Homeowner Intel Sheet

Address: 4055-57 Ladera Vista

Check all of the following items which will remain:

- [x] All Light Fixtures
- [x] Bathroom Mirrors
- [x] Stove
- [x] Refrigerator
- [ ] Ice Maker
- [x] Washer and Dryer
- [x] Ceiling Fans
- [x] Satellite Dish
- [x] All Trees, Shrubs, Plants
- [ ] Window A/C Units
- [ ] Pool Equipment
- [ ] Electrostatic Filter
- [x] Garden Statues/Fountains
- [x] Window Treatments
- [x] Blinds
- [ ] Surround Sound Speakers
- [x] Security Cameras
- [ ] Basketball Hoop
- [x] Microwave Oven
- [x] Gas Logs
- [x] Fireplace Equipment
- [x] Sheds/Storage Buildings
- [ ] Playground Equipment
- [x] TV Mounts

Explain any items which do not remain:

Gym equipment although the hoist unit is for negotiable.

Check all of the following which apply:

- [x] Electric Dryer Connection
- [ ] Gas Dryer Connection
- [x] Cable Ready
- [x] Cable Available
- [ ] Copper Tubing for Ice Maker
- [ ] City Sewage
- [x] Septic

If you have septic, when was it last serviced? July 2026

Please add age info to the following:

Age of Roof: N/A

Age of Central A/C: 2023

Age of Heating System: 2023

- [ ] Gas
- [x] Electric

Age of Hot Water Heater: 2022

# of Gallons:

Age of Dishwasher: N/A

Age of Cooktop: N/A

- [x] Gas
- [ ] Electric

Age of Oven: N/A

- [ ] Gas
- [x] Electric

Age of Windows: N/A

Solar [x] Yes [ ] No - If yes, is it [x] owned [ ] leased?

Insurance Company: Cal Fair and Farmers Agent:

Annual Insurance Premium: $ 3353 and 1600

Are you in a high fire zone? ☑ Yes ☐ No

Utilities

	Service Provider	Average Bill Amount $
Electric	SDGE	$300 before inverter fix
Gas	Fallbrook Porpane	$200 year
Water	Rainbow	$330 month
Garbage	Fallbrook Waste	$50 month
Sewer		
Alarm		

Alarm: ☐ Owned ☐ Leased - Do you have surveillance? ☐ Audio ☐ Video ☐ None

Upgrades to your home:

Cntral AC and heat
New kicthen cabinets
Fire Pit
ADU Solar

Smoke alarms? ☑ Yes ☐ No

Are they less than 10 yrs old in & each bedroom? ☑ Yes ☐ No

Carbon Monoxide detectors? ☑ Yes ☐ No

Are they less than 10 yrs & on each level of the home in the hallway? ☑ Yes ☐ No

Mailbox key and # if shared

Amenity Access/keys/fobs

Garage Keypad and Openers - please provide code

If assigned/reserved parking, what is the spot number?

Monthly HOA Dues:

Mello Roos Fees:

If available, please provide copies of the following:

- ☐ Information on any HOA assessments
- ☐ HOA documents, Covenants, Bylaws, Rules, etc.
- ☐ Current termite/pest contract information
- ☐ Latest Tax Bill
- ☐ Copy of survey, plot plan, and/or appraisal
- ☐ Copy of floorplan
- ☐ Receipts for major improvements, repairs, or renovations
- ☐ 2 extra house keys
- ☐ Security instructions/passwords

List personal property you plan to have remain with the home:

Sauna
ADU-Tesla Charger
Deep freezer

List affixed property you are taking with you:

TV

Is there anything special about your home, lot, or neighborhood that you would like to share?

Nice quiet street/neighborhood