof? Repairs/replacement completed within past 8 years. Not a clear record.

Please describe the siding on the home: Brick masonry veneer. Good shape. Spot repointing occurs every two years or so.

What can you tell us about the windows? Replacement windows with insulated glass. Typically double hung, vinyl.

Is the home insulated? Unknown.

If there is decking, please describe the age/condition/materials. There is a common patio on the rear with concrete foundation walls and paver flooring.

SYSTEMS

Heating systems: Common gas furnace with hot water piped to all units and radiators in each room. Controlled at each radiator. Age unknown. Each unit controls its own heat on the radiators.

Cooling system: no AC - Window units acceptable.

Water heater: Hot water included by HOA.

Electrical service: 60 amps/unit.

SERVICES/UTILITIES

Electricity: Eversource.

Natural Gas/Propane: No gas in the unit - electric range.

Cable/Internet: Comcast and Verizon fiber available.

Thermostat: Heat controlled on the radiators. Main thermostat for the building located in the hallway on the first floor.

APPLIANCES/FIXTURES

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

Are there additional appliances or tools you'd consider leaving behind? Microwave.



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Additional Notes not covered in Appliances/Fixtures: Circular venting.

UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? Renovated kitchen in 2024 - new countertops, installed dishwasher. Painted in 2026.

If you were planning to stay in the home, can you list any improvements or updates you would make? Install minisplit AC - subject to Trustee approval. Roof large enough to support condenser units.

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? Pothole in asphalt pavement on deeded parking spot.

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

Any evidence or history of old water damage that has since ceased or been repaired? Pipe burst in the bathroom wall, leaked to the unit below. Repaired without significant damage.

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.

LOCATION, LOCATION, LOCATION

What do you love about the neighborhood? Great light in the unit, walkable to both Centre street restaurants and cafes, as well as Orange Line.

Which are your go-to restaurants for dining out, delivery, or take-out? The Joint, VeeVee, Tres Gatos, Casa Verde, Sweet Rice, JP Seafood.

Are there any hidden gems in your neighborhood worth noting? Proximity to Jamaica Pond, Arnold Arboretum, and Franklin Park - Great for outdoors activity and running.

Anything else to add about the location? About as convenient as it gets in JP.

SELLERS WORDS

What do you love about this home? Great lighting, nice layout, easy access and maintenance.

Why are you selling? Rebalancing assets and to avoid renter responsibilities.

What is your preferred timeline for closing? After July 1, 2026

