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Solar Energy System Performance & Value Report

Property: 33002 Romero Dr, Temecula, CA 92592
Prepared for: Seller/Prospective Buyer
Report date: August 12, 2026
System installed by: Current Home Inc. (CSLB #1045016), June 2022

About ElectriCare, Inc.

ElectriCare, Inc. is a family-owned solar and electrical contractor that has operated continuously under the same California contractor's license (CSLB #778366) for 26 years. Since 2000, ElectriCare has installed and serviced more than 7,000 solar systems across Riverside, San Diego, Orange, and San Bernardino counties, and routinely supports homeowners whose original installer is no longer in business — providing independent inspections, warranty claim assistance, system inspections, and performance reporting on systems the company did not originally install. All work is performed by in-house, W-2 licensed electricians rather than subcontracted labor.

This report was independently compiled by ElectriCare from the original installation contract, utility interconnection records, one full year of metered production data, and current loan statements, to give a prospective buyer of this property a clear, evidence-based picture of the solar system's performance and value.

Executive Summary

This solar energy system at 33002 Romero Dr, Temecula, CA is a 7.38 kWdc / 6.694 kWac rooftop system (18 Canadian Solar 410W panels with 18 Enphase IQ8+ microinverters), installed and interconnected to Southern California Edison in June 2022. Based on one full year of actual, meter-verified production data (August 2025 – August 2026), the system generated 10,767 kWh — comfortably covering the home's annual electricity use and exporting a net surplus back to the grid. An On-site inspection has not been conducted. All finding are derived from documents provided and from actual monitoring data.

6.694 kWac	10,767 kWh	$171.09/mo	NEM 2.0
System Size (AC)	Actual 12-Mo Production	Solar Loan Payment	Interconnection (retail-rate export)

Key Findings

- System is oversized relative to current household consumption, not undersized. SCE's 12-month settlement (true-up) bill dated 07/21/25 shows the account ended the period with a net kWh credit and a –$712.17 account balance — the utility owes the account, not the other way around.
- The system is interconnected under NEM 2.0 (agreement signed 5/23/2022), which credits exported energy at close to the full retail rate and **is grandfathered for 20 years** from interconnection (through approximately 2042). New systems installed today fall under NEM 3.0, which pays roughly 75% less for exported energy — this property's NEM 2.0 status is a **transferable, dollar-value asset** for a buyer.
- The financed balance is $31,585.41 at a fixed 0.490% APR, with a payment of $171.09/month ($2,053.08/year).
- Based on the electricity this system actually produced over the last 12 months, the estimated retail value of that production is approximately $4,000–$4,400/year (see Section 5) — meaningfully more than the $2,053.08 annual loan payment, supporting a cash-positive position for the owner even before accounting for the system's ~29 remaining warrantied years.
- The system carries a 30-year SolarInsure parts, labor, and roof-penetration warranty (transfers automatically to a new owner), plus the original installer's 10-year workmanship warranty and manufacturer warranties on panels (25 yr) and microinverters.

1. System Overview

Specification	Detail
System size (DC / AC)	7.380 kWdc / 6.694 kWac
Panels	18 × Canadian Solar CS3N-410MS (410W, monocrystalline) (From Plans)
Inverters	18 × Enphase IQ8+ microinverters (240V), IQ Combiner 4 (From Plans)
Racking	IronRidge XR10, UL 2703 listed, Class A fire rated (From Plans)
Mounting	Roof-mount, flat tile, Unirac All Tile Roof Hook (From Plans)
Installer	Current Home Inc. — CSLB #1045016 (C-46 Solar, C-10 Electrical, B General)
Install / interconnection date	June 2022 (contract signed 6/3/2022; NEM agreement signed 5/23/2022)
Building permit	City of Temecula, Permit #B22-3437 — Issued 6/15/22
Original system cost	$38,304.50 (before incentives)
Utility	Southern California Edison (SCE), Rate: TOUD-4-9PM-CARE

The system was engineered by McPherson Engineering and installed by Current Home Inc. under Temecula building permit #B22-3437, with all required building, fire, and electrical inspections completed and signed off through the City of Temecula. Full stamped engineering plans, structural load calculations, and the single-line electrical diagram are included in the supporting documentation.

