

13703 Little Pond Improvements

Solar

- Installed 2023, total cost \$60,000
- 12.3 kW production, over 20,000 kWh per year (about \$750/month electricity cost offset)
- Grandfathered under California NEM 2.0 (higher-value net metering).
- 30 Panasonic EV410 solar panels
- 30 Enphase IQ8H Micro inverters
- NeoVolta NV14 - 14 kWh battery backup
- Transfer switch for portable generator

Roof

- New roof installed 2023, total cost \$50,000
- Capistrano "Piedmont Blend" tile
- Titanium50 underlayment with 50 year transferrable warranty
- Soffits and trim repaired

Pool and Spa

- Heater and pumps replaced in 2023
- Resurfaced with Pebble Tec in 2023
- Control from phone using Pentair ScreenLogic app

Garage

- Two NEMA 14-50 outlets for EV charging

Garage Bonus Room

- Mitsubishi MZGL 12k Minisplit Heat & Cool heatpump
- Counter with sink and mini-fridge

Exterior

- Cement patio/walkways added around east and south edges of house, to improve drainage, usability and fire safety.
- Screened in carport on side of house (for pets)
- Outdoor lights replaced (2023)
- Exterior repainted (2023)

Appliances

- New refrigerator (2023)
- New dishwasher (2023)

Home Automation

- Ecobee smart thermostats
- Logitech doorbell camera
- Level smart locks for front and back doors
- HomeLink and Apple HomeKit adapters for garage doors

Misc Improvements

- New ignitor for gas fireplace insert
- New toilets in primary and hall bath
- New fixtures for hall bath tub
- Ceiling fans in back porch area