39310 Pala Vista Property Features

Electrical & Solar Systems

- Upgraded 400-amp electrical panel installed by Rhodes Electric on August 27, 2023, at a cost of $2,280, in anticipation of the ADU's electrical needs.
- **Enphase solar system:** 32 solar panels located behind the hut. The system was included with the property when the sellers purchased it in 2020.
- The Enphase system has remained fully functional with minimal annual maintenance. Two panels have been replaced under warranty during the past six years.
- The Enphase system produces approximately 13.6 MWh per year.
- **Tesla solar panel system:** 48 dual-inverter panels installed on the main residence, with three Tesla Powerwall 3 battery-backup units installed on the far wall of the garage.
- The Tesla system was purchased and installed in 2021 at a cost of $66,455.
- The Powerwall units were upgraded under warranty to Powerwall 3 models in 2026.
- The Tesla system produces approximately 34.0 MWh per year.
- Together, the solar and electrical systems support the:
    - Main residence
    - Accessory dwelling unit
    - Pool
    - Landscaping and irrigation systems
    - Workshop and automotive lift
    - EV charging station
    - Five RV hookup stations

Electricity Costs & Production

- Total amount paid to Southern California Edison for the year ending May 31, 2026: $210.65
- Total amount paid for the year ending May 31, 2025: $352.97
- Total amount paid for the year ending May 31, 2024: $277.80
- The property has produced excess electricity each year, resulting in annual payments from Southern California Edison to the sellers.
- Based on the most recent statement, the anticipated SCE payment for the year ending May 31, 2026, is approximately $3,932.15.
- Combined, the solar systems power the entire property annually at a net-negative electricity cost, based on the sellers' utility records.
- Monthly solar-production reports are available.

Solar Water-Heating Systems

- **Celestial Solar & Water thermal pool-heating system:** Uses thermal water tubing to heat the pool directly from sunlight collected on the roof above the dog-patio area.
- The original system was developing leaks and was replaced with a new system of the same type in 2021 at a cost of approximately $5,000.
- **Commercial-grade solar water heater for the residence:** A separate system dedicated to the home's domestic hot-water supply.
- This system was included with the property and uses two large solar panels located above the garage.

Property Features

QuietCool Fan System

- QuietCool attic/whole-house fan system located in the hallway leading toward the primary-bedroom area.
- The system was included with the property when the sellers purchased the home.

Septic Systems

- **Main-residence septic system:** Has had no known problems and received routine maintenance in 2026.
- **Oversized ADU septic system:** Purchased separately for $26,160.50 and installed near the ADU. It was designed with additional capacity to accommodate possible future bathrooms on the lower portion of the property.
- **Additional septic system:** A second system is located beneath the front lawn and was already present when the sellers purchased the property. It did not appear to be in use when the sellers moved in and is not believed to be currently active.

Propane Usage

- Propane service is provided by World Famous Propane.
- Propane usage is primarily affected by how frequently the family-room fireplace is operated.
- Total propane cost for the year ending May 31, 2026: $868.43
- Total propane cost for the year ending May 31, 2025: $909.71
- Total propane cost for the year ending May 31, 2024: $1,535.03

Trash Service

- Trash service is included through the property-tax assessment, with no separate monthly bill to the owner.
- The approximate annual cost included in the property taxes is $600.

Accessory Dwelling Unit

- Approximately 660 square feet
- Two bedrooms and two bathrooms
- Schematic drawings and floor plans are available.
- Total purchase price: $230,980
- $190,980 paid in cash
- $40,000 funded through a California state grant
- The oversized ADU septic-system cost of $26,160.50 was paid separately and is not included in the ADU purchase price above.

Barn, Hut & Storage Structures

- Two-story barn: Approximately 1,200 square feet per level, totaling approximately 2,400 square feet
- Single-story hut: Approximately 3,600 square feet
- New storage shed: Approximately 300 square feet, purchased in 2025 and located next to the hut

Information above is based on seller-provided records and statements. Buyers should independently verify material facts and system specifications.