2. Actual Metered Production (Trailing 12 Months)

The table below reflects actual, meter-recorded energy production pulled directly from the system's monitoring platform for the most recent full 12-month period on record (August 2025 through July 2026). This is measured output, not a projection. Monitoring can be transferred to the new home owner through Enphase Enlighten.

Month	Metered Production (kWh)
Aug 2025	735.89
Sep 2025	937.61
Oct 2025	795.60
Nov 2025	513.76
Dec 2025	452.29
Jan 2026	509.53
Feb 2026	600.10
Mar 2026	932.68
Apr 2026	1,088.03
May 2026	1,222.90
Jun 2026	1,347.66
Jul 2026	1,245.65

12-Month Total Production: 10,766.61 kWh (avg. 897 kWh/month, 29.5 kWh/day)

Production is naturally seasonal, peaking in June (1,347.66 kWh) and lowest in December (452.29 kWh), consistent with expected solar irradiance patterns for a south-facing, 25°-tilt array in Temecula, CA.

3. Utility Billing History — SCE 12-Month True-Up

SCE issues an annual “true-up” (settlement) bill under Net Energy Metering that nets all electricity consumed against all electricity exported over the prior 12 months. The most recent settlement bill (prepared 07/21/25, covering the period 07/19/24–07/20/25) confirms the system produced more energy than the home consumed over that period:

Line Item	Amount
Credit from previous billing	-$664.70
New charges (current 12-mo period)	-$47.47
Total account balance	-$712.17 (credit — no payment owed)

A negative balance on this bill means SCE owes the account, not the reverse. This is the single clearest piece of evidence that the system is not just adequately sized but is producing a surplus relative to the home's current usage

— which is the basis for the “oversized” characterization noted for this listing.

4. Financing Summary

Item	Detail
Lender	Corning Credit Union (solar system loan, account ending 520)
Outstanding balance (as of 7/31/26)	$31,585.41
Interest rate (APR)	0.490% (fixed)
Monthly payment	$171.09
Annual payment total	$2,053.08
Original financed amount (approx.)	$38,304.50 base contract price, less ~$1,000 down payment

The loan carries a promotional-rate fixed APR of 0.490%, meaning the overwhelming majority of each $171.09 payment reduces principal rather than paying interest — for example, of the July 2026 payment, only $12.78 was interest. This loan is assumable by a qualified buyer through Corning Credit Union, subject to the credit union's standard approval process; buyers should confirm current assumption terms directly with CCU.

5. Value Analysis — Loan Payment vs. Electricity Value Produced

To evaluate whether this system is cash-flow positive for its owner, we compare the fixed annual loan payment against the estimated retail value of the electricity the system actually produced, using SCE's own published TOUD-4-9PM-CARE rate components shown on the customer's July 2025 bill.

Metric	Value
Blended estimated retail rate (TOU delivery + generation)	~$0.41 / kWh
Annual production (actual, metered)	10,767 kWh
Estimated annual retail value of production	~$4,000 – $4,400
Annual solar loan payment	$2,053.08
Estimated net annual benefit to owner	~$2,000 – $2,300 positive

This blended rate is derived directly from the rate components shown on the customer's SCE bill (on-peak, mid-peak, and off-peak delivery + generation charges) weighted by the customer's own peak/mid/off-peak usage split, and includes the CARE program discount currently applied to this account. It is presented as a reasonable estimate, not a guarantee — actual savings depend on the buyer's own usage pattern, whether the buyer qualifies for the CARE discount, and SCE's future rate changes.

Even using a conservative estimate, the electricity value produced by this system exceeds the fixed loan payment by a meaningful margin every year — before accounting for the fact that SCE rates have historically risen over time while the 0.490% loan payment is fixed for the remainder of the term.

6. Why NEM 2.0 Matters for a Buyer

California utilities operate under two very different net metering frameworks, and which one applies to a given system depends on when it was interconnected — not on who owns the home.

