

PROPERTY SYSTEMS & IMPROVEMENTS SUMMARY

SOLAR

- **Installer:** Baker Electric
 - **Year Installed:** 2017
 - **System Size:** 9.23 kW
 - **Equipment:** 26 LG Panels / 1 SolarEdge Inverter
 - **Utility Provider:** SDG&E
 - **Net Metering:** Yes
 - **Annual True-Up:** Historically \$0 – \$250 per year
 - **Original Cost:** \$38,000+
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WATER SERVICE

- **Provider:** Valley Center Municipal Water District (VCMWD)
- **Single Meter:** Receiving Agricultural (Ag) Rate for Grove/Vineyard
- **County of San Diego Operator ID Required** to maintain reduced Ag rate
- **Current Operator ID #:** 37P8285
- **Average Monthly Water Bill:** \$400 – \$500 (seasonal fluctuation based on usage and weather)

Irrigation

- Yard, grove, and vineyard on automatic sprinkler systems
 - Stone fruit on timer
 - Some hand watering throughout yard
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WATER FILTRATION SYSTEM

- **Company:** Rayne Sunshine Water Systems (Escondido)
- **Installed:** January 2025
- **System Components:**
 - Ultimate Warrior Softener
 - Enhancer WH Carbon
 - Eradicator RO System
- **Equipment Cost:** \$6,685
- Hot water circulation system provides immediate hot water at all faucets

PROPANE

- **Provider:** Alliance Propane
- **Tank:** Rented (approx. 350 gallons)
- **Serves:** Hot water heater, stove top, steam shower

SEPTIC SYSTEM

- **Risers Installed:** 2019
- **Last Pumped:** December 2025 (County of SD Rebate Program)
- **Service Provider:** Diamond Environmental Services LP – San Marcos, CA
- **Condition:** No issues reported
- **Maintenance Recommendation:** Pump every 3–5 years (depending on household size)

HVAC

- Two Units
- **Inspected:** May 2025
- **Compressors Replaced:** May 2025
- **Service Provider:** Reliable Standard – San Diego, CA
- **Recent Investment:** \$8,300+

GROVE / ORCHARD

- 100+ Citrus Trees (Navel, Minneola, 2 Grapefruit)
- 1 Lemon Tree
- 10+ Passion Fruit Vines
- 2 Nectarine Trees
- 3 Peach Trees (older; recommended replacement)
- 1 Fig Tree
- 10+ Avocado Trees (Hass, Reed, Fuerte)

VINEYARD

- 150+ Syrah Vines
- 20+ Montepulciano Vines
- 30+ Zinfandel Vines
- **Vines Supplied By:** Novavine – Santa Rosa, CA
- Local vineyard consulting/assistance available

Optional Wine Equipment (Available for Purchase or Possible Conveyance)

- Motorized Crusher Destemmer (\$1,500 new)
- Hydro Wine Press (\$1,050 new)
- Vinmetrica SC-100A SO2 Analyzer Kit (\$395 new)
- Vino Super Jet Wine Filter (\$400 new)
- 5-Gallon Gas Backpack Sprayer (\$375 new)
- 500+ Bottle Wine Fridge/Vault (\$5,000 new)
- Dosatron Fertilizer Injector (\$500+ new)
- Misc. winemaking equipment, supplies & barrels

GARAGE DOORS

- **Company:** Door Dorks
- **Installed:** August 2025
- **Cost:** \$8,500

FRONT DOOR

- **Installed:** 2017
- **Manufacturer:** Pinky's – Vernon, CA
- **Cost:** \$5,600

WINDOWS / GLASS DOORS

- Millgard

INTERNET / TV / PHONE

- No high-speed cable direct connection

- DSL previously used
 - No current landline connected (AT&T previously available)
 - Service providers previously used: AT&T, DirecTV, Dish
 - Current provider: T-Mobile
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ADDITIONAL FEATURES

- Whole House Vacuum
- Original Roof
- No known leaks reported