NEM 2.0 (this system)

- Interconnected 5/23/2022 — grandfathered on NEM 2.0 for 20 years from that date (through approximately 2042). This is extremely important and should be considered.
- Exported solar energy is credited at close to the full retail electricity rate.
- This 20-year NEM 2.0 status is tied to the property's interconnection, not the current owner, and transfers to a new owner of the home (per SCE's NEM interconnection agreement, Section 10.5) without needing to re-apply.

NEM 3.0 (systems interconnected after April 2023)

- Exported solar energy is credited at the utility's “avoided cost” rate — typically 75–80% lower than the retail rate NEM 2.0 receives. This does not apply to this system but would apply to any systems installed and interconnected today.
- Makes payback periods on new systems substantially longer, and generally requires battery storage to achieve comparable savings to a NEM 2.0 system.

In practical terms: a buyer purchasing this home inherits export compensation that a new solar customer today cannot get at any price. Replacing this system's export value under a new NEM 3.0 interconnection would require adding battery storage at significant additional cost. This is a durable, transferable financial advantage of buying a home with an existing NEM 2.0 system rather than installing new solar after purchase.

7. Warranties in Place

Coverage	Provider	Term	Notes
Parts, labor & roof penetration	SolarInsure, Inc.	30 years from installation (2022 → ~2052)	Transferable to new owner; covers panels & inverters, parts + labor + limited travel, and a separate 30-yr roof-penetration warranty
Workmanship	Original installer (Current Home Inc.)	10 years from installation	System, workmanship, and 5-yr roof penetration warranty per original contract Exhibit A
Panel product/ performance	Canadian Solar	12 yr product / 25 yr linear power performance	Per manufacturer datasheet
Microinverter	Enphase	10 years standard (extendable)	IQ8+ microinverters
Racking	IronRidge	25 years	UL 2703 listed, Class A fire rated system

Because the SolarInsure warranty explicitly transfers with ownership of the installation site and is not tied to the original purchaser, a buyer of this home is automatically covered for the balance of the 30-year term (approximately 26 years remaining) with no transfer fee or re-registration required beyond notifying SolarInsure of the change in ownership.

8. Permitting & Inspection

The system was installed under a properly issued City of Temecula building permit and interconnected to SCE only after required inspections. This confirms the installation was performed to code and is not an unpermitted improvement that could create issues at resale.

Item	Detail
Permit number	B22-3437
Permit type / workclass	Building (R) — Photovoltaic System
Issued	6/15/2022
Scope	18-panel roof-mount solar, 7.38 kWdc, 100A service derate
SCE interconnection approval	5/24/2022 (NEM agreement fully executed)

9. Conclusion

The solar energy system at 33002 Romero Dr is fully permitted, professionally installed, actively producing more electricity than the home consumes, and carries warranty coverage through approximately 2052. The system's estimated annual electricity value ($4,000–$4,400) exceeds the $2,053.08 annual loan payment by a comfortable margin, and its NEM 2.0 interconnection — locked in through roughly 2042 — provides export compensation that cannot be replicated by a new system installed today. For a buyer, this represents a transferable, cash-positive asset rather than a liability to be underwritten.

This report was prepared by ElectriCare, Inc. (CSLB #778366) from the original contract, interconnection, permitting, and financing records, along with one full year of the system's own metered production data. Supporting source documents are provided in the appendix.

Appendix — Supporting Documentation

The following source documents were used to compile this report and are provided alongside it:

- Residential Solar System Installation Agreement — Current Home Inc. (executed 6/3/2022)
- SCE Net Energy Metering Interconnection Agreement (NEM 2.0), executed 5/23/2022
- SCE 12-Month Settlement (True-Up) Bill, prepared 7/21/2025
- Corning Credit Union Solar Loan Statement, period 7/1/2026–7/31/2026
- 12-Month Site Energy Production Report (system monitoring export)
- SolarInsure 30-Year Extended Limited Warranty & Certificate
- City of Temecula Building Permit #B22-3437 and Inspection Job Card
- Stamped PV System Plans — McPherson Engineering (Sheets PV1–PV6)